



EMIGRATION
CANYON

Conditional Use Staff Report

Meeting Body: Emigration Canyon Planning Commission

Meeting Date: June 11, 2026

File Number & Project Type:
CUP2025-001542

Dwelling Group

Address: 6771 E Emigration Canyon Road

Planner: Justin Smith

Applicant: Gregory Palis

Key Findings:

- (Optional)

Staff Recommendation:
Recommend approval subject to conditions of approval

Exhibits:

- Technical Review Comments
- Health Conceptual Comment Sheet
- Site Plan
- Drainage Plan
- Floor Plan
- Elevations

PROJECT DESCRIPTION

The property contains a home and detached garage (approved via previous permitted use application) with a room above it. The applicant has requested to convert the detached garage into a dwelling in addition to the existing home on the property. A group of two or more dwellings on a property is considered a "dwelling group" as defined in Emigration Canyon code. A dwelling group is a conditional use in the FR-0.5 zone.

SITE MAP

This property is just to the east of Quarter Mile Road (vicinity map below)



SITE VICINITY AND DESCRIPTION

This property is zoned FR-0.5 and is located on the western side of Emigration Canyon Road just a little north of the intersection with Quarter Mile Road. This property currently has a single-family home and a detached garage.

The property to the north is zoned FR-20 and is owned by the Emigration Improvement District. The remaining surrounding properties are privately owned and are zoned FR-0.5. The properties to the east and south are both zoned FR-0.5 and have single family homes or cabins on-site. The property to the north has an unusual property line as it sits on both sides of the street, but the house sits on the other (eastern) side of the street.

The garage was previously approved under PER2024-001187 and building permit RAS24-0096. The garage is a two story structure with a pathway to the nearby home. The garage is the ground floor, with a small loft upstairs. The owner is seeking to turn this garage and loft building into a dwelling.

APPLICABLE STANDARDS

State statute 10-9a-507(2) and 17-27a-506(2)(a)

- (i) A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.
- (ii) The requirement described in Subsection (2)(a)(i) to reasonably mitigate anticipated detrimental effects of the proposed conditional use does not require elimination of the detrimental effects.

1. Compliance with zoning ordinance requirements
The applicant is not proposing any new structures as part of this application. The new garage structure sits very close to the road, but is located within the property lines.
2. Compliance with other applicable ordinances
If this property were to be rented, a single-family residential rental license may be required
3. Does not pose traffic hazard or cause unmitigated traffic increases
The reviewing Engineer has not indicated any potential traffic hazards as part of the dwelling group application.
4. Compliance with other health, safety, geologic, and other codes
Traffic and Health have provided comments with the most recent technical review. Health previously granted a conceptual ok, but is needed additional details on the garage and schematics to ensure daily waste load can be accommodated and that no as-built plans have been found. Traffic has commented regarding the sidewalk/gravel area in regards to any proposed changes and the existing shape.
5. Compliance with adopted standards to mitigate impacts
The applicant would be required to receive full technical approval from Salt Lake County Health. For the Traffic comments

PUBLIC NOTICE AND INPUT

MSD Planning Staff have not received any comments from members of the community or surrounding neighbors as of May 26, 2026. Any comments will be forwarded to the Emigration Planning Commission and summarized during the meeting.

SUMMARY AND RECOMMENDATION

Summary of issues:

Dwelling Groups are defined as, "a group of two or more dwellings located on a parcel of land in one ownership and having any yard or court in common." The applicant has proposed two dwellings with one of them being the existing home.

This property is located outside of the Salt Lake City Watershed. This was confirmed during the review by Salt Lake City. The applicant has provided a water letter from the Emigration Canyon Improvement District stating that they would be able to serve water to both potential dwellings.

Traffic has provided three comments on Sheet C1.0. The first comment is, "this area does not appear to match the existing gravel shape." The applicant should be able to fix this and resubmit for another review session. This would have to be fixed before receiving technical approval. The second comment is, "are there any proposed modifications to the driveway/sidewalk areas or they are staying as is?" The applicant has not proposed any changes to the site plan, and the submitted plans show "Existing Driveway Area" and "Sidewalk Area." Any proposed changes in this location for sidewalk and driveway access would have to be approved by the reviewing engineer. In addition, this garage building and its driveway access were approved as part of a different land use application. This land use application approved of a new garage building and an access for that garage. The land use application was PER2024-001187. The previous submission received a conceptual approval from Traffic.

Addressing has commented that a new address will be required as part of the application process. Addressing will assign a new address to this dwelling either during the technical review process or during the building permit stage.

Other reviewing agencies have marked the plans as having been "Technically Approved."

Recommendation:

The MSD Planning Staff recommend that the Emigration Canyon Planning Commission approve of the dwelling group subject to the following conditions:

1. No cars may be parked in front of the garage that fronts Emigration Canyon Road.
2. The applicant be required to obtain a building permit.
3. The applicant be required to resolve all technical review comments.

Exhibit A

Geology:

Grading:

Urban Hydrology:

Traffic:

County Surveyor:

Unified Fire Authority:

Health Department:

Building Department:

Salt Lake City Public Utilities:

UDOT:



Planning and Development Services

860 Levoy Drive, Suite 300

Taylorsville, UT 84123

Phone: (385) 910-5600

www.msd.utah.gov

Refer to application # CUP2025-001542
when reaching out to MSD staff
regarding comments

Circle as Applicable:

Plans are Approved

Revisions Required

Additional Items Required

Technical Review Comment Sheet

Planning Comments

Reviewer Name: Justin Smith

Phone Number: 385-459-7602

Email Address: jsmith@msd.utah.gov

Date of Review: 4/20/26

Comments and Items for Technical Review:



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CUP2025-001542

Circle as Applicable:

Plans are Approved

Revisions Required

Additional Items Required

Technical Review Comment Sheet

Geology Comments

Reviewer Name: **Greta Hamilton, PG**

Phone Number: **801.554.1396**

Email Address: **ghamilton@msd.utah.gov**

Date of Review: **04/23/2026**

Comments and Items for Technical Review:



Planning and Development Services

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Circle as Applicable:

Plans are Approved

Revisions Required

Additional Items Required

Technical Review Comment Sheet

Grading Comments

Reviewer Name: Taylor Stewart

Phone Number: 385.459.5843

Email Address: tstewart@msd.utah.gov

Date of Review: 05/11/2026

Comments and Items for Technical Review:

- There is no grading work proposed at this time.

Grading work will require a grading permit



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CUP2025-001542

Circle as Applicable:

Plans are Accepted

Revisions Required

Additional Items Required

Technical Review Comment Sheet

Urban Hydrology Comments

Reviewer Name: Francis Lokiru

Phone Number: 385-522-9223

Email Address: FLokiru@msd.utah.gov

Date of Review: 04/20/2026

Comments and Items for Technical Review:



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Taylorsville, UT 84123
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www.msd.utah.gov

CUP2025-001542

Circle as Applicable:

Plans are Approved

Revisions Required

Additional Items Required

Technical Review Comment Sheet

Traffic Comments

Reviewer Name: Francis Lokiru
Phone Number: 385-522-9223
Email Address: FLokiru@msd.utah.gov
Date of Review: 04/20/2026

Comments and Items for Technical Review:

See sheet C1.0 for comments



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Circle as Applicable:

Plans are Approved

Revisions Required

Additional Items Required

Technical Review Comment Sheet

Surveyor Comments

Reviewer Name:

Phone Number:

Email Address:

Date of Review:

Comments and Items for Technical Review:



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Circle as Applicable:

Plans are Approved

Revisions Required

Additional Items Required

Technical Review Comment Sheet

Unified Fire Authority Comments

Reviewer Name:

David Bradley

Phone Number:

(801) 750-9476

Email Address:

dbradley@unifiedfireut.gov

Date of Review:

04/20/2026

Comments and Items for Technical Review:



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Circle as Applicable:

Plans are Approved

Revisions Required

Additional Items Required

Technical Review Comment Sheet

Health Department Comments

Reviewer Name: **Fuaad Hararah**

Phone Number: **385-468-3823**

Email Address: **FHararah@saltlakecounty.gov**

Date of Review: **4/30/2026**

Comments and Items for Technical Review:

Additional details on garage plans/schematics are needed to verify if septic needs to be reassessed and inspected to ensure daily waste load can be accommodated if the bedroom count is expanding.

Septic as-built plans have not been found within HD servers.



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Circle as Applicable:

Plans are Approved

Revisions Required

Additional Items Required

Technical Review Comment Sheet

Building Comments

Reviewer Name: **Lori Jessop**

Phone Number: **801-678-1811**

Email Address: **ljessop@msd.utah.gov**

Date of Review: **4/24/26**

Comments and Items for Technical Review:

A formal building code review will be conducted at the time of permit application. Please address the following items in your formal submittal:

- 1. Wild land-Urban Interface (WUI)**This project is located within a Utah WUI zone.**Fire Rating:** You must obtain a Fire Hazard Severity Rating from Unified Fire Authority (UFA) prior to submittal. This rating dictates the specific ignition-resistant construction methods required.**Documentation:** On the cover page, clearly list the UFA Fire Rating, Code Analysis, Total Square Footage, Type of Construction, and Proposed Use.
- 2. Accessory Dwelling Unit (ADU)**The plans show habitable space above the primary garage simply stating that this space will be for storage is not sufficient unless the intent is really for storage and then no other deviations from plans will be allowed during actual construction without first going back and getting FCOZ approval for said deviations. If this is the intent, you must apply for an ADU Building Permit type to ensure compliance with specific fire separation and egress codes.
- 3. Energy & Mechanical** Please provide details on how the proposed structure will be conditioned (heating/cooling).**Insulation:** Clearly show insulation requirements on the plans.**Compliance Path:** Specify the energy compliance method used—either Prescriptive or an Alternative Method (e.g., REScheck).
- 4. Electrical Plan** Provide a complete Electrical Plan that identifies the following:**Locations:** All outlets, lighting fixtures, switches, and smoke/CO detectors.**Requirements:** Show circuiting, panel location, and compliance with NEC requirements for GFCI/AFCI protection.
- 5. Mandatory Approvals & Documentation** The following clearances must be provided at the time of building permit application:**FCOZ:** Formal FCOZ (Foothills and Canyons Overlay Zone) approval letter.**Water:** Approval letter from the culinary water service provider.**Septic:** Approval from the Salt Lake County Health Department.

Note: The UFA fire rating, FCOZ approval, and energy compliance documentation are prerequisites for the formal review process.



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Circle as Applicable:

Plans are Conceptually O.K.

Revisions Required

Additional Items Required

Agency Review Comment Sheet

Health Department Comments

Reviewer Name: **Fuaad Hararah**

Phone Number: **385-468-3823**

Email Address: **FHararah@saltlakecounty.gov**

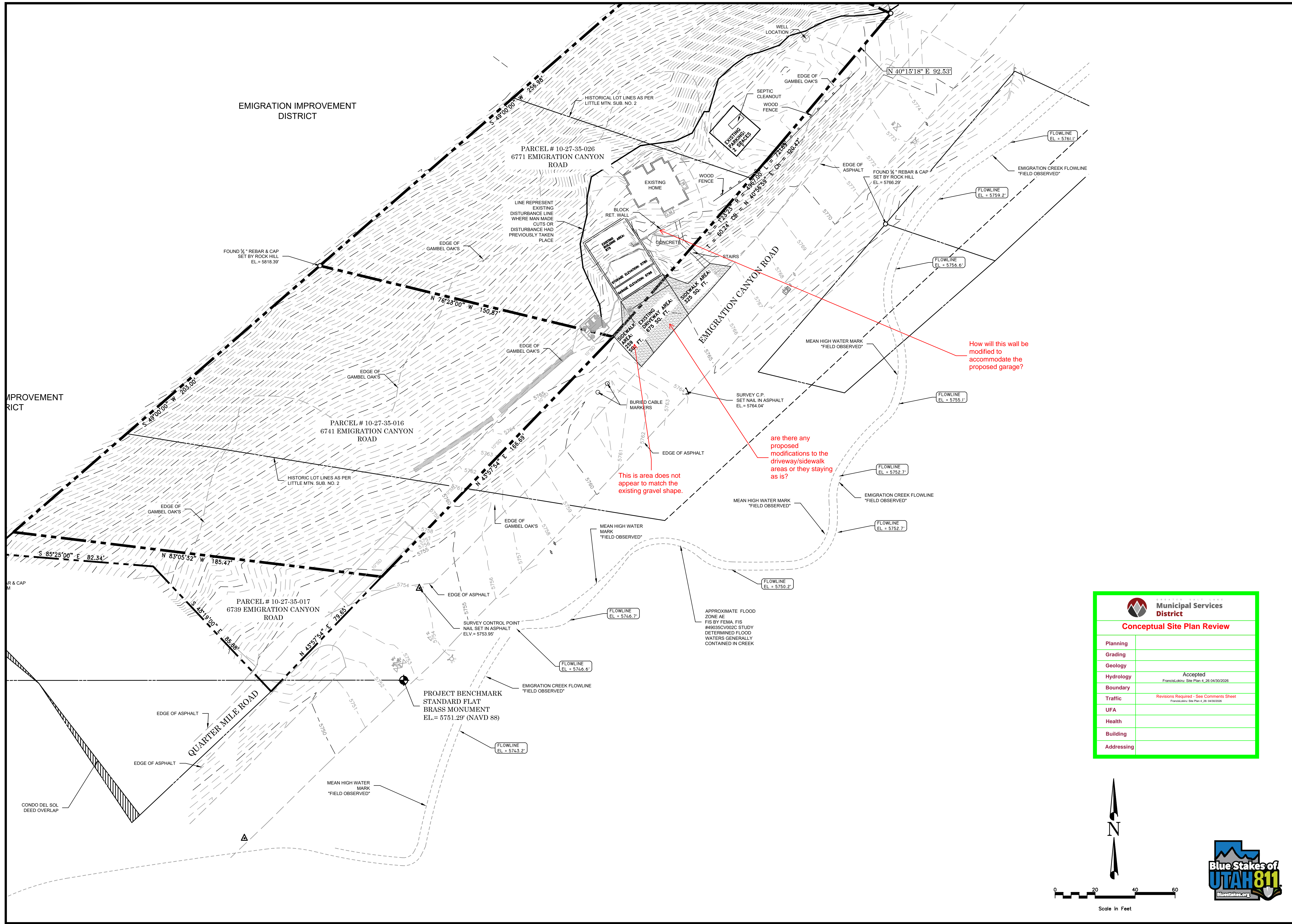
Date of Review: **12/3/2025**

Comments on Conceptual Plans:

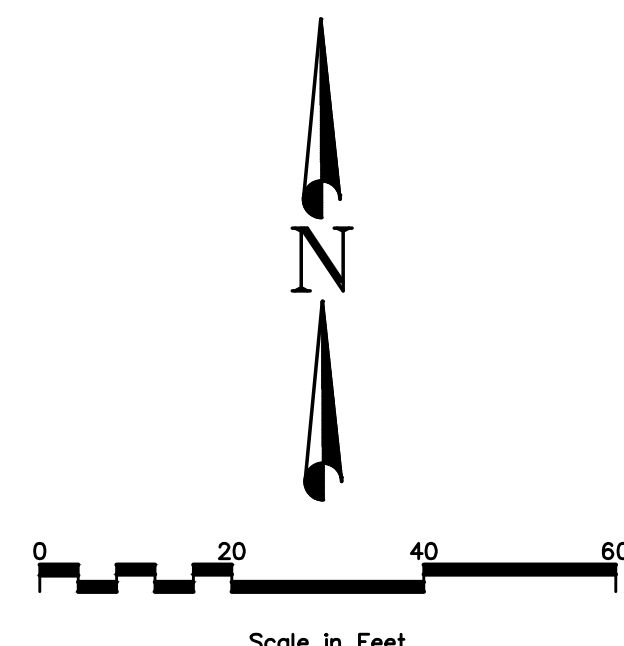
Plans are Conceptually O.K.

Comments and Items for Technical Review:

path: P:\Greg Palis - Emigration Canyon\DESIGN\BASE FILES\ file name: Site Base.dwg | plot date: April 14, 2026 | plotted by: Kelly Joseph



Municipal Services District	
Conceptual Site Plan Review	
Planning	
Grading	
Geology	
Hydrology	Accepted
Boundary	Francis@lcmu - Site Plan 4_26_04/30/2026
Traffic	Revisions Required - See Comments Sheet
UFA	
Health	
Building	
Addressing	



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NO.	REVISIONS	BY	DATE

DESIGNER: KJH
MANAGER: JRH
FILE NAME: Site Base.dwg

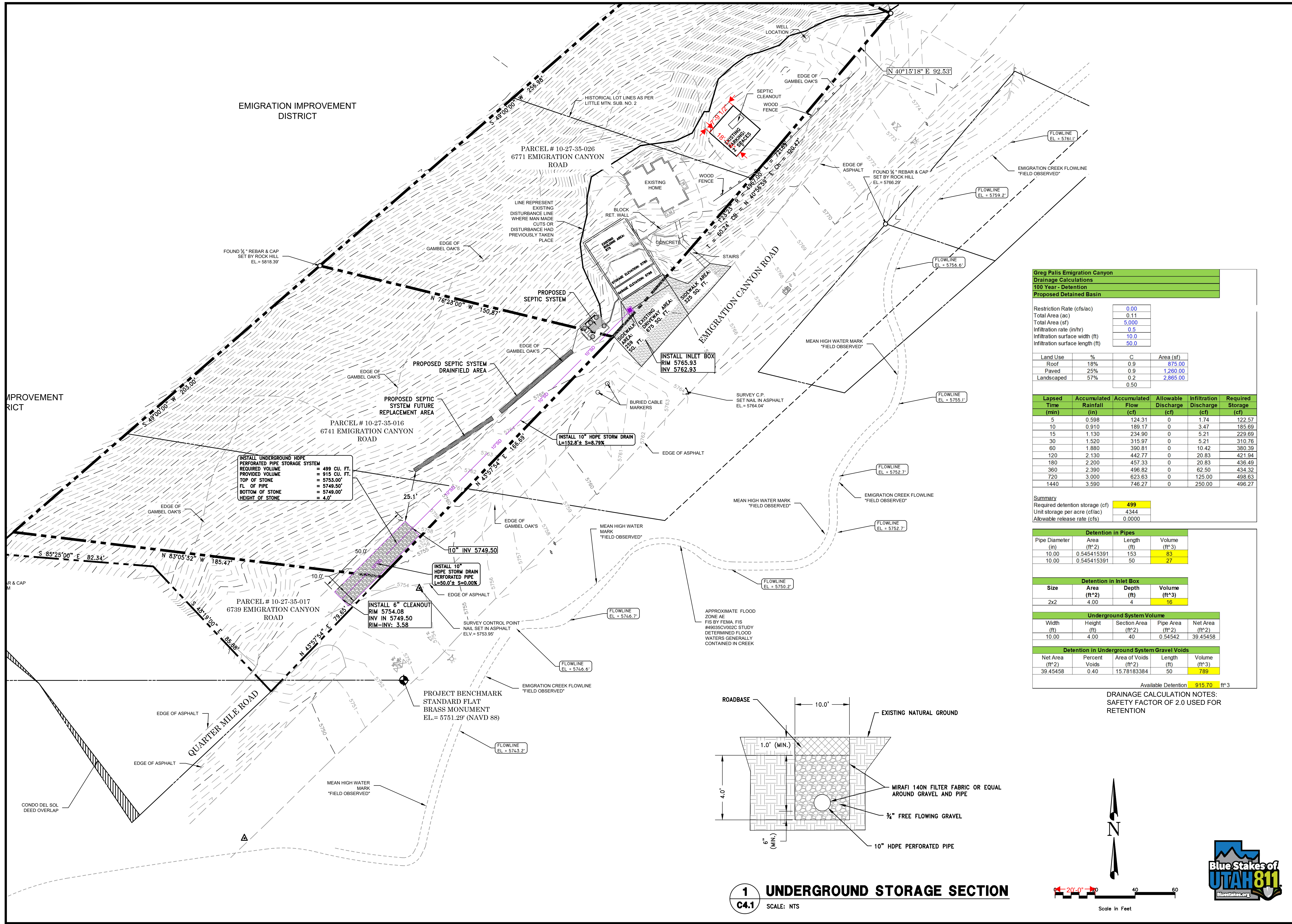
SEAL: REGISTERED PROFESSIONAL ENGINEER
No. 8030527
JEREMY RICK HANSON
STATE OF UTAH

FOR: GREG PALIS
LOCATION: SALT LAKE COUNTY, UTAH

PROJECT: GARAGE ADDITION
SHEET: SITE PLAN

PROJECT NO: 4371
ISSUE DATE: 04/14/2026
SHEET NO: C1.0

path: P:\Greg Palis - Emigration Canyon\DESIGN\BASE FILES\ file name: Site Base.dwg | plot date: April 14, 2026 | plotted by: Kelly Joseph



Greg Palis Emigration Canyon
Drainage Calculations
100 Year - Detention
Proposed Detained Basin

Restriction Rate (cfs/ac)	0.00
Total Area (ac)	0.11
Total Area (sf)	5,000
Infiltration rate (in/hr)	0.5
Infiltration surface width (ft)	10.0
Infiltration surface length (ft)	50.0

Land Use	%	C	Area (sf)
Roof	18%	0.9	875.00
Paved	25%	0.9	1,260.00
Landscaped	57%	0.2	2,865.00
		0.50	

Lapsed Time (min)	Accumulated Rainfall (in)	Accumulated Flow (cfs)	Allowable Discharge (cfs)	Infiltration Discharge (cfs)	Required Storage (cfs)
5	0.598	124.31	0	1.74	122.57
10	0.910	189.17	0	3.47	185.69
15	1.130	234.90	0	5.21	229.69
30	1.520	315.97	0	5.21	310.76
60	1.880	390.81	0	10.42	380.39
120	2.130	442.77	0	20.83	421.94
180	2.200	457.33	0	20.83	436.49
360	2.390	496.82	0	62.50	434.32
720	3.000	623.63	0	125.00	498.63
1440	3.950	746.27	0	250.00	496.27

Summary

Required detention storage (cf)	499
Unit storage per acre (cf/ac)	4344
Allowable release rate (cfs)	0.0000

Detention in Pipes

Pipe Diameter (in)	Area (ft ²)	Length (ft)	Volume (ft ³)
10.00	0.545415391	153	83
10.00	0.545415391	50	27

Detention in Inlet Box

Size	Area (ft ²)	Depth (ft)	Volume (ft ³)
2x2	4.00	4	16

Underground System Volume

Width (ft)	Height (ft)	Section Area (ft ²)	Pipe Area (ft ²)	Net Area (ft ²)
10.00	4.00	40	0.54542	39.45458

Detention in Underground System Gravel Voids

Net Area (ft ²)	Percent Voids	Area of Voids (ft ²)	Length (ft)	Volume (ft ³)
39.45458	0.40	15.78183384	50	789

Available Detention 915.70 ft³

DRAINAGE CALCULATION NOTES:
SAFETY FACTOR OF 2.0 USED FOR RETENTION

1 UNDERGROUND STORAGE SECTION
SCALE: NTS

Scale in Feet

0 20 40 60

Blue Stakes of UTAH 811

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NO.	REVISIONS	BY	DATE

DESIGNER: KJG
MANAGER: JRH
FILE NAME: Site Base.dwg

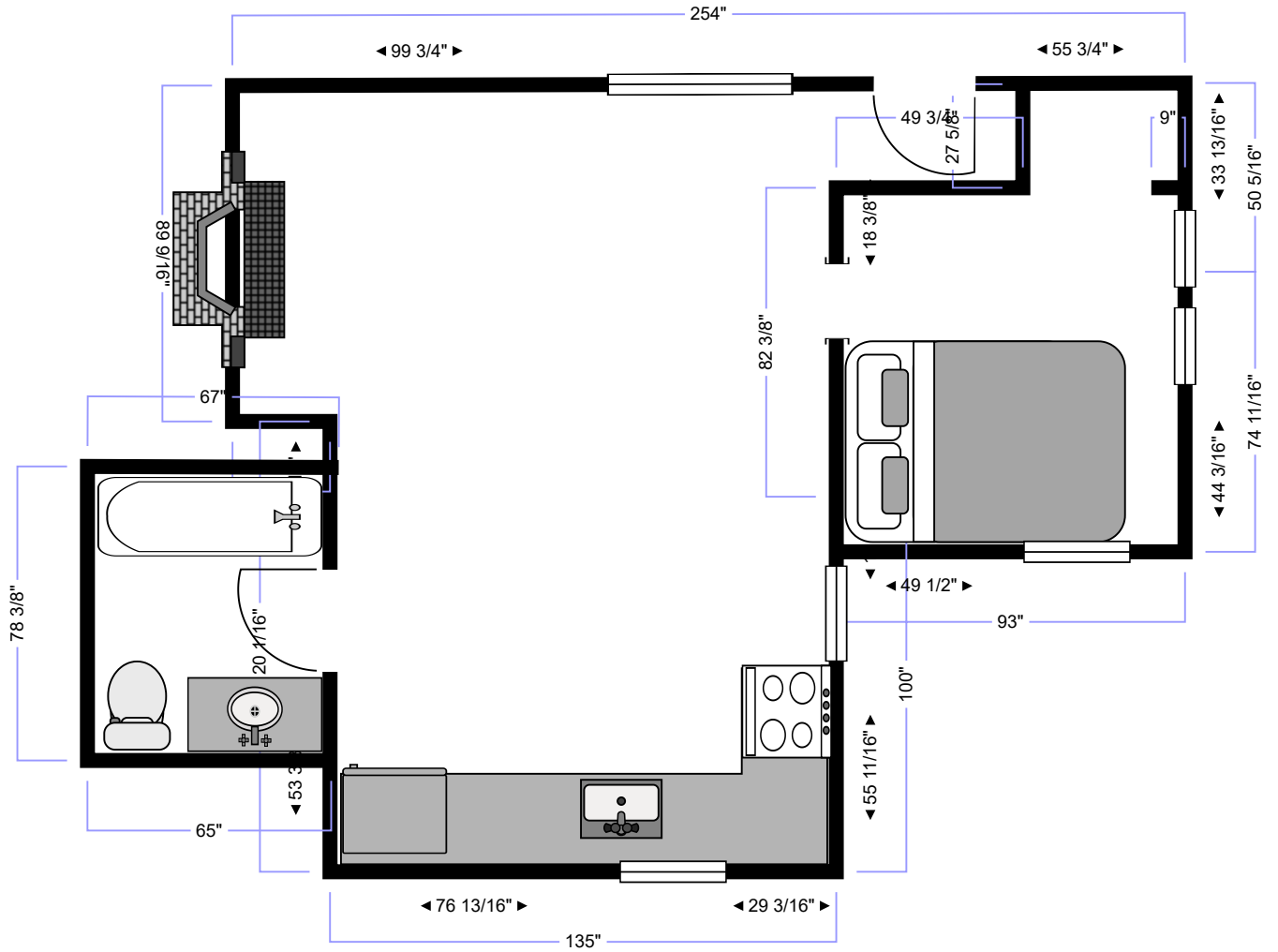
REGISTERED PROFESSIONAL ENGINEER
No. 8050527
JEREMY RICK HANSON
STATE OF UTAH

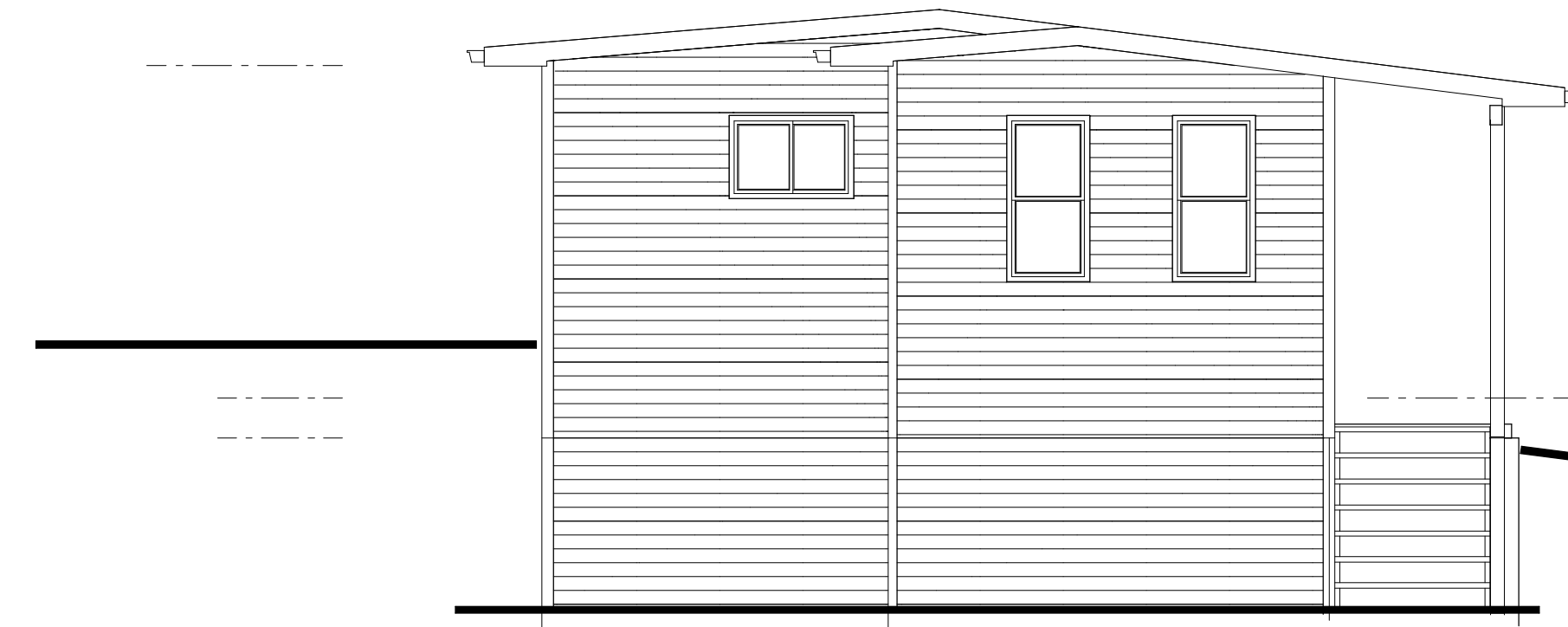
GREG PALIS
SALT LAKE COUNTY, UTAH

FOR: **DOMINION Engineering Associates, L.C.**
5684 South Green Street
Murray, Utah 84123 801-713-3000

GARAGE ADDITION
DRAINAGE PLAN

PROJECT: 4371
ISSUE DATE: 04/14/2026
SHEET NO. C4.1

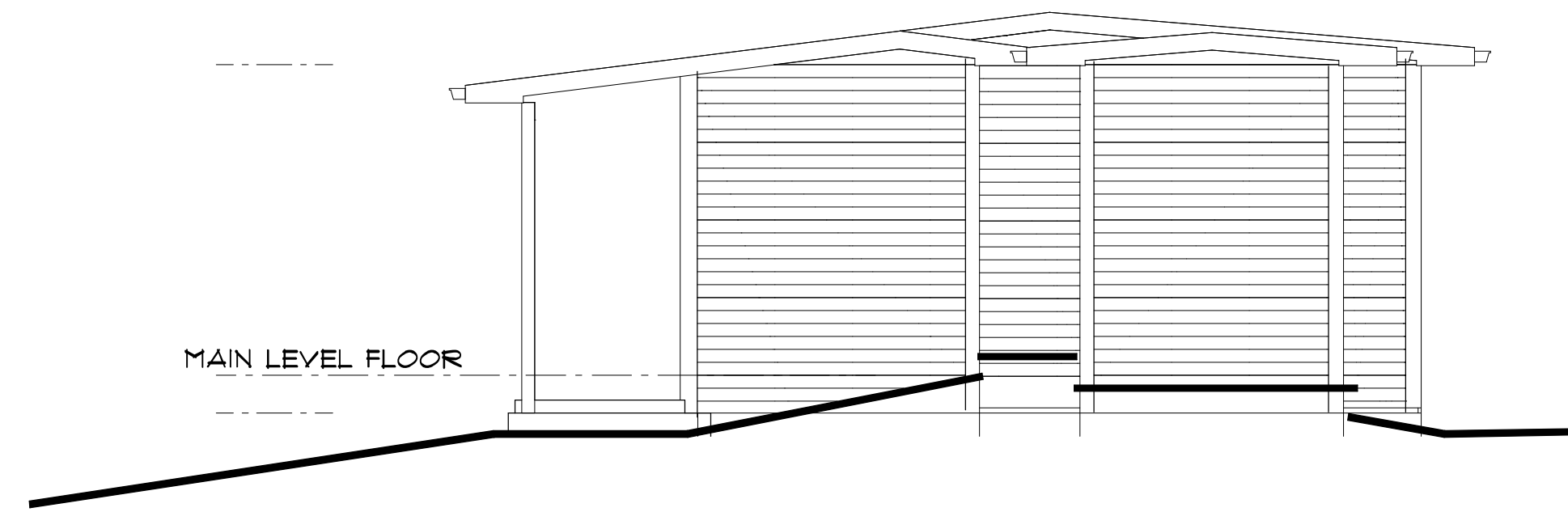




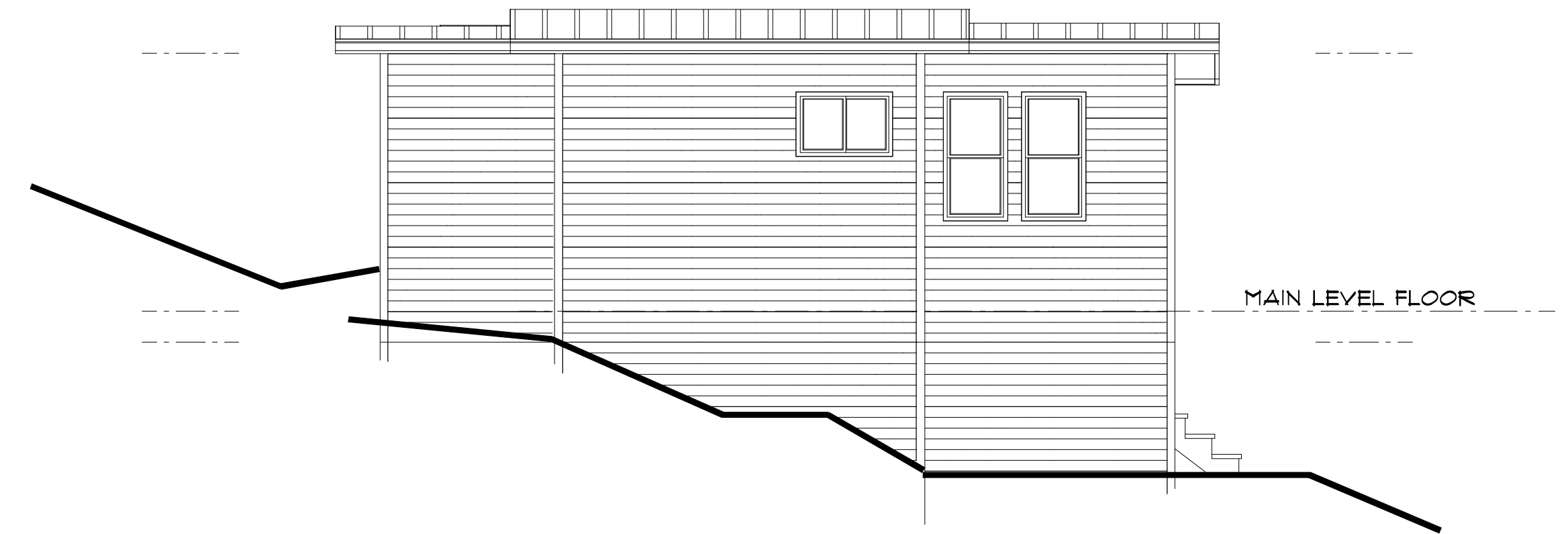
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



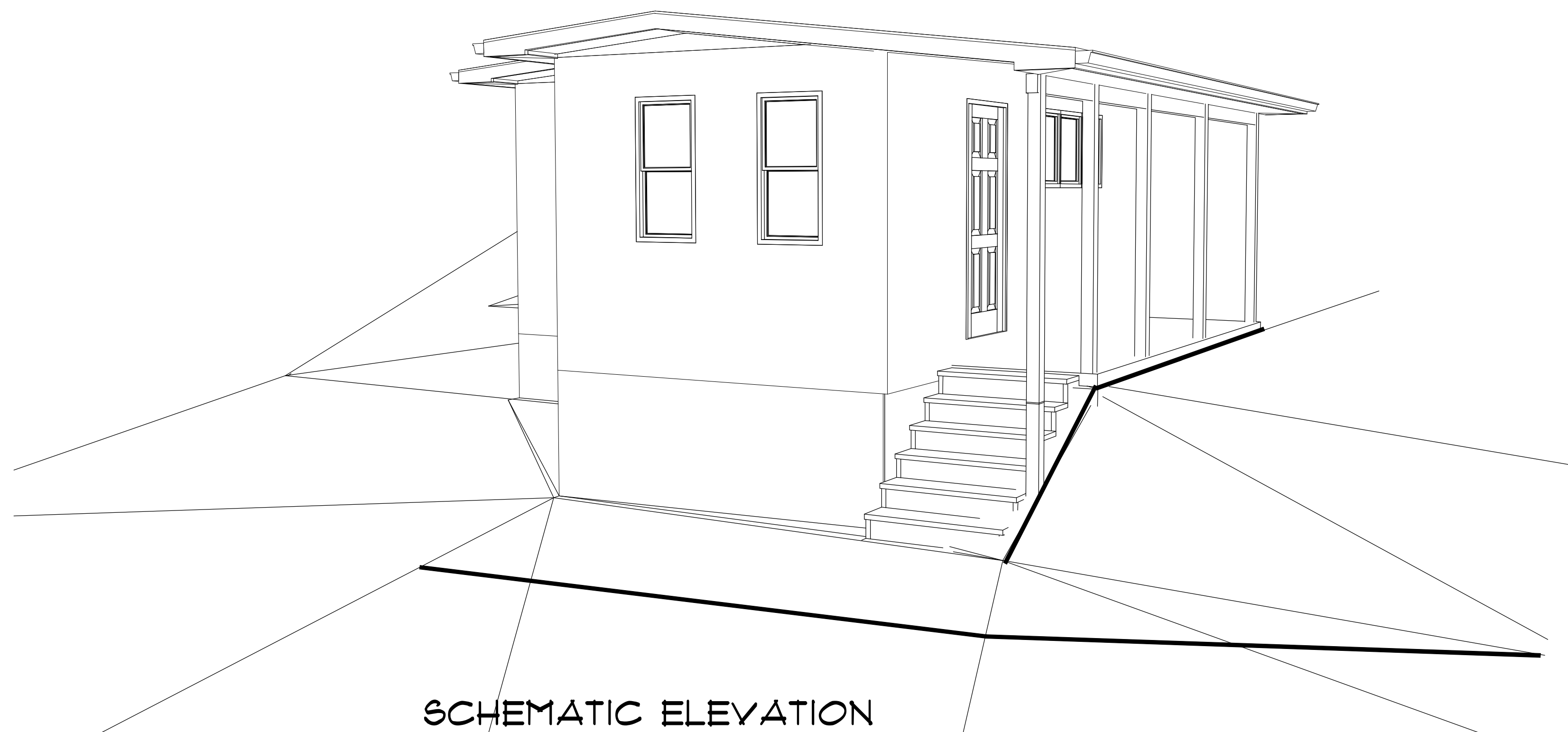
EAST ELEVATION
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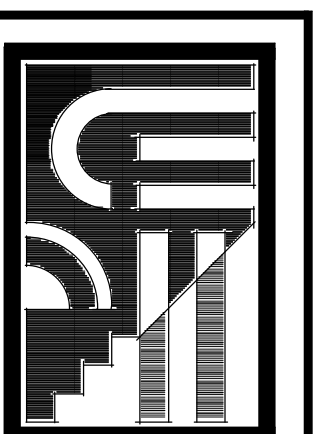
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



SCHEMATIC ELEVATION



ROBERT PEARSON
ARCHITECTURAL
TECHNOLOGY
& DESIGN

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SALT LAKE CITY, UTAH 84192
801-546-0450

ROBERT.PEARSON@UTAH.COM

GREG PALIS RESIDENCE
& PORCH
SALT LAKE COUNTY ROAD

NOVEMBER 2025

A-1
EXISTING
HOME
ELEVATIONS