



EMIGRATION CANYON

**Planning and Development Services**

860 Levoy Drive, Suite 300 • Taylorsville, UT 84123

Phone: (385) 910-5600

**Emigration Canyon Planning Commission**

**Public Meeting Agenda**

**Thursday, June 11, 2026, 8:30 A.M.**

**Location:**

**Microsoft Teams**

[https://teams.microsoft.com/join/19%3ameeting\\_ZjZiMmYwZWUtODYzNy00MzViLWJkMjAtNWVIZjZiNjNhY2Q2%40thread.v2/0?context=%7b%22Tid%22%3a%22fac3e0b8-c4a6-4120-b366-ee6cb2fb76a8%22%2c%22Oid%22%3a%22f8a001a5-21cc-482a-9f5a-682bacd87641%22%7d](https://teams.microsoft.com/join/19%3ameeting_ZjZiMmYwZWUtODYzNy00MzViLWJkMjAtNWVIZjZiNjNhY2Q2%40thread.v2/0?context=%7b%22Tid%22%3a%22fac3e0b8-c4a6-4120-b366-ee6cb2fb76a8%22%2c%22Oid%22%3a%22f8a001a5-21cc-482a-9f5a-682bacd87641%22%7d)

Meeting ID: 227 188 171 077 8

Passcode: 8yd9xN9C

**Dial in by phone**

[+1 213-357-4434](tel:+12133574434), [181369850#](tel:+181369850) United States, Los Angeles

[Find a local number](#)

Phone conference ID: 181 369 850#

**Anchor Location: Emigration Canyon Fire Station  
5025 Emigration Canyon Road**

*UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-391-8268. TTY USERS SHOULD CALL 711.*

The Planning Commission Public Meeting is a public forum where, depending on the agenda item, the Planning Commission may receive comment and recommendations from applicants, the public, applicable agencies and MSD staff regarding land use applications and other items on the Commission’s agenda. In addition, it is where the Planning Commission takes action on these items, which may include: approval, approval with conditions, denial, continuance, or recommendation to other bodies as applicable.

**ADMINISTRATIVE LAND USE**

**CUP2025-001542** - Gregory Palis is applying for a dwelling group. **Location:** 6771 East Emigration Cyn Road. **Zone:** FR-0.5. **Acres:** 1.08. **Planner:** Justin Smith (Discussion, Action)

**PUBLIC HEARING(S)**

**OAM2026-001636** - Consideration of a resolution amending Emigration’s land use fee schedule. **Presenter:** Brian Hartsell (Discussion, Hearing, Action)

**OAM2026-001637** - Consideration of an ordinance enacting Chapter 19.03, Development Agreements. **Planner:** Brian Tucker, Planning Manager (Discussion, Hearing, Action)

**OAM2026-001638** - Consideration of an ordinance repealing and replacing Chapter 19.84, Conditional Uses. **Planner:** Brian Tucker, Planning Manager (Discussion, Hearing, Action)

**BUSINESS MEETING**

- 1) Approval of December 11, 2025, January 8, March 12, and May 14, 2026, Planning Commission Meeting Minutes. (Motion/Voting)
- 2) **CLOSED SESSIONS IF NEEDED AS ALLOWED PURSUANT TO UTAH CODE §52-4-205**
  - A. Discussion of the character, professional competence or physical or mental health of an individual.
  - B. Strategy sessions to discuss pending or reasonably imminent litigation.
  - C. Strategy sessions to discuss the purchase, exchange, or lease of real property.
  - D. Discussion regarding deployment of security personnel, devices, or systems; and
  - E. Other lawful purposes as listed in Utah Code §52-4-205

**Next meeting date:** July 9, 2026

**ADJOURN**

# Rules of Conduct for Planning Commission Meetings

## PROCEDURE FOR PUBLIC COMMENT

1. Any person or entity may appear in person or be represented by an authorized agent at any meeting of the Commission.
2. Unless altered by the Chair, the order of the procedure on an application shall be:
  - a. The supporting agency staff will introduce the application, including staff's recommendations and a summary of pertinent written comments and reports concerning the application.
  - b. The applicant will be . up to 15 minutes to make their presentation.
  - c. The Community Council representative can present their comments as applicable.
  - d. Where applicable, persons in favor of, or not opposed to, the application will be invited to speak.
  - e. Where applicable, persons opposing the application, in whole or in part will be invited to speak.
  - f. Where applicable, the applicant will be allowed 5 minutes to provide concluding statements.
  - g. Surrebuttals may be allowed at the discretion of the Chair.

## CONDUCT FOR APPLICANTS AND THE PUBLIC

1. Speakers will be called to the podium by the Chair.
2. Each speaker, before talking, shall give his or her name and address.
3. All comments should be directed to the Commissioners, not to the staff or to members of the audience.
4. For items where there are several people wishing to speak, the Chair may impose a time limit, usually 3 minutes per person, or 5 minutes for a group spokesperson. If a time limit is imposed on any member or spokesperson of the public, then the same time limit is imposed on other members or spokespersons of the public, respectively.
5. Unless otherwise allowed by the Chair, no questions shall be asked by the speaker or Commission Members.
6. Only one speaker is permitted before the Commission at a time.
7. The discussion must be confined to essential points stated in the application bearing on the desirability or undesirability of the application.
8. The Chair may cease any presentation or information that has already been presented and acknowledge that it has been noted in the public record.
9. No personal attacks shall be indulged in by either side, and such action shall be sufficient cause for stopping the speaker from proceeding.
10. No applause or public outbursts shall be permitted.
11. The Chair or supporting agency staff may request police support to remove offending individuals who refuse to abide by these rules.
12. After the public comment portion of a meeting or hearing has concluded, the discussion will be limited to the Planning Commission and Staff.



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.

<b>1. Compliance with zoning ordinance requirements</b>
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.
<b>2. Compliance with other applicable ordinances</b>
If this property were to be rented, a single-family residential rental license may be required
<b>3. Does not pose traffic hazard or cause unmitigated traffic increases</b>
The reviewing Engineer has not indicated any potential traffic hazards as part of the dwelling group application.
<b>4. Compliance with other health, safety, geologic, and other codes</b>
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.
<b>5. Compliance with adopted standards to mitigate impacts</b>
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**

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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:**



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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](mailto: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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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:

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**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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Taylorsville, UT 84123

Phone: (385) 910-5600

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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 his 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**

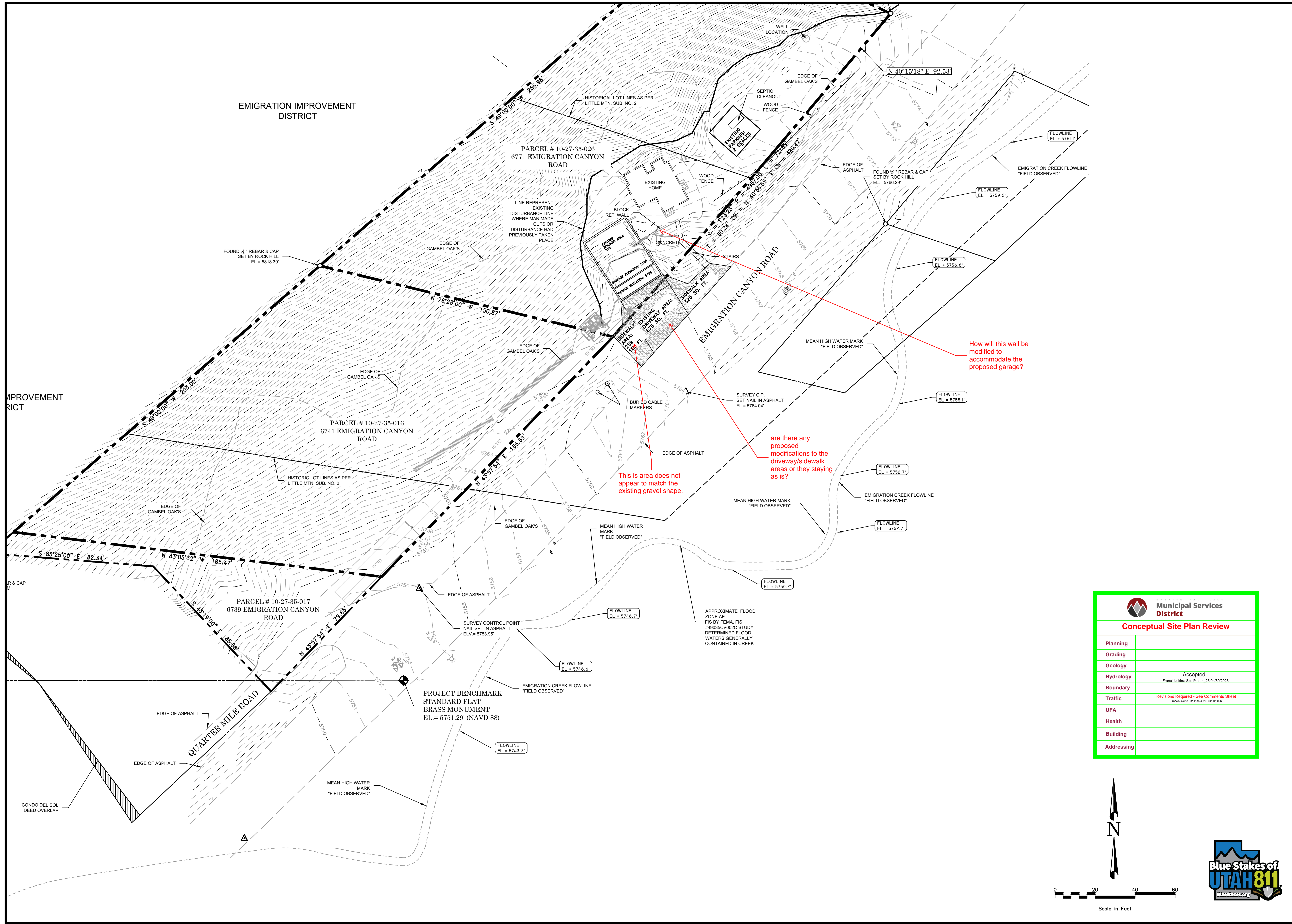
Date of Review: **12/3/2025**

**Comments on Conceptual Plans:**

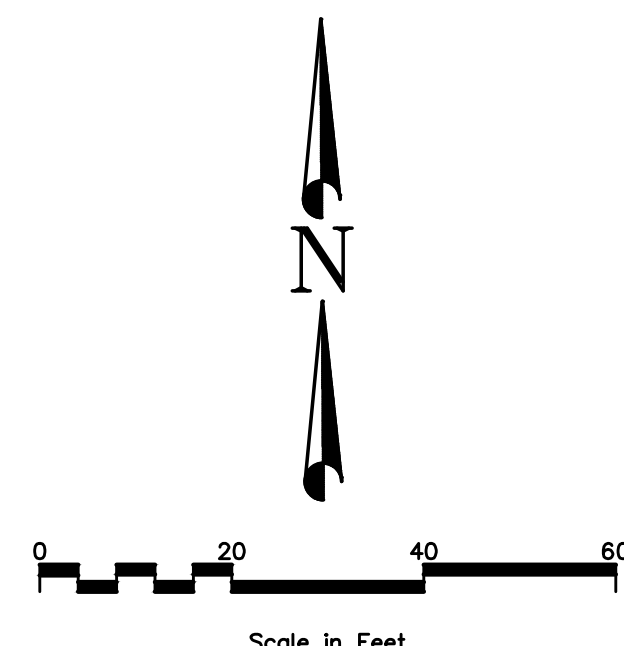
**Plans are Conceptually O.K.**

**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 <small>Francis@lcmu - Site Plan 4_26_04/30/2026</small>
Boundary	
Traffic	Revisions Required - See Comments Sheet <small>Francis@lcmu - Site Plan 4_26_04/30/2026</small>
UFA	
Health	
Building	
Addressing	



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NO.	REVISIONS	BY	DATE

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

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

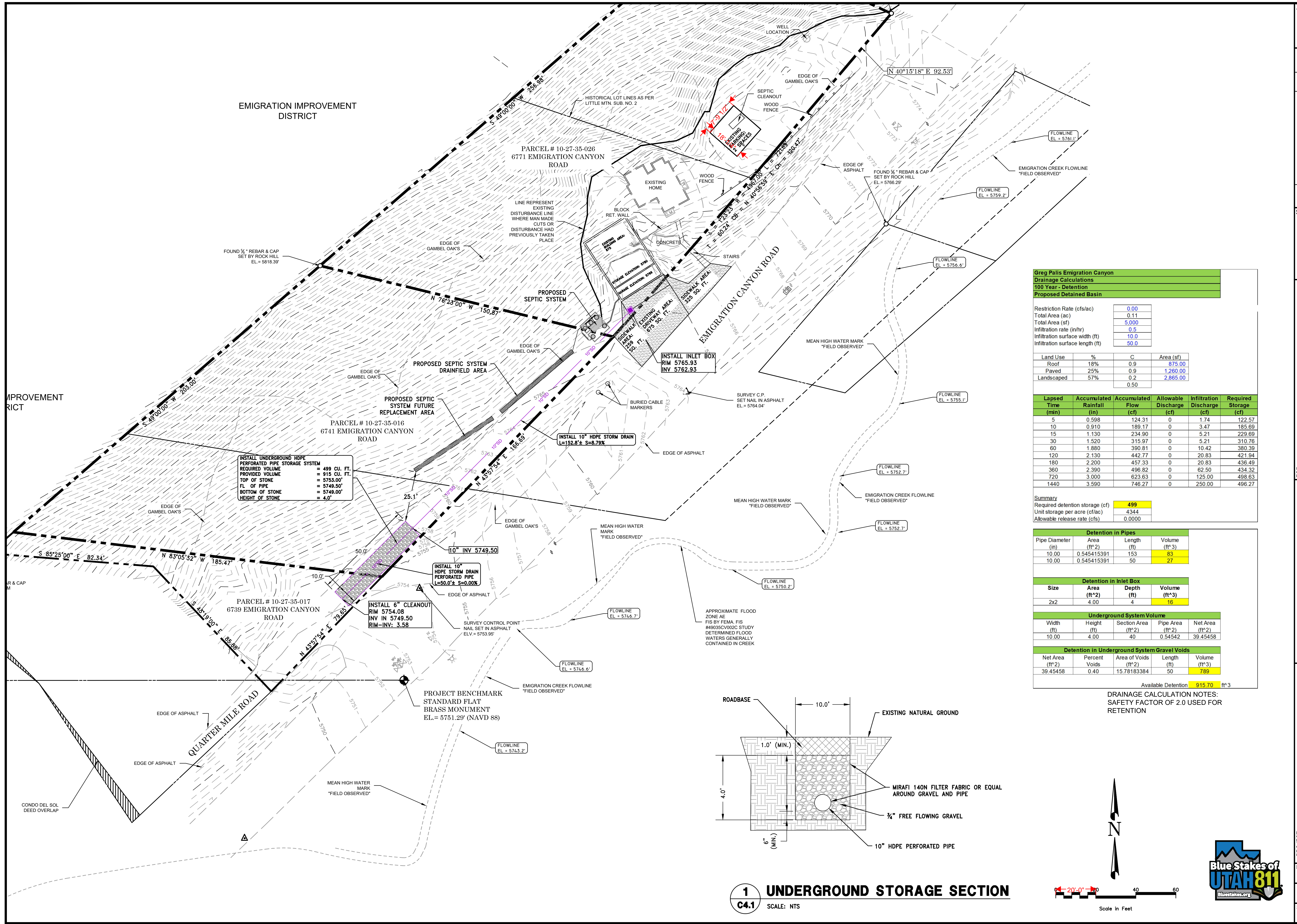
FOR: **GREG PALIS**  
LOCATION: **SALT LAKE COUNTY, UTAH**

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

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	3.590	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

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

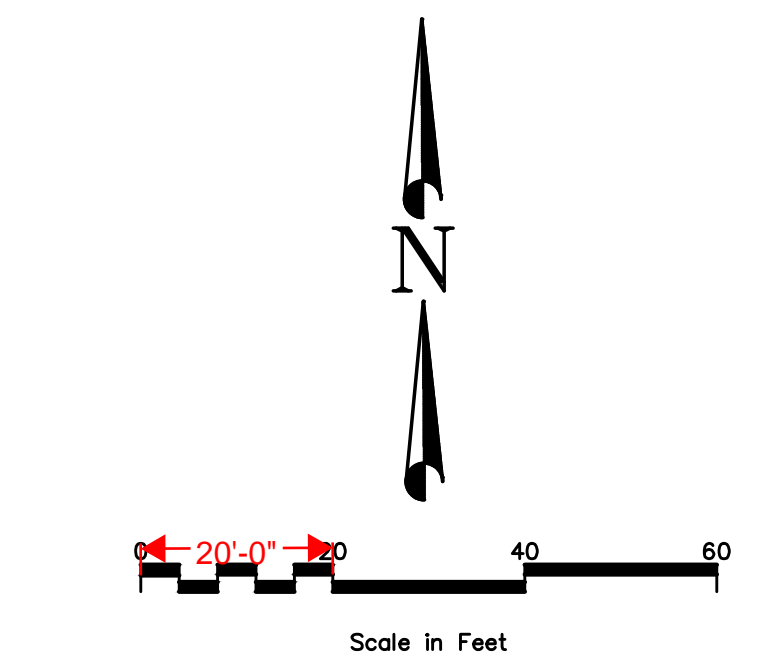
Size	Area (ft <sup>2</sup> )	Depth (ft)	Volume (ft <sup>3</sup> )
2x2	4.00	4	16

Width (ft)	Height (ft)	Section Area (ft <sup>2</sup> )	Pipe Area (ft <sup>2</sup> )	Net Area (ft <sup>2</sup> )
10.00	4.00	40	0.54542	39.45458

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

Available Detention 915.70 ft<sup>3</sup>

**DRAINAGE CALCULATION NOTES:**  
SAFETY FACTOR OF 2.0 USED FOR RETENTION



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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

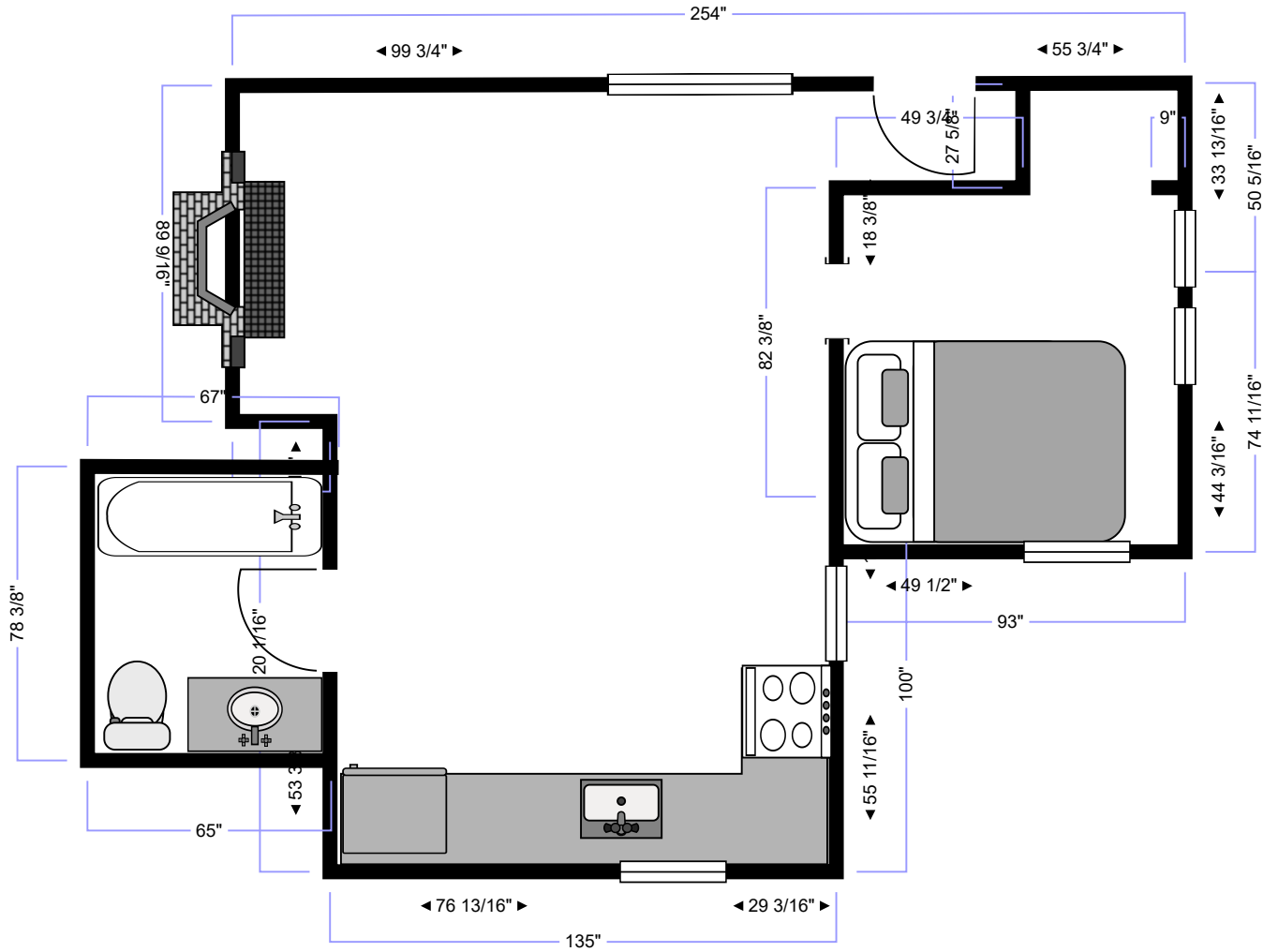
**GREG PALIS**  
SALT LAKE COUNTY, UTAH

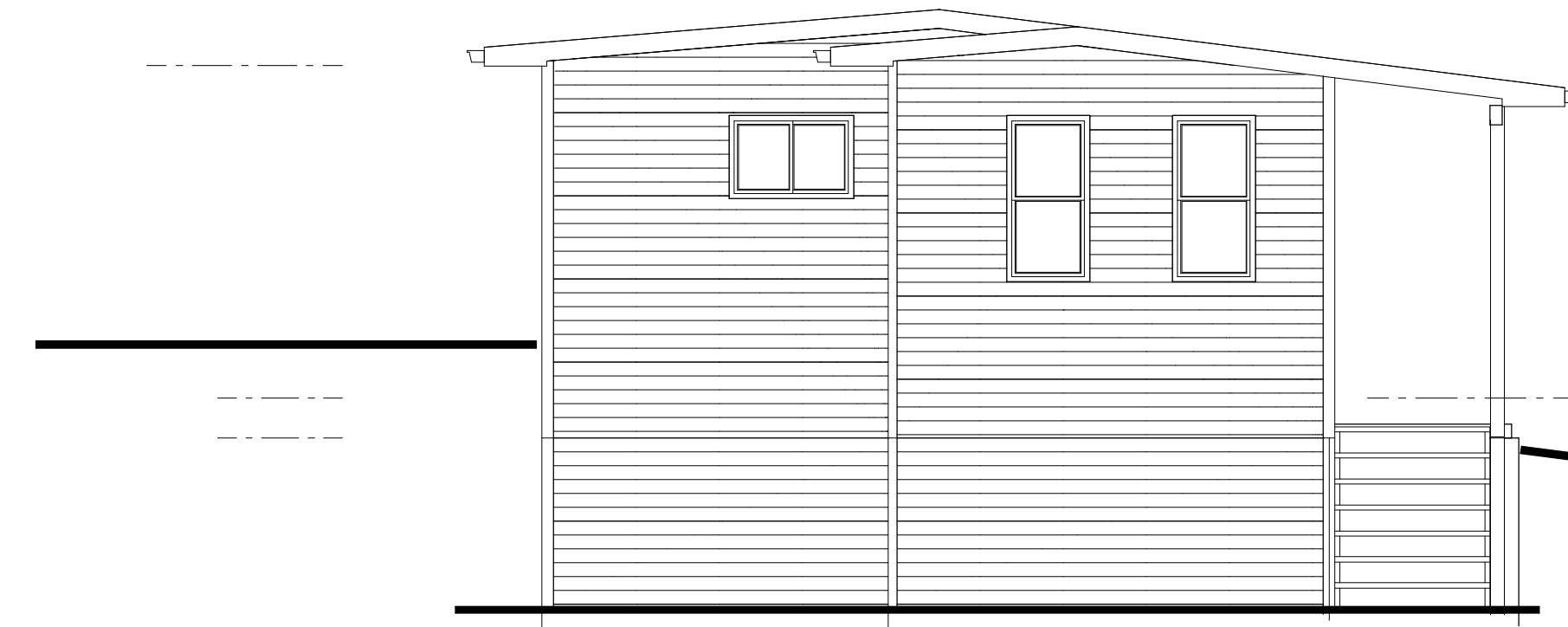
**DOMINION Engineering Associates, L.C.**  
5684 South Green Street  
Murray, Utah 84123 801-713-3000

**GARAGE ADDITION**  
**DRAINAGE PLAN**

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



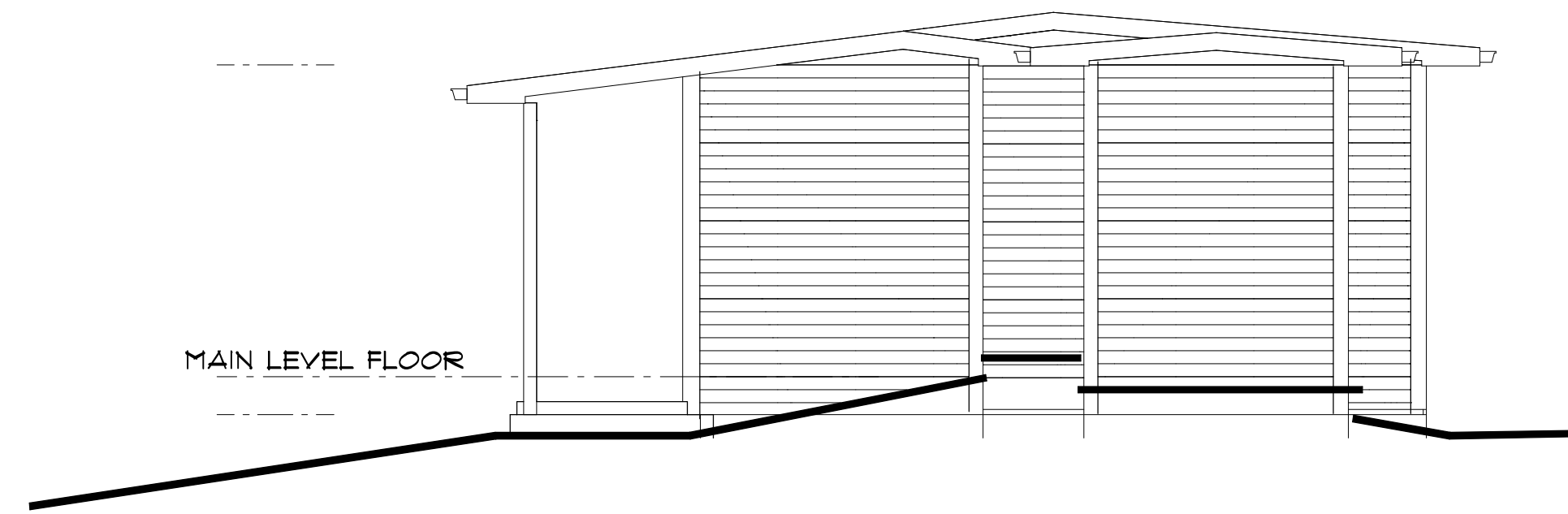




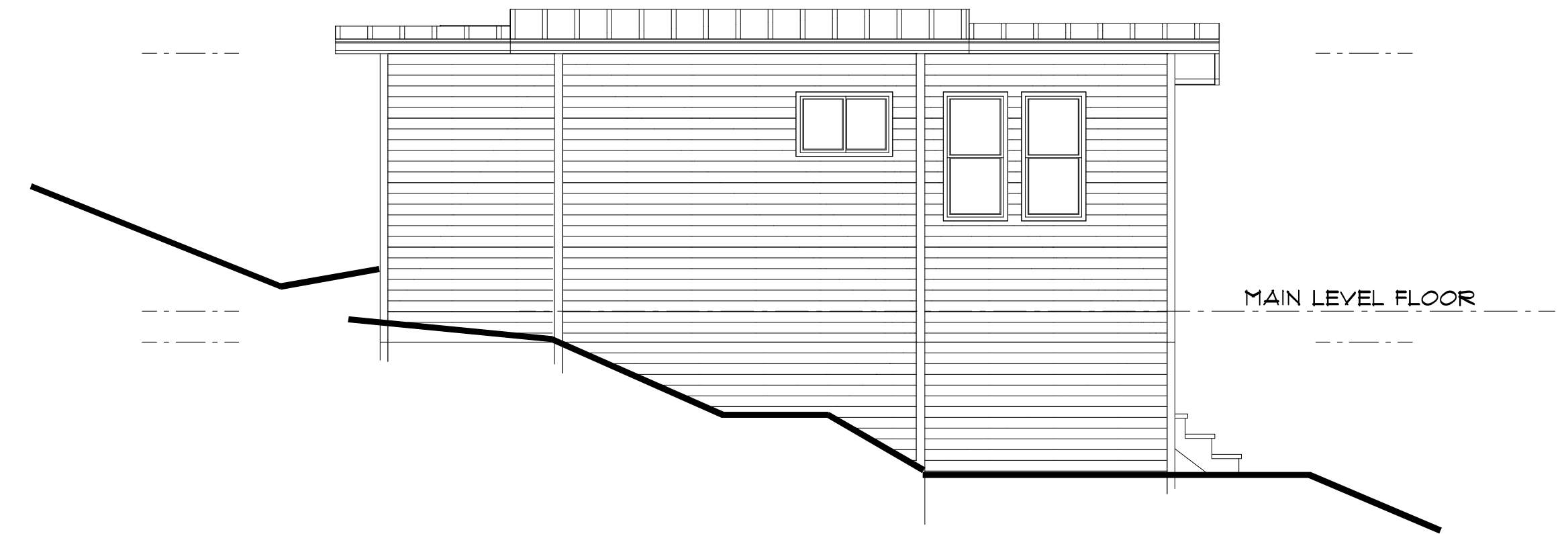
**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



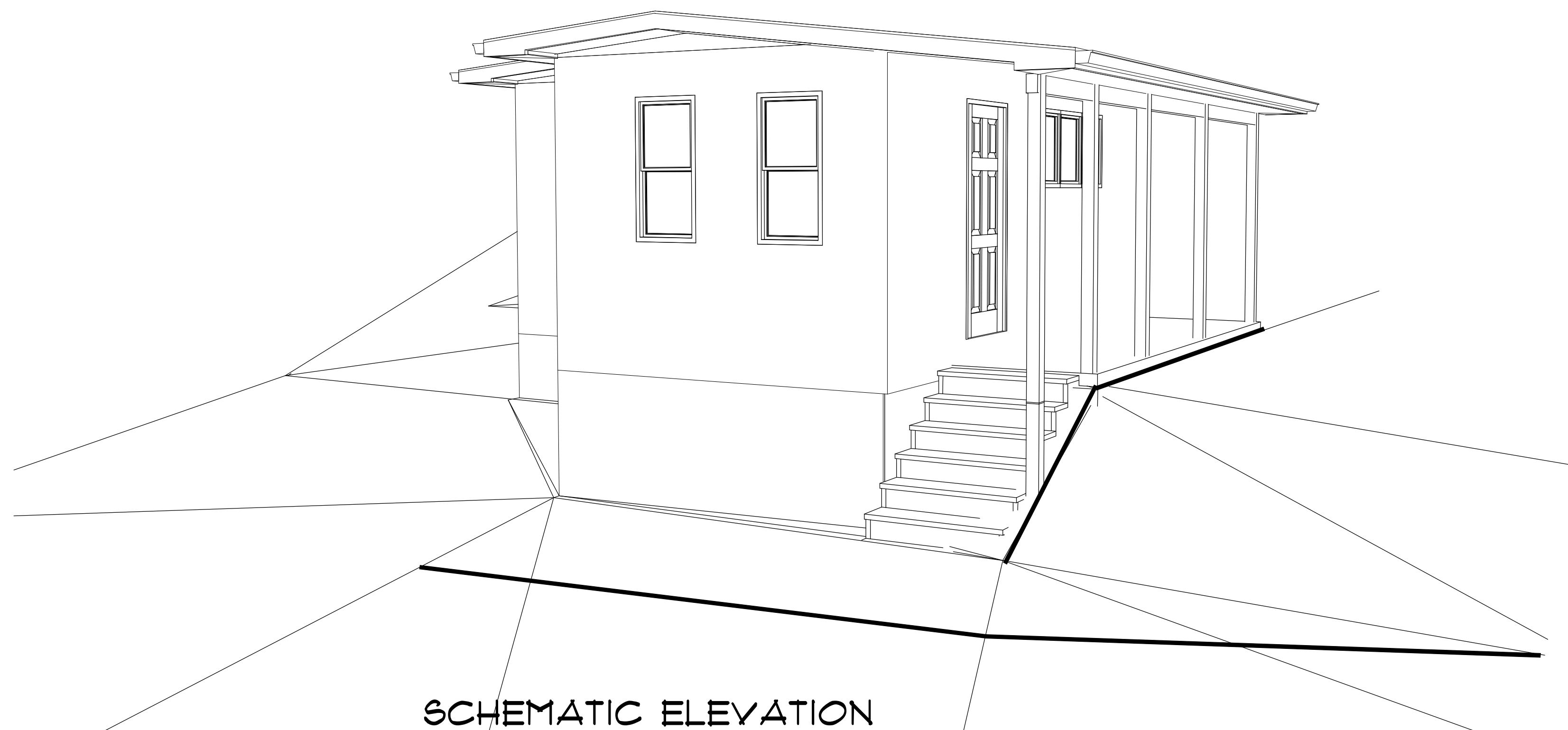
**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



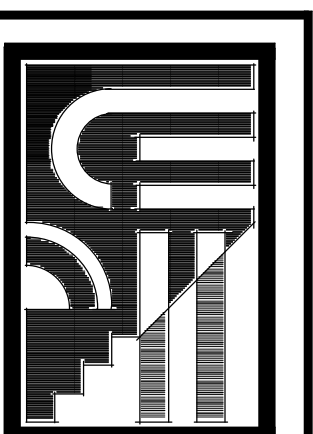
**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



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



**SCHEMATIC ELEVATION**



**ROBERT PEARSON**  
ARCHITECTURAL  
TECHNOLOGY  
& DESIGN

P.O. BOX 156001  
SALT LAKE CITY, UTAH 84152  
801-546-0450

ROBERT.PEARSON@UTAH.COM

GREG PALIS RESIDENCE  
& PORCH  
SALT LAKE COUNTY ROAD

NOVEMBER 2025

**A-1**  
EXISTING  
HOME  
ELEVATIONS



**Planning and Development Services**

860 West Levoy Drive, Suite 300  
 Taylorsville, Utah 84123

**MEETING MINUTE SUMMARY  
 EMIGRATION CANYON PLANNING COMMISSION MEETING  
 Thursday, December 11, 2025, 8:30 a.m.**

**Approximate meeting length:** 2 hours 4 minutes  
**Number of public in attendance:** 12  
**Summary Prepared by:** Wendy Gurr  
**Meeting Conducted by:** Commissioner Harpst

**\*NOTE:** Staff Reports referenced in this document can be found on the State website, or from Planning & Development Services.

**ATTENDANCE**

**Commissioners and Staff:**

Commissioners	Public Mtg	Business Mtg	Absent
Andrew Wallace	x	x	
Jim Karkut	x	x	
Dale Berreth	x	x	
Tim Harpst (Chair)	x	x	
Jodi Geroux (Vice Chair)	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Jim Nakamura	x	x
Brian Tucker	x	x
Curtis Woodward	x	x
Justin Smith	x	x
Polly McLean		
Claire Gillmor	x	x
Adam Long		

**LAND USE APPLICATION(S)**

**Meeting began at – 8:33 a.m.**

**SUB2025-001345 – (Continued from November 13, 2025) -** Evan Glassman is applying for a three-lot subdivision. **Acres:** 1.68. **Location:** 1128-1162 North Pinecrest Canyon Road. **Zone:** FR-1. **Planner:** Justin Smith (Motion/Voting)

**Speaker # 1:** Applicant

**Name:** Evan Glassman

**Address:** 2030 South 900 East

**Comments:** Mr. Glassman said his background is in fine art and design, not a land or housing developer. Brought artwork that represents what his plan for the property is. Mr. Glassman said his proposal meets all codes and ordinances.

**Speaker # 2:** Citizen

**Name:** Amy Cutting

**Address:** 1121 North Burnt Fork Road

**Comments:** Ms. Cutting read from her statement and is speaking on behalf of herself and the neighbor's. (attached)

**Speaker # 3:** Citizen

**Name:** Laura Gray

**Address:** 1195 Pinecrest Canyon

**Comments:** Ms. Gray said she concurs with what Amy said. She believes the lots were never developed due to the slope. Has code been violated by not providing a bond? And why was work not able to be completed 2 ½ years with regards to excavation permit? Expressed concerns with Mr. Glassman’s behavior: Trespassed and parked on their property; Retaining walls have gone unfinished, and sediment has fallen into the creek and acted in bad faith. Trucks parked on their property.

**Speaker # 4:** Civil Engineer - CMT Technical Services

**Name:** Mathieu Perron

**Address:** South Jordan

**Comments:** Mr. Perron said he is the applicant’s civil engineer and here to answer questions. They have made an effort to follow the codes when planning and working with Evan for a year.

**Speaker # 5:** Citizen

**Name:** David Grunwald

**Address:** 1146 North Burnt Fork Road

**Comments:** Mr. Grunwald asked what the relationship between a pledge to build the road and retaining walls versus applying for the permit.

*Greater Salt Lake Municipal Services District Senior Planner Curtis Woodward provided clarification from reviewing agencies.*

*Commissioners and staff had a brief discussion regarding parcel zones FR-0.5 and FR-20 staff recommendations, site plan, slope, and conditions, adding one additional condition “F” – septic drainage fields and slope protection waivers are not approved as part of this plat. Parcel 1146 needs access to 1128, condition number 4 should have referenced 18.10.040 not 18.16.010, buildable area, failure to record, findings as to applicable standards, and judgement.*

**Motion:** To approve application #SUB2025-001345 Evan Glassman is applying for a three-lot subdivision with staff recommendations and additional conditions:

- 12.F. Septic drainage fields and slope protection waivers are not approved as part of this plat.
- 13. The municipality may withhold an otherwise valid plat approval until the owner of the land provided the legislative body with a tax clearance indicating that all taxes, interest, and penalties owing on the land have been paid.
- 14. A failure to record a plat within the time period designated by ordinance renders the plat voidable by the municipality

**Motion by:** Commissioner Geroux

**2<sup>nd</sup> by:** Commissioner Wallace

**Vote:** Commissioners voted unanimously in favor

**One additional Note:** the draft “Cross Access, Utilities Easement” uploaded April 21, 2023, will need to include the legal description and parcel number of all properties subject to or granted rights of access within the easement as described. It is also recommended that the easement specifically states that one of the conditions of granting the easement to the subject properties is that future maintenance and upkeep of the right of way is a shared responsibility of all property owners abutting and/or using the easement for access.

## **BUSINESS MEETING**

**Meeting began at – 9:55 a.m.**

- 1) Approval of October 9, 2025, Planning Commission Meeting Minutes. (Motion/Voting)  
**Motion:** To approve October 9, 2025, Planning Commission Meeting Minutes with amendments.  
**Motion by:** Commissioner Berreth  
**2<sup>nd</sup> by:** Commissioner Karkut  
**Vote:** Commissioners voted unanimously in favor

Approval of November 13, 2025, Planning Commission Meeting Minutes. (Motion/Voting)  
**Motion:** To approve November 13, 2025, Planning Commission Meeting Minutes with amendments.  
**Motion by:** Commissioner Wallace  
**2<sup>nd</sup> by:** Commissioner Karkut  
**Vote:** Commissioners voted unanimously in favor

- 2) 2026 Planning Commission Schedule. (Discussion)  
**Motion:** To approve 2026 Planning Commission Schedule as presented.  
**Motion by:** Commissioner Berreth  
**2<sup>nd</sup> by:** Commissioner Karkut  
**Vote:** Commissioners voted unanimously in favor

- 3) Other Business Items. (As Needed)

*Commissioners discussed the Forestry zone 19.24 and asked if the setback table should be applied to all the zoning chapters and that all setbacks are identified from a public or private right-of-way. The Commission would like legal counsel to discuss with the Emigration Canyon City Council to determine if setbacks shall be measured from road edge or center line and include on the January 8<sup>th</sup> agenda.*

*Two commissioner appointments expire March 1<sup>st</sup>. Commissioner Karkut and Commissioner Geroux both expressed interest in reappointment. Ms. Gurr will advise Diana to add reappointment to the Council agenda.*

*Chair and vice chair election in January. For chair and vice chair, both have expressed their interest in remaining.*

*Commissioner Karkut adjourned.*

## **MEETING ADJOURNED**

**Time Adjourned – 10:37 a.m.**

# Amy Cutting & Neighbors

## **Recommendation to Deny the Current Preliminary Plat Application for Juniper Ridge Subdivision**

Based on the submitted documents and regulations, we still believe that the current Preliminary Plat Application for the Juniper Ridge Subdivision should be **denied** in its current form due to concerns related to proposed building density, compliance with site standards, soil/fill usage, and potential negative impacts on adjacent properties.

### **1. Building Density and Insufficient Site Capability**

While the formal application is for a three-lot subdivision, we are all aware that the true intent of the proposed purchaser is to build five homes to make the venture financially profitable.

- My neighbors and I feel that any more than 2 homes in the preliminary plat, and 3 homes in total, exceeds the available space and strains the site's capability.
- As a comparison, the neighboring Burr Fork Subdivision contains five average-sized homes (approximately 3,000 sq. ft. with 3 bedrooms/3 bathrooms). If you overlay the aerial photo from the County Assessors maps onto the Juniper Ridge Subdivision property, you can see that Juniper Ridge is considerably smaller.
- After a detailed review of the plans and my personal experience looking at the site, I believe that Building pad 5 is not a viable location for a home.
- If Building pad 5 is non-viable, only pads 3 and 4 are potentially usable within this application, which should prompt the Commission to reconsider this application for 3 homes. If the builder were to seek future approval for the two additional lots, there appears to be only one more (Building pad 2) that looks large enough, bringing the realistic total to 3 homes, not 5. Building pad 1 is in 2 parts, neither of which has enough land less than a 30% slope to be realistic sites.

### **2. Site Selection and Aesthetic Standards**

The inclusion of Building Pad 5 as a viable site fundamentally conflicts with the Emigration Canyon Municipal Code 19.73.030 on Site Selection And Planning Standards.

- This code requires that buildings "**shall be sited off of highly visible places and designed so they are not obtrusive, do not loom out over the hillside and break prominent skylines**".
- Given the significant drop-off to the south, any structure on Building Pad 5 would be clearly visible from Pinecrest Canyon Road, from homes across the road, and from the adjacent Burnt Fork Subdivision property.
- A structure on this site would most certainly loom over the northernmost home in the Burnt Fork Subdivision and significantly impact sightlines for all adjacent homes.

### **3. Geotechnical and Soil Hazards**

The known characteristics of the soil and the steep slopes present significant challenges that require substantial, disruptive engineering solutions, thereby increasing the risk and potential impact of development.

- The geotechnical report identified the top 12–18 inches of topsoil as Clayey Silt and Silty Sand soils that are moisture-sensitive.
- The problematic soils require removal and replacement with structural fill. Work progress would be significantly limited and difficult during wet and cold periods of the year due to the nature of the silt soils.
- References made by Mr. Glassman and Justin Smith that the Burr Fork Subdivision is precedent for this approval is not valid. The subdivision is 40 years old and was approved prior to many current regulations, including the FCOZ. It is our belief that if that subdivision were to be built today, there is a good chance it would not be approved for the same reasons I am raising about Juniper Ridge. Our history and experience building and maintaining the subdivision highlight the inherent, ongoing issues with the soil and slope angle in this specific area of the canyon.

We urge the Commission to look closely at the realistic density the site can support and the compliance issues related to visual standards before moving forward. The potential negative impacts on adjacent properties and the environment are too great to approve the application in its current form.



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**MEETING MINUTE SUMMARY  
EMIGRATION CANYON PLANNING COMMISSION MEETING  
Thursday, January 8, 2026, 8:30 a.m.**

**Approximate meeting length:** 2 hours 13 minutes

**Number of public in attendance:** 12

**Summary Prepared by:** Wendy Gurr

**Meeting Conducted by:** Commissioner Harpst

*\*NOTE: Staff Reports* referenced in this document can be found on the State website, or from Planning & Development Services.

**ATTENDANCE**

**Commissioners and Staff:**

Commissioners	Public Mtg	Business Mtg	Absent
Andrew Wallace		x	
Jim Karkut		x	
Dale Berreth		x	
Tim Harpst (Chair)		x	
Jodi Geroux (Vice Chair)		x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr		x
Jim Nakamura		x
Brian Tucker		x
Polly McLean		
Claire Gillmor		x

**BUSINESS MEETING**

**Meeting began at – 8:33 a.m.**

- OAM2025-001463** - Consideration of removing the words 'from a public right of way' from the Front Yard and Street Side Yard Setback Requirements in Table 19.24.050. **Planner** Brian Tucker, Planning Manager (Discussion, Action)

*Greater Salt Lake Municipal Services District Planning Manager Brian Tucker provided an analysis of the ordinance update.*

*Commissioners, counsel, and staff had a brief discussion regarding the public right of way or property line whichever is lesser and use the more restrictive requirement. Language that remains is maintain the 10- foot setback in the spirit of which it was written from any road, from edge of paved surface on private and public road. Add “site building setback requirements” to the top of the table.*

*Commissioner Harpst invited the public to speak.*

**Speaker # 1:** Citizen

**Name:** Robert MacFarlane

**Address:** 6102 Emigration Canyon Road

**Comments:** Mr. MacFarlane said he sent a letter last evening (attached). Pavement is two feet from the property line. How many homes immediately become non-compliant or condemned? There is no rush and feels like an end around. Due diligence needs to be done and feels attacked. Take your time.

**Speaker # 2:** Citizen

**Name:** Gary Bowen

**Address:** 6486 Emigration Canyon Road

**Comments:** Mr. Bowen said he has a history of living in the canyon. Road up where they live is wider than when he was a child. The canyon is much narrower from the firehouse than it is where he lives. Even though he built a new house it qualified as a remodel. Right of way is 66 feet up the canyon and he found a map from 1931, and it was only 33 feet wide. Suggest the environmental variety does not govern the wideness of the road.

**Speaker # 3:** Citizen

**Name:** Jessica Steed

**Address:** 6111 Emigration Canyon Road

**Comments:** Ms. Steed said it feels this change is being brought forth and has nothing to do with road widening.

**Speaker # 4:** Citizen

**Name:** Justin Kahn

**Address:** 6586 East Emigration Canyon Road

**Comments:** Mr. Kahn said he echoes Jessica's sentiment and has many questions like Bob. Accusing the City Council and Planning Commission to do this quickly and accept grant funds. He brought up the issue with the title and tax situation and now this. Who came up with this language? Suspicious and ridiculous. Not allowing the constituents proper time to challenge. Setback should be from the centerline and should be able to get a Variance. From the asphalt edge will encroach on all properties.

**Speaker # 5:** Citizen

**Name:** Trent Alvey

**Address:** 5705 Emigration Canyon Road

**Comments:** Ms. Alvey said concerned and confused about arbitrariness of setbacks and should serve the roadway and the residents. They lived there 25 years and installed the blacktop out as far as they could. The center has moved depending on the slope. The creek is right there six inches off the blacktop. The creek adds money to property value and endangered trout. How can you write 10 feet from what?

*Commissioners and staff had a brief discussion regarding right of way vs. property line. Consider adding verbiage related to factors that affect setbacks including view corridors, stream corridors, water quality, traffic safety, septic system location and viability, safety of the public and general character of the canyon, and the goals of the Emigration Canyon General Plan. Planning Commission asked staff to confirm how the edge of a public or private right of way is determined. Staff will relate the level of discussion and thought of the Planning Commission and views from the public to the City Council.*

**PUBLIC PORTION OF HEARING CLOSED**

**Motion:** To recommend file #OAM2025-001463 Consideration of removing the words 'from a public right of way' from the Front Yard and Street Side Yard Setback Requirements in Table 19.24.050 to the

Emigration Canyon Council for approval with the amendments and relate the level of discussion and thought of the Planning Commission and views from the public.

**Motion by:** Commissioner Karkut

**2<sup>nd</sup> by:** Commissioner Geroux

**Vote:** Commissioners voted unanimously in favor

2) Election of Chair and Vice Chair 2026. (Motion/Voting)

Election of Chair for 2026

**Motion:** To nominate Commissioner Harpst as Chair, Commissioner Harpst accepted.

**Motion by:** Commissioner Wallace

**2<sup>nd</sup> by:** Commissioner Berreth

**Vote:** Commissioners voted unanimously in favor

Election of Vice Chair for 2026

**Motion:** To nominate Commissioner Geroux as Vice Chair, Commissioner Geroux accepted.

**Motion by:** Commissioner Harpst

**2<sup>nd</sup> by:** Commissioner Berreth

**Vote:** Commissioners voted unanimously in favor

3) Discussion on prioritizing Title 19 Chapters. Brian Tucker and Claire Gillmor

*Ms. Gillmor stated she met with Mayor Brems. He has agreed that the Planning Commission should be involved much earlier in the subdivision ordinance and provide clarity to the developer. The Planning Commission should be familiar with the proposal and clarify the requirements if met. Ms. Gillmor said she would like to make modifications and bring them back to the Planning Commission.*

*Second, it is worth looking at the general plan and identifying areas that the General Plan doesn't want developed at all. Priorities are what the Mayor wants the Planning Commission to work on. Road improvement project is the current priority for the City Council. There is a lot of misinformation out circulating, what it means, raised issues, and public clamor. Goal is to implement what aligns with the General Plan. New statute will cut into the way we look at architectural features and colors in design requirements.*

*Bring the Subdivision updates with changes and present at the February Planning Commission meeting. Break up the general plan, going zone by zone to begin at the March meeting. Update the Zoning Map so Forestry Zones are distinguishable.*

4) Other Business Items. (As Needed)

*No other business items to discuss.*

**MEETING ADJOURNED**

**Time Adjourned – 10:46 a.m.**

**Subject:** Objection to Proposed Setback Amendment (OAM2025-001463)

Dear Emigration City Council and Planning Department,

My name is Robert Macfarlane, and I reside at [REDACTED]. I am writing to express strong opposition to the proposed zoning amendment OAM2025-001463, which would remove the words “from a public right-of-way” from the front-yard and street-side setback requirements in Table 19.24.050.

This change is improper, unnecessary, and carries significant implications for property rights, public trust, and the integrity of the City’s planning process.

First, removing the reference to the public right-of-way would fundamentally alter how setbacks are measured. Setbacks are intended to be tied to a legally defined boundary.

Eliminating that anchor point would give the City broad discretion to redefine where setbacks begin—whether from the edge of pavement, a future planned roadway, or any administratively chosen point. This would weaken long-standing protections for homeowners and create uncertainty about the status of existing structures.

Second, this amendment appears directly connected to the proposed road-widening project.

The City and County have acknowledged unresolved right-of-way and title issues dating back to the 1950s. Changing the setback definition now would effectively sidestep those unresolved legal deficiencies by allowing the City to treat private property as if it were already part of the roadway. This is not an appropriate use of zoning authority and risks being perceived as an attempt to expand the road footprint without formally acquiring land or compensating affected residents.

Third, the amendment would expose homeowners to significant risk. If setbacks are no longer tied to the public right-of-way, many existing homes could be reclassified as non-conforming through no fault of the owners. This could limit future improvements, reduce property values, and create conflict between residents and the City. Zoning changes should not retroactively disadvantage long-standing property owners.

Finally, this proposal runs counter to the overwhelming sentiment of canyon residents.

Ninety-six percent of residents surveyed by WFRC oppose the widening project, and more than one hundred residents have signed a petition against it. Introducing a zoning amendment that facilitates widening—before resolving right-of-way issues, before addressing resident concerns, and before any transparent public process—undermines confidence in the City’s stewardship.

For these reasons, I respectfully request that the City withdraw or vote against this amendment. Any changes to setback rules should be based on clear planning needs, legal clarity, and genuine community support—not as a workaround to unresolved issues related to the road-widening proposal.

Thank you for your attention and for considering the concerns of those who live directly along the affected corridor.

Sincerely,

**Robert Macfarlane**

[REDACTED]  
Salt Lake City, UT 84108  
[REDACTED]



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**MEETING MINUTE SUMMARY  
EMIGRATION CANYON PLANNING COMMISSION MEETING  
Thursday, March 12, 2026, 8:30 a.m.**

**Approximate meeting length:** 2 hours 15 minutes

**Number of public in attendance:** 0

**Summary Prepared by:** Wendy Gurr

**Meeting Conducted by:** Commissioner Harpst

*\*NOTE: Staff Reports* referenced in this document can be found on the State website, or from Planning & Development Services.

**ATTENDANCE**

**Commissioners and Staff:**

Commissioners	Public Mtg	Business Mtg	Absent
Andrew Wallace		x	
Jim Karkut		x	
Dale Berreth		x	
Tim Harpst (Chair)		x	
Jodi Geroux (Vice Chair)		x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr		x
Jim Nakamura		x
Brian Tucker		x
Curtis Woodward		x
Claire Gillmor		x
Adam Long		

**BUSINESS MEETING**

**Meeting began at – 8:37 a.m.**

- 1) Planning Commissioner Training – Conditional Uses. **Counsel:** Claire Gillmore

*Ms. Gillmor provided Planning Commissioner Training on Conditional Uses. Ms. Gillmor will put together a handbook with the different standards. Substantive evidence is construing, for fact and opinion.*

- 2) 19.84 Conditional Use Ordinance Update. (Discussion Only)

*Ms. Gillmore provided an update on 19.84 Conditional Use Ordinance update. Discussed reasonably mitigated detrimental effects.*

*Commissioners, staff, and counsel had a brief discussion regarding statute and what applies regarding the application process review and the process to go through with a completed application. Mr. Tucker will rewrite the actual process, summarize, application guides and processes online, and provide the Standard Operating Procedures.*

**MEETING ADJOURNED**

**Time Adjourned – 10:52 a.m.**