



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.

****Meeting minutes approved on June 11, 2026 with clarifications****

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 neighbors. (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 provides 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

2nd 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

2nd 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

2nd 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

2nd 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 8th agenda.

Two commissioner appointments expire March 1st. 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.