



Planning and Development Services

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

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

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 this matter is related to the 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: Mr. Alvey said he is 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

2nd 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

2nd 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

2nd 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.