



EMIGRATION CANYON CITY COUNCIL MEETING MINUTES

May 19, 2026

Unified Fire Authority Station 119
5025 E Emigration Canyon Road
Salt Lake City, Utah 84108

*****DRAFT MINUTES – UNAPPROVED*****

Council Members Present: Mayor David Brems, Council Member Nicholas Griffith, Council Member Catherine Harris, Council Member Jennifer Hawkes, Council Member Robert Pinon

Staff Present: Diana Baun - City Recorder, Cameron Platt - City Attorney, Claire Gillmor – Land Use Legal Counsel, Tamaran Woodland – Assistant City Engineer, Daniel Hoffman – Accounting Manager, Detective Dawn Larsen – UPD, Chief Roger Beckman – UFA

Others Present: Willie Stockman, Emma Andreason

1. Call to Order and Determine Quorum
2. Pledge of Allegiance
3. Recognize Visiting Officials

4. PUBLIC COMMENTS

Willie Stockman requested an update on the watershed plan, noting that Salt Lake County's watershed plan was currently being revised and that Emigration Canyon was no longer included in it. She stated that the revised plan was expected to be approved in August and emphasized that a watershed plan was important because many environmental projects in the canyon, including weed control, fire mitigation, and erosion-control efforts, needed to be based on such a plan. She explained that residents in the Skycrest neighborhood were working with the Natural Resources Conservation Service (NRCS) and the Utah Department of Agriculture and Food (UDAF) to pursue grant funding for a bank stabilization and erosion project along the creek and that the project also required support from a watershed plan. She also requested that the Municipal Services District (MSD) keep the road located upstream of the neighborhood culvert open because it provided critical access to the creek. She explained that the creek in that area was steep and difficult to access, making the road necessary for bringing equipment into the area for bank stabilization work. She further reported that neighborhood volunteers had spent two Saturdays removing wood debris from the creek bed above the culvert. Because of the configuration of the culvert and a waterfall approximately 15 to 20 feet upstream, large trees and other debris were regularly carried into the area. She stated that volunteers had removed approximately two and a half trailer loads of wood, including a tree trunk roughly four feet in diameter, and reiterated the importance of maintaining access via the road. Ms. Stockman also raised concerns regarding the Wasatch Front Waste and Recycling District (WFWRD) dumpster program. She stated that residents had previously been able to obtain a dumpster for either garbage or green waste but had recently been told that only garbage dumpsters were available and that green waste dumpsters were no longer offered. She explained that this posed a significant challenge for the community because of the large amount of vegetation that needed to be removed annually. Residents had been advised to rent their own trailers, transport green waste to another facility, and pay disposal fees, which was viewed as a barrier. While the neighborhood participated in the chipper program, she noted that not all materials could be chipped, particularly large trees removed from the creek. She requested that the City Council discuss the issue with WFWRD and explore whether green waste dumpster service could be restored, noting that the community typically filled two or three green waste dumpsters each year.

Council Member Nicholas Griffith stated that he agreed with the concerns regarding green waste disposal. He explained that he served on the WFWRD board and reported that the district was in the process of phasing out its trailer program entirely. He said the program had nearly been discontinued for the current year but that he was actively negotiating with WFWRD to retain the existing trailers. Council Member Griffith explained that he had conducted a drive through

Emigration Canyon with district representatives to demonstrate the importance of green waste trailers for wildfire mitigation and other community needs. He stated that WFWRD representatives understood those concerns and that the issue would continue to be worked on during the coming year. He also clarified that the trailer program held in May was intended specifically for green waste collection.

Ms. Stockman responded that residents had been told green waste service would not be provided and that only garbage disposal was available. She stated that residents had specifically requested green waste service and had been denied.

Council Member Robert Pinon clarified that the discussion concerned a different event or program than the one being referenced by Council Member Griffith.

Council Member Griffith further clarified that the trailer program he was discussing was specifically for green waste. He invited Ms. Stockman to speak with him after the meeting or contact him by email so he could follow up on the matter directly. He reiterated that he strongly agreed with the importance of maintaining green waste disposal options for the canyon community.

5. STAKEHOLDER REPORTS

A. Unified Police Department (UPD) – *Detective Dawn Larsen*

Detective Dawn Larsen reported that during April, law enforcement responded to 42 calls for service within Emigration Canyon. The calls included a death investigation, two welfare checks involving suicidal individuals, two trespassing incidents, a traffic accident, and a search and rescue operation. She stated that the traffic accident occurred near 5800 East Emigration Canyon Road when a driver swerved to avoid a deer and subsequently struck a guardrail. No injuries were reported as a result of the accident. She also reported that officers responded to a search and rescue incident associated with an address at 3695 East Emigration Canyon Road. The injured individual was actually located in the Wire Pass area and had suffered a broken ankle. Salt Lake County Search and Rescue was dispatched, and the Utah Highway Patrol successfully hoisted the individual from the mountain and assisted with the rescue.

B. Unified Fire Authority (UFA)

Council Member Catherine Harris recognized representatives from Unified Fire Authority (UFA) in attendance and noted that several residents had already met Assistant Chief Zachary Robinson. She explained that, in addition to his other responsibilities, he had been serving as Emigration Canyon's temporary liaison and had helped the city successfully complete and host its Firewise event. Council Member Harris stated that one reason for the recognition was that Chief Robinson would be stepping down from the temporary liaison role and introducing the city's new permanent liaison.

Chief Zachary Robinson reported that he did not have a formal report but wanted to introduce Battalion Chief Roger Beckman, who had recently been promoted and would assume the liaison assignment. He explained that Chief Beckman would serve as the primary point of contact between Unified Fire Authority and Emigration Canyon.

Chief Roger Beckman introduced himself and expressed enthusiasm about working with the city and residents in his new role. He stated that he had previously served as a captain in Emigration Canyon for approximately a year and had also worked in the area on numerous occasions in an acting capacity. He noted that this experience had given him familiarity with the canyon's unique challenges, including heavily vegetated areas and other local concerns. Chief Beckman reported that he had worked full-time in the fire service for approximately 25 years and had officially been serving as a battalion chief for only a few days. He stated that he looked forward to working with the city and encouraged council members and residents to reach out with any needs or concerns.

Mayor David Brems expressed appreciation to Unified Fire Authority for allowing the city to use the fire station for the Firewise event. He reported that the event had been highly successful, with standing-room-only attendance during some sessions and discussions that extended beyond their scheduled time. He noted that the presentations focused on wildfire preparedness in the canyon and around residents' homes and recognized Council Member Catherine Harris for organizing the event.

Council Member Catherine Harris thanked the Unified Fire Authority representatives for attending and noted that she would be providing a more extensive Unified Fire Authority report later in the meeting. She explained that she wanted to highlight some current projects while attendees were still present. Council Member Harris encouraged residents to observe the landscaping work being completed at the fire station, noting that the project was using entirely native and water-wise plants. She reported that Unified Fire Authority also intended for the property to serve as a model of defensible space, which she viewed as a significant improvement from past conditions. She stated that the landscaping plan had been posted for public viewing and expressed enthusiasm about the project and its role in demonstrating fire-wise landscaping practices.

C. Salt Lake County Animal Services – **Gary Bowen**

Gary Bowen reported that the quarterly meeting was held on April 30 and was conducted virtually because remodeling work was taking place at the organization's headquarters. He stated that the meeting lasted approximately half the time of a typical meeting and that he did not recall any discussion specifically related to Emigration Canyon. Following the meeting, Gary Bowen received a summary of the services provided to Emigration Canyon, which he forwarded to the City Council members.

D. Land Use Updates – **Claire Gillmor, Land Use Attorney**

Claire Gillmor reported that the Planning Commission had recently reviewed and studied two proposed ordinances. The first addressed conditional uses, and the second addressed development agreements. She explained that the development agreement ordinance was a follow-up to previous discussions regarding oil and gas pipelines and would serve as one of the mechanisms available to regulate potential pipeline projects passing through Emigration Canyon. Claire Gillmor stated that Cameron Platt would also be discussing a franchise ordinance. She explained that the development agreement ordinance would apply to projects involving private property, while the franchise ordinance would apply to projects located within public rights-of-way.

6. PROJECT UPDATES

A. Engineering Updates – **Tamaran Woodland, Assistant City Engineer**

Tamaran Woodland reviewed her prepared presentation (**Attachment A**) and reported that there were currently five active projects in Emigration Canyon and provided updates on each. Regarding the Municipal Services District (MSD) Transportation Master Plan, she stated that pavement condition assessments had now been completed for all participating municipalities. The assessment would allow the development of a data-driven model for evaluating pavement conditions and prioritizing road improvements. She explained that the consulting firm currently recommended prioritizing projects solely based on pavement condition and the work needed to bring roads to a reasonable standard. However, preliminary analysis indicated that many of the highest-priority roads would be smaller, non-collector roads in White City, raising questions about whether additional factors should be considered, including the weighted representation municipalities have on the MSD board. Tamaran Woodland stated that either MSD Engineering staff or the consulting firm would present recommendations to the MSD Board during one of its June meetings and seek direction on how to proceed.

Regarding the Road Safety Improvement Project, Tamaran Woodland stated that Salt Lake County had asked her to emphasize that Emigration Canyon serves as the land use authority and that Salt Lake County is not directly involved in the project. She reported that the project's public information representative had begun contacting members of the community engagement group to gauge interest and participation. Dates for future meetings had not yet been finalized, but she committed to notifying the City Council once they were established.

Ms. Woodland also reported that additional property research was being conducted as part of the project. Following discussions with Cameron Platt, an engineering intern had begun collecting property records from the recorder's office for legal review. The information would be shared with UDOT, the consulting firm, Cameron Platt, and other project participants. She noted that the consulting contract included funding for a limited number of individual property investigations, but decisions regarding additional research or the possible need for another firm would be made later as the project progressed. She stated that an open house for the Road Safety Improvement Project had not yet been scheduled but

stressed the importance of monitoring the project website, which included project overviews, maps, timelines, and regular updates. She noted that the City's website featured a prominent link directing residents to the project page. Residents were encouraged to subscribe to project updates by email. Tamaran Woodland explained that potential open house dates were being considered shortly after the next council meeting and that information would be distributed through the project website, council communications, and additional public notices, including signage in the canyon.

Providing an update on the Emigration Creek Culverts Project, Ms. Woodland stated that the project remained at approximately the 95% design stage. Easement negotiations had been completed for Cedar Loft, while negotiations continued with the Killian property. Survey work had been ordered for the Skycrest area, and staff were awaiting survey results and legal review. Construction was still anticipated to begin in the fall, potentially around September, provided bidding occurred by July and all necessary easements and agreements were secured.

Council Member Robert Pinon asked how access on Skycrest Lane would be maintained during construction. Tamaran Woodland explained that construction would be phased so that only portions of the roadway would be affected at any given time. She stated that traffic would likely be reduced to a single lane in some areas and controlled by flaggers when necessary. Temporary closures could occur, but advance notice would be provided and disruptions would be brief.

Ms. Woodland reported that there were no significant updates regarding the Freeze Creek Wall Reconstruction Project. The consultant continued to evaluate the project, and staff were still determining locations for slope stability monitoring. She explained that the monitoring program would involve installing markers in the roadway to measure any movement over time, particularly in areas where gabion walls appeared to be leaning. The data would help determine the urgency of future stabilization work. She also reported that there had been no updates from FEMA.

Council Member Jennifer Hawkes asked whether staff had access to information gathered during the initial phase of the project, including core drilling data. She noted that previous reports identified unstable areas, corrosive soils, and liquefaction concerns. Tamaran Woodland confirmed that staff had access to those reports and indicated that the information could be incorporated into ongoing evaluations.

Following the report, an audience member asked whether project plans could be adjusted to preserve the access road to the creek located upstream of the culvert. They stated that the road was currently shown on project plans but that they had been informed it would not be maintained. They reiterated that residents in the area wanted the road preserved. Tamaran Woodland confirmed that she understood the location being referenced and stated that she had made a note to investigate the request further and review whether the access road could be maintained.

7. CONSENT AGENDA

- A. Approval of Meeting Minutes
 - 1. March 17, 2026 City Council Workshop Meeting
 - 2. March 17, 2026 City Council Meeting
 - 3. April 21, 2026 City Council Workshop Meeting
 - 4. April 21, 2026 City Council Meeting

Council Member Jennifer Hawkes shared her preference for more summarization, noting minutes were very long. Council Member Catherine Harris noted that she appreciated the details since the only other way to review those details in the future is to go back to the recording and she feels that these minutes are sufficient to help jog memories. No official decision was made to change how the minutes are created in the future.

Council Member Harris moved to approve the March 17, 2026 and April 21, 2026 City Council Workshop and Council Meeting Minutes as published. Council Member Griffith seconded the motion; vote was 5-0, unanimous in favor.

8. PRESENTATION ITEMS

- A. Healthy Utah Presentation – *Emma Andreason*

Council Member Robert Pinon introduced Emma Andreason of Get Healthy Utah, explaining that he had learned about the initiative at a Utah League of Cities and Towns conference and believed it could help strengthen community connections in Emigration Canyon. He stated that many municipalities across Utah participate in the program and that it provides a framework for organizing communities around health and wellness goals.

Emma Andreason, Program Coordinator for Get Healthy Utah, reviewed information about the Healthy Utah Community Designation program (**Attachment E**). She explained that Get Healthy Utah is a nonprofit organization that works with local leaders throughout the state to promote physical activity, healthy food access, and mental well-being. Ms. Andreason stated that while Utah is often viewed as one of the healthiest states, rates of chronic disease and obesity continue to rise, making community health an important concern. She emphasized that local environments and neighborhood conditions can significantly influence health outcomes and noted that where a person lives can be a stronger predictor of health than genetic factors. She explained that the Healthy Utah Community Designation was established in partnership with the Utah League of Cities and Towns in 2020. The designation lasts three years and currently includes 69 cities and towns across Utah. She stated that communities seeking designation must demonstrate leadership commitment, form a local health coalition, implement health-related strategies in the areas of active living, healthy food access, and mental well-being, and create a three-year health plan identifying community needs and goals. She noted that health coalitions typically include local leaders, business representatives, educators, and residents and serve as a forum for discussing and addressing community health needs.

Council Member Robert Pinon encouraged residents to volunteer for the coalition, stating that the city was seeking participants and welcoming community involvement.

Ms. Andreason provided examples of programs implemented in designated communities, including community gardens, social events, meals, suicide prevention training, gun safety education, and recreational activities. She explained that each community selects strategies tailored to its own needs and priorities. She stated that the designation provides a framework for incorporating health considerations into local planning and governance, offers public recognition through Utah League of Cities and Towns events and media outreach, and provides access to educational resources and networking opportunities. She also explained that designated communities receive priority consideration for grant opportunities, including grants supporting healthy food access initiatives. She concluded by expressing enthusiasm about Emigration Canyon's potential participation in the program. She noted that the community's recreational opportunities and interest in creating gathering spaces made it a strong candidate for designation.

Council Member Catherine Harris asked whether participation in the program involved any financial costs. Ms. Andreason responded that there were no direct costs associated with the designation itself. She explained that some health initiatives selected by communities could involve expenses, such as hosting events, but many strategies were free or low-cost. Council Member Harris summarized her understanding that the program would help facilitate community engagement and health-promoting activities, and Ms. Andreason agreed, explaining that the designation was intended to encourage communities to recognize their role in improving residents' health and well-being.

An audience member stated that noise pollution was a significant health concern in Emigration Canyon. They suggested that the designation process could provide an opportunity to work with health officials to address excessive noise caused by speeding vehicles and motorcycles, particularly on weekends. They stated that many community members frequently raised concerns about traffic noise and that it negatively affected quality of life.

Mayor David Brems responded by asking Detective Dawn Larsen about the status of potential sound-monitoring cameras that had previously been discussed for the canyon.

Detective Dawn Larsen stated that, to her knowledge, the issue had been left for the City Council to decide. Mayor Brems indicated that the city remained interested in pursuing the technology. Council Member Harris commented that she believed the council had previously provided direction on the matter. Council Member Robert Pinon suggested that the remaining issue involved determining funding. Mayor Brems stated that the council needed cost information before making a decision. Detective Larsen said she believed cost information had already been provided but agreed to follow up with department leadership. Council Member Jennifer Hawkes recalled that the estimated cost had been approximately \$80,000. Mayor Brems stated that he had understood a sound camera might be shared among several municipalities rather

than being permanently located in Emigration Canyon. Detective Larsen agreed to discuss the matter with the chief and lieutenant and report back. Mayor Brems requested that the issue also be raised with Unified Police Department leadership and coordinated with Council Member Pinon.

Another audience member commented that social isolation and a lack of gathering places can negatively affect community health. They observed that Emigration Canyon lacks a central location where residents can regularly gather and suggested exploring whether the former Sun and Moon building could potentially serve as a community space.

Mayor Brems responded that the building was beyond repair but agreed that creating a stronger sense of community was an important goal. He described discussions from a recent strategic planning session in which Emigration Canyon's dispersed neighborhoods and development patterns were identified as challenges to community cohesion. He stated that a community center or gathering place could help bring residents together and strengthen connections throughout the canyon, although funding would be necessary. He added that the city was considering both long-term and interim solutions. Another audience member suggested embracing the canyon's historical heritage and organizing community events around local history, including activities associated with Utah's July 24 celebrations. Mayor Brems expressed support for the idea before moving the meeting forward. Council Member Pinon thanked Emma Andreason for her presentation and thanked residents for their comments.

B. Quarterly Financial Report – *Daniel Hoffman, Accounting Manager*

Daniel Hoffman, Accounting Manager reviewed his prepared presentation (**Attachment B**), on behalf of his supervisor, Stewart Okobia. He explained that the city operates on a fiscal year running from July 1 through June 30 and that the financial information presented reflected the city's current status as the fiscal year approached its end. He noted that Emigration Canyon maintains three separate funds, which are used to ensure revenues are spent for their intended purposes. Mr. Hoffman reported that the primary city fund, Fund 40, had a cash balance of approximately \$348,000 and a fund balance of approximately \$422,000. He highlighted that the city had an unassigned fund balance of approximately \$405,000 available for future city priorities and projects. He also reviewed the Emigration Canyon Community Council Fund, which contained approximately \$2,168 and had no expenditures during the fiscal year. Council Member Catherine Harris noted that the balance likely originated from funds transferred to the city when the former Community Council dissolved. Mr. Hoffman then reviewed the Council Designated Fund, which receives revenues from Municipal Energy Sales and Telecommunications (MET) taxes. He reported that approximately \$86,000 had been collected and that the fund currently held a balance of approximately \$36,000, all of which was available for city use. He emphasized that Emigration Canyon does not currently levy a property tax.

Mayor David Brems asked whether the various fund balances were included within the previously cited \$400,000 figure. Mr. Hoffman clarified that they were separate balances and that the city's available funds totaled closer to \$500,000 when all funds were considered together.

Reviewing revenues and expenditures through March 31, Mr. Hoffman reported that the city had collected approximately \$425,000 in revenue against a budget of approximately \$577,000, placing revenues at roughly 74% of budgeted expectations, which he stated was consistent with the fiscal year's progress. He explained that sales tax represented the city's largest source of revenue, followed by state road funds. He noted that online purchases can generate sales tax revenue for Emigration Canyon if residents use the proper extended ZIP code associated with the city. Council Members Nicholas Griffith and Jennifer Hawkes encouraged residents to use the correct ZIP+4 code so that sales tax revenues would be allocated to Emigration Canyon rather than elsewhere in Salt Lake County. Council Member Catherine Harris asked about transit tax revenue, and Mr. Hoffman explained that it was a relatively new tax distributed by formula among local governments. An audience member observed that different online retailers sometimes assign tax revenues incorrectly depending on which address-coding systems they use and suggested that correcting those classifications could increase local revenues.

Mr. Hoffman reviewed administrative expenditures, reporting that approximately \$139,000 had been spent against a budget of approximately \$257,000. Major administrative expenses included wages, legal services, insurance, and software subscriptions. He also explained that most of the city's major tax revenues are transferred to MSD, which then provides services and capital projects for member communities. He reported that Emigration Canyon had contributed

approximately \$425,000 to MSD during the year, while MSD had spent nearly \$2 million providing services and projects benefiting the city. He noted that the largest expenditures involved public works projects, capital improvements, and administrative overhead. Council Member Jennifer Hawkes asked why information showing the extent of the city's subsidization through MSD had not previously been presented. Council Member Nicholas Griffith commented that many smaller member communities receive more services than they contribute in revenues, while larger municipalities contribute proportionally more. Mr. Hoffman agreed and explained that MSD pools resources among member communities and allocates services according to board decisions rather than strictly matching revenues generated by each city.

Mayor Brems then asked how Emigration Canyon might eventually finance a community center. He noted that many MSD member communities already have city halls, parks, and other public facilities, while Emigration Canyon lacks those amenities. Mr. Hoffman observed that the city already possessed available fund balances and owned land originally acquired for a city hall site. Mayor Brems stated that the city planned to issue a request for proposals to evaluate the property and determine whether it could accommodate a community center. When Mayor Brems asked how a hypothetical \$5 million project could be financed, Mr. Hoffman suggested conducting a cash-flow forecast using existing revenue streams, including MET tax revenues, to assess future borrowing capacity.

Diana Baun, City Recorder recommended working with the MSD's grant coordinator, Lea Kingsely, to identify grant opportunities that could support a future community center project. Council Member Nicholas Griffith offered to assist with revenue forecasting discussions, noting that he had already been discussing those issues with MSD staff. Mayor Brems indicated that the city's immediate priority would be studying the city-owned parcel to determine its development potential before considering future financing options.

Council Member Catherine Harris expressed appreciation for the financial presentation and asked about the long-term sustainability of the city's current level of subsidization through MSD. She noted that Emigration Canyon had consistently received more in services than it contributed in revenues over several years and asked whether safeguards existed to protect smaller member communities. Mr. Hoffman responded that contractual agreements among MSD member communities prevent abrupt changes that would disadvantage individual cities. Council Member Nicholas Griffith added that Emigration Canyon falls near the middle of the range of subsidized communities and is not among the most heavily subsidized members. Council Member Robert Pinon noted his understanding that revenues generated by major taxpayers such as Kennecott help support MSD operations. Mr. Hoffman stated that tax confidentiality laws prevented him from identifying specific contributors but acknowledged that large taxpayers contribute significant revenues to the system. Mayor Brems observed that Emigration Canyon contributes more in property taxes to certain regional service providers, such as Unified Police Department, than it receives in direct services, creating a broader balance across governmental entities. Council Member Catherine Harris noted that evaluating services such as fire protection differs because a single major fire incident can dramatically change the value received by a community. Cameron Platt added that larger MSD member communities also benefit from the shared-services model because distributing costs among all members lowers expenses for everyone involved. Council Member Jennifer Hawkes observed that the level of subsidization had increased since MSD assumed planning and zoning responsibilities that had previously been provided through Salt Lake County.

Council Member Robert Pinon asked whether Emigration Canyon currently had any outstanding bonds. Mr. Hoffman confirmed that the city had no outstanding bonds, although MSD itself maintained one bond obligation. Mayor Brems then asked whether the city had the authority to levy taxes to repay a future bond. Cameron Platt confirmed that the city could implement a property tax if necessary to support bond repayment. He noted, however, that recent legislative changes to truth-in-taxation requirements would have prevented implementation during the current budget cycle because the required deadlines had already passed. Mayor Brems reiterated that evaluating the city-owned property remained the first step before considering any future financing decisions. Cameron Platt further noted that the shared-services structure benefits both smaller and larger member communities and provides an additional measure of financial stability.

The discussion then shifted back to the tentative budget for the upcoming fiscal year. Mr. Hoffman explained the process for adopting the budget, noting that the council would approve a tentative budget at the current meeting, publish it for public review, hold a public hearing at the next meeting, and then adopt a final budget. Council Member Catherine Harris requested that future budget discussions include restoring funding for the city's interlocal agreement with Utah Division of Forestry, Fire and State Lands and Unified Fire Authority. She explained that the agreement had historically funded

community wildfire mitigation projects through a matching arrangement in which the city contributed approximately one-third of the funding and state agencies contributed the remainder. Council Member Harris stated that the city had not participated in the program for approximately a year and a half and that agency representatives strongly encouraged its reinstatement. She suggested a potential city contribution of approximately \$18,000 but acknowledged that additional information was still being gathered. Cameron Platt recommended adopting the tentative budget as presented and considering any amendments during adoption of the final budget.

Robert Pinon requested that two additional items be considered during preparation of the final budget. The first involved replacing the city's electronic sign trailer, noting that repairs would cost nearly as much as purchasing a new trailer. The second involved allocating approximately \$500 for participation in the Utah State Well-Being Survey. Council Member Jennifer Hawkes and Cameron Platt noted that funding for the survey had been included in previous budgets.

9. COUNCIL BUSINESS: (Discussion/Motion)

- A. Discussion and Potential Action Regarding **Resolution R2026-09**, Approving a Budget Amendment to the City's FY2025-26 Budget – ***Daniel Hoffman, Accounting Manager – moved to June***
- B. Discussion and Potential Action Regarding **Resolution R2026-10**, Approving Emigration Canyon's FY2026-2027 Tentative Budget – ***Daniel Hoffman, Accounting Manager***

Council Member Harris asked to add an ILA with Fire Forestry and State Lands with matching amounts for Community Wildfire Reduction programs and costs. This has not been done for the last year and a half but UFA and FFSL has said they will contribute the larger amounts if the city contributes a small amount, so they have been encouraged to do that for the benefits of services. In the past she believes it was \$12K a year, but wants direction from the council on amount to add to final budget. She suggested \$18,000 from UFA and FFSL as contributions.

Council Member Griffith moved to approve Resolution R2026-10, Approving the Emigration Canyon Tentative Budget for FY2026-27. Council Member Harris seconded the motion; vote was 5-0, unanimous in favor.

- C. Discussion and Potential Action Regarding **Ordinance 2026-O-05**, Franchise Agreements for Use of the Public Right-of-Way in the City – ***Cameron Platt, Legal Counsel***

Cameron Platt reviewed the draft ordinance language and other background information (**Attachment C**), noting that the proposed franchise ordinance had originally been scheduled for discussion and possible action, but as drafting progressed, the ordinance became more complex than anticipated. He recommended delaying adoption so council members would have additional time to review the draft and provide feedback before any action was taken.

Mayor David Brems asked whether the ordinance would apply if the city installed conduit during future utility undergrounding projects and later allowed a fiber company to use that conduit. Cameron Platt confirmed that such a situation would be covered by the ordinance. He explained that the ordinance would also apply to existing and future telecommunications utilities, utility infrastructure, and potential pipeline projects located within public rights-of-way.

Mr. Platt explained that the ordinance was developed in response to discussions during the legislative session regarding oil and gas pipelines. He stated that the legislature had encouraged municipalities to establish clear and predictable processes governing utility companies, pipeline operators, and similar entities seeking access through local jurisdictions. He noted that Emigration Canyon was addressing the issue through two separate mechanisms: development agreements for projects involving private property and franchise agreements for projects involving public rights-of-way or public property. He explained that the draft ordinance incorporated concerns previously raised by the council, including watershed protection, environmental impacts, revegetation requirements, and preservation of the canyon's character. Mr. Platt requested that council members review the draft over the following month and provide comments, questions, or suggested revisions before the ordinance returned for formal consideration at a future meeting.

Council Member Jennifer Hawkes reported that she had reviewed the draft and compared it with similar ordinances from Summit County. She suggested several additional provisions for consideration, including language allowing the city to place conduit in utility trenches at no cost, provisions addressing communications infrastructure, requirements for

restoring damaged vegetation following trenching activities, notice requirements, dispute resolution procedures, emergency cooperation obligations, and potential penalties for late payments. She indicated that she would provide detailed comments to staff.

Mr. Platt responded that he had also reviewed Summit County's ordinance but noted that it was focused specifically on pipelines, whereas Emigration Canyon's ordinance was intended to serve as a broader framework governing all franchise agreements. He explained that the ordinance was designed to establish policy requirements and standards that future franchise agreements must address rather than include all detailed contractual provisions directly within the ordinance itself. He stated that future franchise agreements would still be negotiated individually and would contain project-specific requirements. Using a hypothetical pipeline proposal as an example, he explained that the ordinance would require franchise agreements to address issues such as watershed protection, slope stability, revegetation, environmental impacts, and eventual removal of infrastructure if it was abandoned or no longer needed. The franchise agreement itself would then contain the detailed terms implementing those requirements.

Mayor Brems asked whether the city could charge utilities or pipeline operators for access under a franchise agreement. Mr. Platt responded that the city could charge fees, explaining that the payments would be structured as franchise fees rather than taxes. He stated that the city could negotiate either flat annual fees, percentage-based fees, or other payment structures as part of individual franchise agreements.

D. Healthy Utah Designation Updates – *Council Member Robert Pinon*

Council Member Robert Pinon reported that he was seeking volunteers to participate in the proposed Healthy Utah coalition discussed earlier in the meeting. He stated that the city's goal was to assemble the coalition and complete the application process in time to meet the August submission deadline for the Healthy Utah Community Designation program. He encouraged interested residents to volunteer so the city could be considered for designation.

E. City Design Standards and Design Guidelines – *Council Member Jennifer Hawkes*

No updates at this time.

10. CITY ATTORNEY UPDATES (Discussion/Motion)

A. Legislative Updates for Bills Going into Effect May 2026 – *Cameron Platt, City Attorney*

Cameron Platt provided a legislative update (**Attachment D**) following the conclusion of the 2025 Utah legislative session. He explained that more than 1,000 bills had been introduced and over 500 had passed, making it impractical to review every measure in detail. He informed the council that his law firm had prepared an eight-page summary identifying legislation most relevant to municipalities, including bill numbers, descriptions, effective dates, and links to additional information, which he planned to distribute to council members. He noted that the most significant changes affecting local governments involved land use, housing, elections, and zoning, with some implementation deadlines occurring later in 2025 and others in 2027. Mr. Platt discussed recent housing and land use legislation, noting that although many moderate-income housing requirements do not directly apply to a community the size of Emigration Canyon, they reflected the Legislature's continuing effort to address Utah's housing shortage. He stated that the Legislature has attempted to balance local control over zoning with statewide housing goals and emphasized the importance of municipalities adopting reasonable land use regulations that respect both property rights and community planning objectives. He explained that new requirements regarding accessory dwelling units (ADUs) would likely apply to Emigration Canyon and that the city would need to review and amend its ordinances as necessary to ensure compliance with state law.

Mayor Brems asked whether the changes would require the city to relax its current ADU regulations. Mr. Platt stated that he had not yet completed a comparison between state law and the city's ordinance. Claire Gillmor commented that the city would likely need to make its ordinance less restrictive because the new legislation permits ADUs in situations where municipalities previously could prohibit them. Council Member Jennifer Hawkes noted that Emigration Canyon had historically limited ADUs in certain circumstances. Mr. Platt also highlighted legislation establishing a revolving loan fund intended to help owner-occupied starter home buyers enter the housing market.

Mr. Platt then reviewed significant changes to Utah's truth-in-taxation laws. He explained that the Legislature had substantially expanded public notice, hearing, posting, and procedural requirements for any municipality considering a property tax increase. He stated that municipalities must now adopt an interim budget rather than a tentative budget and comply with a detailed timeline of notices and public engagement requirements. He advised that if the city ever anticipates implementing a property tax, planning would need to begin well in advance to meet the statutory deadlines. He also discussed House Bill 425, which authorizes municipalities to impose transportation utility fees on certain categories of road users. He explained that the legislation was intended to help local governments recover roadway costs from users who are not adequately accounted for through existing transportation funding mechanisms. Mr. Platt noted that implementation would require traffic studies and clearly defined user categories. Mayor Brems asked whether the city could charge cyclists for riding in Emigration Canyon. Mr. Platt responded that the legislation specifically prohibits per-user fees and does not allow tolls or individual licensing fees. Council Member Jennifer Hawkes asked whether the city could potentially recover costs associated with traffic diverted from Interstate 80 during closures. Mr. Platt stated that such a concept would require identifying a qualifying category of users and supporting the fee through traffic studies, but he noted that most canyon traffic originates from people outside the community, making implementation difficult. Tamaran Woodland added that the ongoing transportation study for Emigration Canyon includes traffic data collection. Council Member Hawkes suggested that additional traffic counts and monitoring could help document the significant increases in traffic that occur during road closures and other unusual events. Mayor Brems joked about imposing tolls on non-residents, prompting Mr. Platt to reiterate that such a system would not be permitted under the legislation.

Mr. Platt also summarized several public safety-related legislative changes. He noted that new laws addressed issues involving drug use, syringe exchange programs, behavioral health coordination, and procedures for filling elected office vacancies and resolving election ties. He explained that municipalities are now required to adopt ordinances establishing their own fair method for breaking election ties rather than relying on the previous statutory method, which involved a coin toss. He further discussed legislation affecting special service districts and emergency medical service providers, including provisions that expand governmental immunity protections to emergency medical responders acting within the scope of their duties.

Mayor Brems asked whether the legislation regarding special service districts was connected to Salt Lake County's efforts to withdraw from certain districts, including SLVLESA. Mr. Platt confirmed that the legislation was related to those discussions and represented a compromise resulting from those efforts. Council Member Nicholas Griffith added that similar issues had also arisen regarding Wasatch Front Waste and Recycling District. Mr. Platt stated that future actions would depend on decisions made by the affected entities and member governments.

Concluding the presentation, Mr. Platt outlined several action items for the city. He stated that staff would need to review and potentially amend the city's ADU ordinance and Planning Commission procedures to comply with new state requirements. He noted that truth-in-taxation changes would only become relevant if the city pursued a property tax in the future. He also explained that the proposed franchise ordinance previously discussed by the council would help satisfy new requirements related to broadband and utility franchise agreements. Mr. Platt noted that certain annexation-related provisions did not currently apply to Emigration Canyon but would become relevant if nearby unincorporated areas ever sought annexation.

The discussion then turned briefly to annexation possibilities. Mayor Brems asked whether the city could annex land located above the canyon and near the dam, including areas such as the golf course. Mr. Platt explained that annexation would be legally possible but would require the city to first adopt an annexation plan identifying areas that could potentially be annexed. Claire Gillmor agreed and stated that preparing an annexation plan would be the first necessary step before any annexation process could move forward. Mr. Cameron Platt concluded by reiterating that annexation could be pursued but only after the required planning and notice procedures were completed.

11. COUNCIL REPORTS

A. Mayor Brems

1. Greater Salt Lake Municipal Services District (MSD)
2. Emigration Canyon Planning Commission

Mayor David Brems reported that he attended the most recent Municipal Services District (MSD) Board meeting, where the board conducted a public hearing and approved the MSD budget for the upcoming fiscal year. He also reported that he and Council Member Nicholas Griffith attended a strategic planning seminar, which he described as very beneficial. In addition, Mayor Brems noted that the council had received an update from the Emigration Canyon Planning Commission through Claire Gillmor's earlier report.

B. Council Member Griffith

1. Wasatch Front Waste and Recycling District (WFWRD)

Council Member Nicholas Griffith reported on the most recent Wasatch Front Waste and Recycling District (WFWRD) board meeting. He stated that a representative from the area of Taylorsville had been elected as the board's vice chair. He also highlighted a detailed revenue report showing cost savings compared to the previous year. He explained that the district had reduced expenses through measures such as decreasing fleet costs and reducing paper printing while maintaining service levels and avoiding fee increases. Council Member Griffith commended the district for finding more efficient ways to operate without reducing services. He discussed ongoing issues related to member municipalities withdrawing from special districts. He noted that Herriman was in the process of withdrawing from WFWRD and explained that Herriman had also been involved in initiating legislation concerning district withdrawal. He expressed concern that if larger municipalities began leaving regional service districts, it could negatively affect smaller communities that rely on the shared-services model. He stated that smaller municipalities help support the overall system while larger municipalities often generate a substantial portion of district revenues. Council Member Griffith emphasized the importance of monitoring these developments and encouraging elected officials to remain engaged on the issue. He reported that WFWRD was currently in a stable position and that Herriman's departure was not expected to have a significant impact in the near future because services provided to Herriman would also be reduced as part of the withdrawal process.

Council Member Griffith also provided an update on the green waste trailer program discussed earlier in the meeting. He reported that all remaining trailer reservations had been filled and noted that residents had likely seen multiple trailers moving through the canyon each day to collect green waste. He thanked WFWRD for its flexibility in accommodating the canyon's needs and stated that the experience reinforced the board's understanding that large roll-off containers are not practical in Emigration Canyon because of the canyon's narrow roads and limited access. He explained that trailers appeared to be the most effective long-term solution for green waste collection in the community.

C. Council Member Harris

- 1. Unified Fire Authority (UFA) & Unified Fire Service Area (UFSA)**
- 2. HB 48 – Wildland Risks**
- 3. Watershed Plan**

Council Member Catherine Harris reported that the Firewise Day event had been held on Saturday and described it as a successful and well-attended program. She noted strong public interest in presentations provided by the canyon's emergency management liaison regarding evacuation planning, evacuation zones, and emergency procedures. She requested that the city's evacuation zone map be posted on the city website so residents could access the information. Council Member Harris also reported that Chief Anthony Wittison, Division Chief for Wildland Services, delivered a well-attended presentation focused on wildfire preparedness. She noted that representatives from Utah Division of Forestry, Fire and State Lands had been unable to attend and stated that the city hoped to host a separate presentation from that agency within the next few months. She reported that the Unified Fire Authority (UFA) Board had met earlier that day and approved a proposed budget. She explained that UFA operates on a fiscal-year budget and would hold a public hearing the following month before adopting the final budget. She clarified that the Unified Fire Service Area (UFSA), which funds fire protection services for Emigration Canyon, operates on a separate annual budget cycle, which is why any discussions regarding UFSA tax rates occur later in the year. She stated that there were currently no discussions or plans to increase UFSA taxes during the upcoming year, although future conditions could always change.

Council Member Harris stated that wildfire risk reduction remained a major focus for UFA, Utah Division of Forestry, Fire and State Lands, and Salt Lake County emergency management officials. She announced an upcoming wildfire town hall meeting and encouraged residents who were unable to attend Firewise Day to participate. She also reported that the

annual fireworks restriction map had been released and noted that all of Emigration Canyon remained within an area where fireworks are prohibited. Council Member Harris further discussed the recently released Utah Wildfire Outlook, which forecast hot and dry conditions across the state over the next three months and identified elevated wildfire risk. She noted that wildfire officials had expressed appreciation for the level of community engagement and preparedness efforts occurring within Emigration Canyon.

Turning to operational matters, Council Member Harris reported that she had participated in a standards-of-cover review with UFA leadership. She stated that there were no significant changes planned for fire service in Emigration Canyon and that response times for the canyon's relatively small number of incidents, most of which are medical calls rather than fires, remained within established service standards. She reported that the station would continue operating with three-person crews, although four-person staffing remains a long-term goal throughout the system. She also noted that Unified Fire Authority was completing landscaping improvements at the fire station using native and water-wise plants. She informed Council Member Jennifer Hawkes that she would provide information for posting on the city website, including a short UFA video and materials related to emergency preparedness and evacuation planning. Council Member Hawkes requested copies of the emergency management presentation and evacuation maps, and Council Member Harris agreed to provide them.

Council Member Harris then discussed Canyon Trash Day, noting that organizers had requested reflective safety vests for volunteers working along the roadway. She stated that she had spoken with Mayor Brems and intended to purchase a small number of vests because of their low cost and safety benefits. Council Member Hawkes advised that organizers should also maintain volunteer sign-in sheets to ensure participants are properly covered and documented, as had been done in previous years. Council Member Harris agreed to coordinate with organizers regarding those procedures. She next revisited a previous discussion regarding the installation of dog waste stations within the canyon. She explained that residents had raised the issue the previous fall and asked whether the council wanted her to continue pursuing it. Council Member Hawkes responded that any future amenities, including waste stations, benches, signs, and similar features, should be coordinated with the city's developing design guidelines to ensure a consistent appearance. Council Member Robert Pinon suggested adapting commercially available products to fit the city's branding and design standards. Council Member Harris agreed to postpone further action until those design considerations were addressed but noted that dog waste remained a noticeable issue in heavily used recreational areas of the canyon. She concluded with an update on the watershed plan. Responding to concerns raised earlier in the meeting, she reported that public health officials had informed her that Emigration Canyon's existing watershed plan remained valid even if the city was no longer participating in Salt Lake County's watershed planning process. She stated that she had also been told that the county's new watershed plan would not become effective until sometime in 2027. She acknowledged that she had heard conflicting information regarding the status of the plan and committed to investigating the matter further. She emphasized that the city must maintain an approved watershed plan and expressed her desire to see the current planning effort completed.

Council Member Hawkes asked whether additional legal or administrative action was needed to move the watershed plan forward, noting that significant funding had already been invested in the project. Council Member Harris responded that the city had exhausted a \$40,000 grant and received more than \$40,000 worth of services but that the final product had still not been completed. She explained that the grant administrator had advised against extending the grant and had indicated that staff would complete the remaining work internally. Council Member Harris stated that the unfinished plan still required conversion into the formal nine-element format necessary to address E. coli issues and obtain Environmental Protection Agency approval. She expressed frustration with the delays but stated that she intended to continue pursuing completion of the watershed plan.

D. Council Member Hawkes

1. Website (www.emigration.utah.gov)
2. CodeRED
3. Association of Municipal Governments
4. Utah League of Cities and Towns

Council Member Jennifer Hawkes reported that she would be working with Council Member Catherine Harris to post Firewise materials, emergency preparedness information, and other relevant updates on the city website. She also stated that she would assist with posting information submitted by council members related to their areas of responsibility.

Council Member Hawkes provided an update on the city's CodeRED emergency notification system. She explained that the annual renewal was approaching and that she had obtained a renewal quote, which she planned to distribute to the council. She noted that the cost is shared with the EIU and that she had also received a proposal from a competing provider so the city could compare services and pricing before making a decision. Council Member Nicholas Griffith asked whether changing providers would require residents to re-enroll in the system. Council Member Hawkes responded that she did not believe so but noted that she needed to compare the systems more thoroughly. She explained that the city had intentionally chosen a structure in which resident contact information remained private and was not owned by the city in order to encourage participation and avoid responsibility for maintaining personal data. She stated that CodeRED had generally worked well aside from a recent issue and that she wanted to review all available options before making a recommendation.

When asked about cost, Council Member Hawkes reported that the annual fee had gradually increased and was now approximately \$1,975, with the cost split between participating entities. Mayor David Brems noted that the expense was already included in the city's budget, and Jennifer Hawkes confirmed that funding had been budgeted annually.

Council Member Jennifer Hawkes proposed creating a new electronic community newsletter to be distributed through the city's website mailing list. She stated that the newsletter could include information from Firewise Day, reminders about using the correct ZIP+4 code for sales tax purposes, emergency preparedness information such as evacuation planning and go-kit preparation, information about the Canyon Express shuttle, fireworks restrictions, wildfire maps, and other city updates. She offered to prepare a draft for review.

Council Member Harris expressed support for continuing both longer newsletters and shorter email notices that highlight specific events or deadlines. She suggested that brief announcements about activities such as Canyon Trash Day could help residents quickly identify items that should be added to their calendars. Council Member Hawkes agreed and noted that CodeRED could also be used for targeted notifications. She explained that while the city does not have access to personal subscriber information, it can track participation levels and distribution counts. Council Member Hawkes reported that a recent Firewise-related email reached approximately 533 recipients. She noted that email distributions currently reach more people than CodeRED notifications and emphasized the value of using multiple communication methods to maximize outreach.

Mayor David Brems asked whether the QR code used for CodeRED registration was functioning properly. Council Member Hawkes indicated that she would verify it. Council Member Harris reported that some residents had experienced difficulties scanning the code during Firewise Day, although others were able to access it successfully. She noted that registration information was also available through other methods for those who encountered difficulties.

Council Member Hawkes also reported on recent information received through the Utah League of Cities and Towns. She stated that she had distributed legislative summaries and truth-in-taxation guidance to council members, including a checklist outlining the specific deadlines and procedural requirements municipalities must follow if they intend to implement property tax changes. She encouraged council members to review those materials. Council Member Hawkes further noted that the League had partnered with EconWest to produce sales tax revenue forecasts for budgeting purposes, although Emigration Canyon was not included because of its small size. She stated that the forecasts could still provide useful context by reviewing projections for neighboring jurisdictions and Salt Lake County.

Finally, Council Member Hawkes reported that the Federal Transit Administration had announced approximately \$28 million in competitive grant funding for transit-oriented development planning. She stated that she was not yet certain whether the program could benefit Emigration Canyon or MSD projects but suggested reviewing the opportunity to determine whether it could support local transportation-related planning efforts.

E. Council Member Pinon

1. Unified Police Department (UPD) & Salt Lake Valley Law Enforcement Service Area (SLVLESA)
1. Utah Broadband
2. Update on Possible High-Density Development

Council Member Robert Pinon reported on matters related to Unified Police Department (UPD) and the Salt Lake Valley Law Enforcement Service Area (SLVLESA). He noted that their regular meetings occur after Emigration Canyon council meetings but stated that he had attended a recent finance committee meeting. He reported that UPD's budget was performing as expected and remained on track to meet targeted financial goals. According to Chief Jason Mazuran, the organization was successfully managing increases in costs, including insurance and other operating expenses, while maintaining overall financial stability. Council Member Pinon also reported that he had raised the issue of the city's electronic message trailer during the meeting. He explained that Detective Dawn Larsen had provided information regarding available options and reminded the council that any replacement or repair costs would need to be borne by Emigration Canyon because the trailer serves a dedicated canyon purpose.

Mayor David Brems asked whether the city should include funding in the budget to purchase a new trailer. Council Member Jennifer Hawkes suggested considering both repairing the existing UPD trailer and purchasing an additional trailer so that the city would have access to more than one unit during events such as marathons and other community activities. Council Member Pinon reported that the repair estimate for the existing trailer was approximately \$7,000 and that purchasing a new trailer would cost approximately \$17,000, resulting in a combined cost of roughly \$24,000 if both options were pursued. Council Member Nicholas Griffith observed that the city currently had sufficient available funds to cover such an expense, although the council would need to decide whether to formally include it in the budget.

Council Member Hawkes stated that one benefit of the trailers was their ability to collect traffic and speed data, which could assist the city in making more informed transportation decisions. Mayor Brems noted that the trailers could also monitor vehicle speeds. Council Member Harris cautioned that previous discussions with transportation consultants indicated that data collected by the trailer would not qualify as official traffic count data for engineering studies. Council Member Hawkes acknowledged that formal traffic studies generally require roadway counters installed directly across the pavement. Council Member Harris emphasized that while the trailer data could be useful for general information and trend analysis, it would not replace the official studies required for transportation planning purposes.

Detective Dawn Larsen suggested that the city consider repairing the existing message trailer while purchasing a separate radar speed trailer rather than acquiring two message trailers. She noted that radar speed trailers could provide additional traffic and speed information while displaying drivers' speeds. Catherine Harris asked about the cost of such equipment, and Detective Dawn Larsen responded that she did not have current pricing but believed it could potentially cost less than a full message trailer. Council Member Pinon then asked whether the quoted price for a new trailer included radar and related traffic-monitoring capabilities. Detective Larsen explained that the city's existing trailer already contained those features and that a comparable replacement would likely include the same functionality. She noted that the primary issue had been the inability to successfully extract and utilize the collected data.

Council Member Pinon has no updates on Utah Broadband or the High Density Housing Project.

12. FUTURE AGENDA ITEMS

- Public Hearing and Resolution to adopt final budget
- Public Hearing and Resolution to amend the current budget

Council Member Harris moved to recess the City Council Meeting and move to Closed Session for the reasons indicated below. Council Member Pinon seconded the motion; vote was 5-0, unanimous in favor.

13. 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

14. ADJOURN

Mayor Brems moved to adjourn the City Council Meeting at 10:38 pm. Council Member Griffith seconded the

motion; vote was 5-0, unanimous in favor.

This is a true and correct copy of the May 19, 2026 Emigration Canyon City Council Meeting Minutes, approved by the Emigration Canyon City Council on June 16, 2026.

ATTEST:

David Brems, Mayor

Diana Baun, City Recorder