



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, July 9, 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

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.

PUBLIC HEARING(S)

OAM2026-001636 - Consideration of a resolution amending Emigration's land use fee schedule.

Presenter: Brian Hartsell (Discussion, Hearing, Action)

OAM2026-001644 – Consideration of amending Section 9.90.025 of the Emigration Canyon Municipal Code to replace the 2006 Utah Wildland Urban Interface Code with the 2024 International Wildland Urban Interface Code in accordance with H.B. 41 of the 2026 General Legislative Session of the State of Utah. **Planner:** Curtis Woodward (Discussion, Hearing, Action)

BUSINESS MEETING

- 1) Approval of May 14, and June 11, 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: August 13, 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.



Ordinance Amendment

Meeting Body: Planning Commission

Meeting Date: July 9, 2026

File Number & Project Type:
OAM2026-001636

Adoption of the 2026-2027 fee schedule

Planner: Jeff Miller, Planner II

Key Findings:

- Per Utah Code, planning commission is required as part of the land use fee schedule adoption process.

Staff Recommendation:

Recommendation of approval to the Council

Exhibits:

- A. Explanation Memo
- B. Proposed Fee Schedule

PROJECT DESCRIPTION

Each year, the Council adopts a fee schedule for all fees collected by the MSD in behalf of Emigration Canyon, including land use, business license, building permit, code enforcement, and engineering fees. Per Utah Code, fees specific to land use applications must be considered by the planning commission for recommendation prior to the Council taking action to adopt the fee schedule. The adoption of the fee schedule is based on the fiscal budget year (July 1 – June 30).

PUBLIC INPUT

Planning Staff has not received any comments from the public as of the completion of this staff report. Any comments that are received will be forwarded to the Planning Commission for review at the public hearing on July 9.

ANALYSIS AND RECOMMENDATION

Analysis and Summary:

The only change to the “Land Use” application fee section of the fee schedule is to change “Simple Conditional Use Permit” to “Simple Land Use Permit” in the fee table. This is due to the fact that most of the applicable uses on the list are now either permitted uses or are covered under the “temporary uses” chapter of the code.

Recommendation:

Planning staff recommends that the planning commission forward a recommendation for approval to the Council.

PLANNING COMMISSION OPTIONS:

As a recommending body to the Council, the planning commission has the following options:

1. **Approval:** The planning commission recommends approval of the 2026-2027 land use fee schedule as presented.

2. **Approval with changes:** The planning commission recommends approval of the 2026-2027 land use fee schedule with the following changes:
 - a. ...
3. **Denial:** The planning commission recommends approval of the 2026-2027 land use fee schedule as presented.



GREATER SALT LAKE Municipal Services District

STAFF REPORT ADDENDUM

Date: June 8, 2026

From: Brian Hartsell, Associate General Manager, MSD

RE: Fee Schedule Update

Issue Summary

The MSD administers the County, City and Town fee schedules of its member communities. The fee schedule is reviewed and updated regularly, sometimes annually, then approved by the Council. Often these updates are a result of new legislation that impacts how fees are charged or administered. The core of the fee schedule is common to all entities within the boundaries of the Municipal Services District with customization as desired and approved by each jurisdiction. The commonality where applicable facilitates efficient administration of the schedule.

Last year, after careful review of the land use regulation definition (as provided in 10-9a-103(34)(a)) and upon guidance by the SLCo District Attorney's Office our land use legal team at Smith Hartvigsen, certain fees (such as building permit fees) found in the County, City and Town fee schedules should be considered part of the "land use regulation definition." Therefore, beginning last year fees related to land use were considered by your Planning Commission as provided in 10-9a-302(1)(b) and, after a public hearing at the Planning Commission meeting, a recommendation was brought to City/Town/County council.

Fee Schedule Updates

A few key changes you may have noted in the redline schedule include:

- Updated valuation table used to calculate building permits as provided by the International Code Council (ICC). This is a regular and predictable update to the schedule.
- A change of the re-inspection fee from \$50 to \$100, and the overtime/after-hours inspection fee from \$120 to \$150. These adjustments reflect average actual time, fuel and vehicle costs and to encourage readiness at the initial inspection so that a reinspection or untimely inspection is not even needed.
- Adding "or violating a stop work order" to "building or grading without a permit" as a reason for a fee to be assessed. Also, changing the base fee to \$1,000 or 200%, which ever is greater. 200% of a very small base fee may not be seen as a deterrent in some cases. Fees are not intended as a revenue generator, but to encourage compliance.



G R E A T E R S A L T L A K E

Municipal Services District

- Clarification that plan check fees apply to up to four reviews prior to building permit issuance. This helps ensure a single fee is being applied to scenarios where updates to plans are not being made and plan checks are occurring at high volume without a fee increase.
- Clarification that plan check fees “small projects” includes residential solar plan checks.
- Change Simple Conditional Use Permit to “Simple Land Use Permit” since many of these uses are now permitted uses rather than conditional uses due to code or state statute updates.
- Clarification on Stormwater Pollution Prevention Plans (SWPPP) oversight inspections, including impact of seasonal closures.
- Adding parking violation fee updates where applicable
- Clarification of individual vs non-individual special event violations. Reducing individual fee amount to \$1,000 consistent with UCA 10-3-703 and Title 76-3-301(1)(d).
- Update of engineering fees to include excavation permit fee amounts per Title 14 instead of having the fees buried in the code. Also, eliminating some of the calculations based on a percentage of construction costs and changing to set fees to make fees more modest and consistent with other jurisdictions.

Recommendation

Approve the updated Fee Schedule with an effective date of Jul 1, 2026 at the earliest or the date of the meeting approved in if later. The approval should also authorize the ability for MSD Staff to make non-substantive changes to facilitate formatting, grammar and other changes to support publishing the schedule.



Ordinance Amendment

Meeting Body: Planning Commission

Meeting Date: July 9, 2026

File Number & Project Type:

OAM2026-001644

Amending 9.90.025 of the Emigration Canyon Code to replace the 2006 Utah Wildland Urban Interface Code with the 2024 International Wildland Urban Interface Code.

Planner:

Curtis Woodward

Key Findings:

- HB41 (2026 general session) requires all municipalities to adopt this code.

Staff Recommendation:

Positive recommendation to the Council

Exhibits:

A. Proposed ordinance

PROJECT DESCRIPTION

H.B. 41, passed by the Utah Legislature in 2026, has amended 15A-2-103 of the Utah Code to specify that the 2024 edition of the International Wildland-Urban Interface Code is the edition adopted by the State of Utah. This ordinance amendment is to keep Magna Code in line with state code.

PUBLIC INPUT

No public comments have been received as of the completion of this staff report. Any comments that are received will be forwarded to the Planning Commission for review and will be summarized at the hearing on July 9.

ANALYSIS AND RECOMMENDATION

Analysis and Summary:

The 2024 edition of the International Wildland-Urban Interface Code (IWUIC) has been adopted by the State of Utah as being adopted and endorsed by the International Code Council. As a more up to date version of the code, the 2024 IWUIC acknowledges the use of currently available fire-resistant construction techniques and materials.

Recommendation:

Planning Staff recommends that the planning commission forward a positive recommendation to the Council for adoption.

PLANNING COMMISSION OPTIONS:

As a recommending body to the Council for zoning map amendments and text changes, the planning commission has the following options:

1. **Approval:** The planning commission recommends approval of application OAM2025-001539 to amend Title 9 of the Emigration Canyon code as proposed. **Staff Recommendation**

2. **Approval with changes:** The planning commission recommends approval of application OAM2025-001539 to amend Title 9 of the Emigration Canyon code with the following changes:
 - a. ...
3. **Denial:** The planning commission recommends denial of application OAM2025-001539 to amend Title 9 of the Emigration Canyon code as proposed.

EMIGRATION CANYON CITY COUNCIL

ORDINANCE NO. 2026-O-XXXX

DATE: XXXXX, 2026

AN ORDINANCE AMENDING SECTION 9.90.025 OF THE EMIGRATION CANYON MUNICIPAL CODE TO REPLACE THE 2006 UTAH WILDLAND-URBAN INTERFACE CODE WITH THE 2024 EDITION OF THE INTERNATIONAL WILDLAND-URBAN INTERFACE CODE TO COMPLY WITH H.B. 41

WHEREAS, on September 23, 2025, the Emigration Canyon City Council (“**Council**”) adopted Ordinance 2025-O-13 to comply with H.B. 48, which the Utah Legislature passed in 2025; and

WHEREAS, among other things, Ordinance 2025-O-13 enacted Section 9.90.025 of the Emigration Canyon Municipal Code to adopt the 2006 Edition of the Utah Wildland-Urban Interface Code (“**2006 WUI Code**”); and

WHEREAS, during the 2026 Legislative Session, the Utah Legislature passed H.B. 41, which requires municipalities to replace the 2006 WUI Code with the 2024 edition of the International Wildland-Urban Interface Code (“**2024 WUI Code**”); and

WHEREAS, the Emigration Canyon Planning Commission held a duly noticed public hearing on July 9, 2026, to consider amending Section 9.90.025 of the Emigration Canyon Municipal Code to replace the 2006 WUI Code with the 2024 WUI Code; and

WHEREAS, after taking public comment on the proposed amendment, the Emigration Canyon Planning Commission issued a [favorable/negative] recommendation to the Council; and

WHEREAS, after considering the Emigration Canyon Planning Commission’s recommendation, the Council desires to amend Section 9.90.025 of the Emigration Canyon Municipal Code to comply with H.B. 41.

NOW, THEREFORE, IT IS HEREBY ORDAINED by the Emigration Canyon City Council:

1. Amendment: Section 9.90.025 of the Emigration Canyon Municipal Code is repealed in its entirety and amended to read as follows:

9.90.025 Wildland-Urban Interface Code

- A. The International Wildland-Urban Interface Code, 2024 Edition, published by the International Code Council, is hereby adopted as the Wildland-Urban Interface Code of the Emigration Canyon for the regulation and governance of the mitigation of hazard to life and property from the intrusion of wildland exposure, fire from adjacent structures, and prevention of structure fires from spreading to wildland fuels in town.

- B. International Wildland-Urban Interface Code, 2024 Edition, published by the International Code Council, together with any future amendments thereto shall, be maintained as public records with the City Recorder are incorporated as a part of this Section.

2. Severability: If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which shall continue in full force and effect.

3. Direction to Mayor and Staff: The Mayor and staff are authorized and directed to take such steps as may be needed: (a) for this Ordinance to become effective under Utah law, including but not limited to compliance with the requirements of Utah Code § 10-3-711; and (b) to finalize and post the Ordinance to Municode, including but not limited to making non-substantive edits to correct any scrivener's, formatting, and numbering errors.

4. Effective Date: This Ordinance shall become effective immediately upon its posting.

[execution on following page]

ADOPTED AND APPROVED at a duly called meeting of the Emigration Canyon City Council on this ____ day of _____, 2026.

EMIGRATION CANYON CITY COUNCIL

By: David Brems, Mayor

ATTEST

Diana Baun, Clerk

Voting:

Council Member Brems voting	_____
Council Member Griffith voting	_____
Council Member Harris voting	_____
Council Member Hawkes voting	_____
Council Member Pinon voting	_____

(Complete as Applicable)

Date ordinance summary was posted to the Emigration Canyon website, the Utah Public Notice website, and in a public place within the City of Emigration Canyon per Utah Code §10-3-711: _____

Effective date of ordinance: _____

**SUMMARY OF
CITY OF EMIGRATION CANYON
ORDINANCE NO. 2026-O-XXXX**

On XXXXX, 2026, the Emigration Canyon City Council enacted Ordinance No. 2026-O-XXXX, which amends Section 9.90.025 of the Emigration Canyon Municipal Code to replace the 2006 Utah Wildland-Urban Interface Code with the 2024 International Wildland-Urban Interface Code to comply with H.B. 41.

EMIGRATION CANYON CITY COUNCIL

By: David Brems, Mayor

ATTEST

Diana Baun, Clerk

Voting:

Council Member Brems voting	_____
Council Member Griffith voting	_____
Council Member Harris voting	_____
Council Member Hawkes voting	_____
Council Member Pinon voting	_____

A complete copy of Ordinance No. 2026-O-XXXX is available in the office of the Emigration Canyon City Clerk, 860 Levoy Drive, Suite 300, Taylorsville, Utah 84123.