



Planning and Development Services

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MEETING MINUTE SUMMARY EMIGRATION CANYON PLANNING COMMISSION MEETING Thursday, May 14, 2026, 8:30 a.m.

Approximate meeting length: 38 minutes

Number of public in attendance: 0

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Harpst

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

ATTENDANCE

Commissioners and Staff:

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

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

Commissioner Wallace motioned to open the business meeting, Commissioner Berreth seconded that motion.

BUSINESS MEETING

Meeting began at – 10:04 a.m.

- 1) Study Session - Enacting Chapter 19.03, Development Agreements. (Discussion only)
- 2) Study Session - Repealing and replacing Chapter 19.84, Conditional Uses. (Discussion only)

Claire advised the Planning Commission the process for ordinance updates and should email comments. In the future, ordinances will be more legal or administrative, the City Attorney recommended if the Planning Commission has recommendations not to send to council, but document in a table and present the comments with the ordinance to the City Council as soon as possible.

There isn't consideration for conditional uses and development agreements. Need to vote at the next meeting regarding the two ordinances. State law says we cannot require a development agreement for every subdivision. Topography is important and the legislature was poised to pass a state law for every city allowing oil and gas pipelines as permitted use. What is the city going to do to make sure these are passed

in a timely manner? These ordinances are administrative and legal versus policy.

The Planning Commissions homework is to review the enacted one page 19.03 Development Agreements and four page 19.84 Conditional Uses, to replace the current 19.84 Conditional Uses. If there are concerns and comments forward to Claire. The ordinance should stay plain, until you receive applications for individual impacts on the record.

Discussed changes and clarification on the December, January, and March minutes. Ms. Gurr will make the adjustments and bring the minutes back to the June meeting.

- 3) Approval of February 12, 2026, Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To approve February 12, 2026, Planning Commission Meeting Minutes.

Motion by: Commissioner Karkut

2nd by: Commissioner Berreth

Vote: Commissioners voted unanimously in favor (of commissioners present)

Commissioner Wallace motioned to adjourn, Commissioner Berreth seconded that motion.

MEETING ADJOURNED

Time Adjourned – 10:42 a.m.