



Planning and Development Services

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MEETING MINUTE SUMMARY EMIGRATION CANYON PLANNING COMMISSION MEETING Thursday, June 11, 2026, 8:30 a.m.

****Meeting minutes approved on July 9, 2026****

Approximate meeting length: 1 hour 55 minutes

Number of public in attendance: 1

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Harpst

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

ATTENDANCE

Commissioners and Staff:

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

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Jim Nakamura	x	x
Brian Tucker	x	x
Justin Smith	x	x
Claire Gillmor	x	x

ADMINISTRATIVE LAND USE

Meeting began at – 8:31 a.m.

CUP2025-001542 - Gregory Palis is applying for a dwelling group. **Location:** 6771 East Emigration Cyn Road. **Zone:** FR-0.5. **Acres:** 1.08. **Planner:** Justin Smith (Discussion, Action)

Greater Salt Lake Municipal Services District Planner Justin Smith provided an analysis of the application.

Speaker # 1: Applicant

Name: Gregory Palis

Address: 6771 East Emigration Canyon Road

Comments: Mr. Palis said there are no utilities going to the shed and the shed is for storage. The garage is still in the process of being completed. The approval was 2 ½ years ago. The upstairs is empty and approved for storage. Fitting storm water and wastewater on two separate lots, more plans for a system down canyon. Health department has looked at it but has not given consensual. Last time here, quite clearly this was the intention for the structure. Long term intention is to rebuild the original dwelling. Need all appropriate approvals from outside agencies.

Commissioners, staff, and Mr. Palis had a brief discussion regarding septic, current conditions, buffers, and disturbed areas. Additional parcel on the far west end is for sale.

Discussed potential conditions:

- 1) Health department makes finding to current system adequacy and due diligence checking for distance from existing wells.*
- 2) Accessory structure on the property is not used as a dwelling unit.*
- 3) Lot line should be cleaned up to combine the two lots in the subdivision.*

Motion: To approve application #CUP2025-001542 Gregory Palis is applying for a dwelling group with staff recommendations and one additional condition: Accessory structure up on the hill used for storage on the property shall not be used as a dwelling unit.

Motion by: Commissioner Karkut

2nd by: Commissioner Wallace

Vote: Commissioners voted unanimously in favor

PUBLIC HEARING(S)
Meeting began at – 9:25 a.m.

OAM2026-001636 - Consideration of a resolution amending Emigration's land use fee schedule.
Presenter: Brian Hartsell (Discussion, Hearing, Action)

Motion: To continue file #OAM2026-001636 Consideration of a resolution amending Emigration's land use fee schedule to the July 9th meeting.

Motion by: Commissioner Wallace

2nd by: Commissioner Geroux

Vote: Commissioners voted unanimously in favor

OAM2026-001637 - Consideration of an ordinance enacting Chapter 19.03, Development Agreements.
Planner: Brian Tucker, Planning Manager (Discussion, Hearing, Action)

OAM2026-001638 - Consideration of an ordinance repealing and replacing Chapter 19.84, Conditional Uses. **Planner:** Brian Tucker, Planning Manager (Discussion, Hearing, Action)

Greater Salt Lake Municipal Services District Planning Manager Brian Tucker provided an analysis of the ordinance amendment.

Commissioner Geroux provided written comments. The commissioners and staff had a brief discussion regarding a few locations adding the title "Development Agreements". Title 19.84 adding "Conditional Uses" in the title. Formatting to 19.03 and 19.84, they have different formats, and it causes confusion.

Discussed the Council Resolution/Adopting Ordinance and Municipal Code do apply to both 19.03 and 19.84.,

Commissioner Karkut motioned to open the public hearing, Commissioner Geroux seconded that motion.

PUBLIC PORTION OF HEARING OPENED

No one from the public is present to speak.

Commissioner Geroux motioned to close the public hearing, Commissioner Berreth seconded that motion.

PUBLIC PORTION OF HEARING CLOSED

Motion: To recommend file #OAM2026-001637 Consideration of an ordinance enacting Chapter 19.03, Development Agreements to the Emigration Canyon Council for approval with adjustments to formatting and adopting ordinance language discussed.

Motion by: Commissioner Geroux

2nd by: Commissioner Karkut

Vote: Commissioners voted unanimously in favor

Motion: To recommend file #OAM2026-001638 Consideration of an ordinance repealing and replacing Chapter 19.84, Conditional Uses to the Emigration Canyon Council for approval with the reformatting, checking references and adjustment of the adopting language discussed.

Motion by: Commissioner Geroux

2nd by: Commissioner Berreth

Vote: Commissioner Wallace voted nay, all other commissioners voted in favor. Motion passed.

BUSINESS MEETING

Meeting began at – 9:45 a.m.

- 1) Approval of December 11, 2025, Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To approve December 11, 2025, Planning Commission Meeting Minutes with two clarifications.

Motion by: Commissioner Karkut

2nd by: Commissioner Berreth

Vote: Commissioners voted unanimously in favor

Approval of January 8, 2026, Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To approve January 8, 2026, Planning Commission Meeting Minutes with two clarifications.

Motion by: Commissioner Wallace

2nd by: Commissioner Berreth

Vote: Commissioners voted unanimously in favor

Approval of March 12, 2026, Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To approve March 12, 2026, Planning Commission Meeting Minutes with two clarifications.

Motion by: Commissioner Karkut

2nd by: Commissioner Geroux

Vote: Commissioners voted unanimously in favor

- 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

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

MEETING ADJOURNED

Time Adjourned – 10:26 a.m.