



Planning and Development Services

2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050

Phone: (385) 468-6700 • Fax: (385) 468-6674

MEETING MINUTE SUMMARY EMIGRATION CANYON PLANNING COMMISSION MEETING Thursday, July 9, 2026, 8:30 a.m.

****Meeting minutes approved on August 13, 2026, with amendments****

Approximate meeting length: 1 hour 15 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
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
Claire Gillmor	x	

BUSINESS MEETING

Meeting began at – 8:32 a.m.

- 1) Approval of May 14, 2026, Planning Commission Meeting Minutes. (Motion/Voting)
Motion: To approve May 14, 2026, Planning Commission Meeting Minutes with amendments.

Motion by: Commissioner Berreth

2nd by: Commissioner Geroux

Vote: Commissioners voted unanimously in favor (of commissioner's present)

Approval of June 11, 2026, Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To approve June 11, 2026, Planning Commission Meeting Minutes with amendment.

Motion by: Commissioner Berreth

2nd by: Commissioner Geroux

Vote: Commissioners voted unanimously in favor (of commissioner's present)

Commissioners and staff had a brief discussion regarding Open and Public Meetings Act (OPMA) training. Confirm the annual five-hour training is not required for Emigration. Will determine August agenda items.

Commissioner Geroux motioned to close the business meeting, Commissioner Berreth seconded that motion.

PUBLIC HEARING(S)
Meeting began at – 8:42 a.m.

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

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

PUBLIC PORTION OF HEARING OPENED

No one from the public was present to speak.

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

Commissioners and staff had a brief discussion regarding land use fee changes, cleansing the document that doesn't apply to the City, eliminating sexually oriented businesses and short-term rentals, and removal of references to other jurisdictions and UDOT roads. Include a table of the recommendations.

Motion: To recommend file #OAM2026-001636 Consideration of a resolution amending Emigration's land use fee schedule to the Emigration Canyon Council for approval subject to eliminating short term rentals and sexually oriented businesses, references to UDOT, other Municipalities and jurisdictions, and any other language irrelevant to Emigration Canyon.

Motion by: Commissioner Geroux

2nd by: Commissioner Berreth

Vote: Commissioners voted unanimously in favor (of commissioner's present)

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)

No one from the public was present to speak.

Motion: To recommend file #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 to the Emigration Canyon Council for approval.

Motion by: Commissioner Geroux

2nd by: Commissioner Berreth

Vote: Commissioners voted unanimously in favor (of commissioner's present)

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

PUBLIC PORTION OF HEARING CLOSED

Commissioners and staff had a brief discussion regarding the City held public open house on the road improvement project which was well attended. Mayor Brems said the PC is doing a great job here, and he is soliciting for commissioners, and will have discussion with the Council adding alternates.

Claire is working with City attorney to clean up the code language to better align with recently adopted statutes.

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

MEETING ADJOURNED

Time Adjourned – 9:47 a.m.