



EMIGRATION
CANYON

EMIGRATION CANYON CITY COUNCIL MEETING MINUTES

July 21, 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: Sarah Leavitt – Deputy Recorder, Tamaran Woodland – Assistant City Engineer, Lizel Allen – Director of Engineering, Chief Jason Mazuran – UPD, Assistant Chief Justin Hoyle – UPD, Chief Luis Lovato-UPD

Others Present: Lyska Emerson, Joe Smolka, Robert McFarland, Jessica Steed, Tyler Tippitts, Janet Haskell

1. Call to Order and Determine Quorum
2. Pledge of Allegiance
3. Recognize Visiting Officials
4. **PUBLIC COMMENTS (Limited to 3 minutes per person)**

Lyska Emerson, Resident, commented on the proposed repeal and replacement of Title 19.84 of the Emigration Canyon Code regarding conditional uses. Lyska Emerson stated that she had been encouraged by an earlier proposal to provide a spreadsheet showing existing provisions, proposed changes, the reasons for the changes, and potential process improvements, but said that approach had apparently not been implemented. Lyska Emerson requested that residents and the City Council be provided a clear comparison of existing and proposed regulations, particularly when changes could be substantive or have significant impacts, so the public could understand whether amendments were procedural or represented meaningful policy changes.

Joe Smolka, Resident and former Mayor, publicly thanked Tamaran Woodland for her work on multiple projects in Emigration Canyon and for their efforts to help bring differing viewpoints closer together on controversial matters.

Robert McFarland, Resident, stated that he had submitted written comments containing nine questions regarding agenda items 10A and 10B and requested written responses, with the comments to be attached to the minutes. Robert McFarland raised concerns regarding public notice for the Planning Commission hearing, including the absence of neighborhood notice within 300 feet, and questioned the ordinances' reliance on adopted engineering standards without identifying the specific document, its adoption date, or its requirements for the roadway. Robert McFarland also disputed statements made during the June 11 Planning Commission meeting that survey discrepancies or title findings could not affect the project and that the City could modify the roadway as it determined appropriate. Robert McFarland requested written clarification as to whether that represented the City's official position and asserted that widening beyond an existing state right-of-way would require acquisition procedures, including appraisal, written offers, just compensation, and right-of-way

certification. Robert McFarland referenced 1934 state deeds showing varying right-of-way widths and requested that the Council continue items 10A and 10B to August 18 to allow the questions to be answered before taking action.

Jessica Steed, Resident, requested an update regarding noise cameras and asked whether additional weekend nighttime enforcement could be provided to address speeding and excessively loud vehicles. Jessica Steed also encouraged the City to recognize the spirit of Pioneer Day by giving greater attention to the Last Camp monument and requested that backhoes that had been parked near the monument for an extended period be relocated.

Janet Haskell, Resident, commented on the proposed changes to the conditional use ordinance and requested a clear comparison showing the existing provisions and the proposed replacement language. Janet Haskell stated that she had not found such a comparison in the supporting documents and believed the public needed access to both the old and new provisions before the Council's discussion so residents could read, compare, and understand the proposed changes. Council members and staff clarified that the current and proposed ordinance materials were available online and in the meeting packet, with Council Member Robert Pinon identifying the relevant material beginning on page 18 of the packet. Janet Haskell also asked Claire Gillmor to speak more loudly and explain the proposed changes as clearly as possible during the later presentation because of the importance of the public understanding the ordinance.

5. STAKEHOLDER REPORTS

A. Unified Police Department (UPD)

Chief Jason Mazuran updated the Council on organizational changes within the Unified Police Department (UPD). He reported that Justin Hoyle had been appointed Assistant Chief and ratified by the UPD Board. Chief Jason Mazuran stated that the position would strengthen the department's leadership capacity and responsiveness to the communities it served. He also introduced newly promoted Chief Luis Lovato, who had previously served Emigration Canyon and Millcreek at the precinct level and had moved into a shared-services leadership role. Chief Jason Mazuran acknowledged that UPD needed to improve its communication regarding the shared services funded by participating communities and indicated that Chief Luis Lovato would become more involved with the Council to explain those services and build relationships with the community.

Assistant Chief Justin Hoyle expressed appreciation for the appointment and stated that he looked forward to working more closely with the Council and community and supporting UPD personnel serving the area.

Chief Luis Lovato stated that he had served Emigration Canyon at the precinct level for the previous three years and would continue serving the community through UPD's shared-services operations. He agreed that UPD needed to better demonstrate the services communities received through their funding and stated that he would remain directly available to the Council regarding shared-services issues.

Council Member Jennifer Hawkes requested an update on the noise-camera initiative, noting that the Council had previously discussed costs, training, and implementation and that the issue had again been raised during public comment. Chief Jason Mazuran stated that the project had experienced changes, setbacks, and other obstacles and that he did not have a current status update. He committed to following up with staff and providing the Council with additional information.

Mayor David Brems discussed the possibility of sharing a noise camera among multiple cities because of the equipment's cost and the City's limited resources. He expressed continued concern regarding recurring

nighttime vehicle noise and speeding in Emigration Canyon and supported exploring portable equipment that could be moved among locations and jurisdictions.

Council Member Robert Pinon confirmed that the City had been communicating with UPD regarding nighttime patrols in response to concerns raised during public comment and stated that additional enforcement efforts were being developed.

Council Member Nicholas Griffith asked how UPD intended to more clearly demonstrate the value of its shared services and enforcement activities to the community. Chief Jason Mazuran stated that UPD needed to improve communication about how shared-service resources supported local officers, including specialized resources used during significant incidents such as major vehicle crashes. He also described coordinated motor-squad saturation enforcement as an effective, although temporary, method of addressing traffic violations and stated that UPD could consider conducting a concentrated enforcement operation in Emigration Canyon.

Council Member Jennifer Hawkes emphasized that nighttime and weekend conditions in Emigration Canyon differed substantially from daytime conditions, particularly with respect to vehicle noise. She indicated that enforcement strategies should account for motorists coming into the canyon during those periods when they perceived that enforcement was limited.

B. Unified Fire Authority (UFA)

Council Member Catherine Harris reported on behalf of Unified Fire Authority (UFA) because the UFA representative had been deployed to the Babylon Fire. She stated that a written report and incident heat map would be submitted to the City Recorder for inclusion in the minutes. The report showed 32 incidents in Emigration Canyon during the year to date. She reported that the recent brush-chipping program had served slightly more than 200 residences. UFA had implemented GPS tracking of brush-pile locations, which would help identify areas of the canyon where residents were conducting wildfire-mitigation work. She stated that nearly all piles had been collected and that she had communicated directly with residents regarding the few piles that were not collected. She asked that any remaining concerns be referred to her.

Council Member Catherine Harris clarified that although there was no statewide fireworks ban in effect, Emigration Canyon's fireworks ban remained in place. Fireworks were prohibited within Emigration Canyon regardless of whether they were permitted elsewhere in the state.

C. Salt Lake County Animal Services

Gary Bowen reported that no animal services meeting had been held during the previous 30 days. The next quarterly meeting was scheduled for the following Thursday. He stated that he would notify Mayor David Brems of any matters arising from the meeting that directly affected Emigration Canyon.

D. Land Use Updates

Claire Gillmor said she would be presenting during the business section of the agenda and address additional matters during the closed session.

Naomi Keeson, Resident, reported that at approximately 7:11 p.m. she had been unable to join the meeting remotely because the system indicated that the host had another meeting in progress, so she chose to walk over since she was close and wanted the council to be aware. Naomi Keeson noted that the issue appeared to have

been resolved but expressed concern that other members of the public may have attempted to join and given up. Sarah Leavitt stated that the problem had been identified as a settings issue and corrected.

6. PROJECT UPDATES (Discussion Only)

A. Engineering Updates

Tamaran Woodland introduced Lizel Allen, Emigration Canyon City Engineer and Director of Engineering for the Municipal Services District, and reported that Lizel Allen would provide engineering coverage for Emigration Canyon while a replacement for Tamaran Woodland was being identified.

Tamaran Woodland reported that the FY27 budget provided for monthly street sweeping in Emigration Canyon, although Salt Lake County Operations was currently sweeping approximately twice per month. She provided information for an online resource where residents could determine when roads had most recently been swept. Mayor David Brems requested consideration of sweeping following significant rainstorms because runoff from canyon slopes deposited substantial debris on the roadway. Tamaran Woodland stated that she had requested the cost of a higher level of service. Lizel Allen explained that Salt Lake County Operations was responsible for approximately 300 miles of Municipal Services District roads and could not sweep all roads immediately following storms but agreed to discuss whether Emigration Canyon could receive priority because of its conditions.

Tamaran Woodland reported that warranty work would be performed to repair premature deterioration associated with the recent roadway work at multiple locations. The work was anticipated for August 1 through August 5 and would involve a pilot-car operation, heavy delays, and temporary prohibitions on bicycles and pedestrians. Mayor David Brems requested a map identifying the repair locations, and Tamaran Woodland agreed to obtain additional information from Operations. Council Member Jennifer Hawkes identified a potential special event on August 12 and asked that the repair schedule avoid interfering with the event if work was delayed. Council Member Catherine Harris also requested clearer information regarding the locations and scope of the work and the appropriate Operations contact.

Tamaran Woodland reported that the consultant preparing the Municipal Services District Transportation Master Plan would schedule another meeting with east-side and west-side communities and invite Council members to participate. Tamaran Woodland then provided an update on the Road Safety Improvement Project. She stated that a July 16 email update summarized the June 30 open house, which had been attended by more than 90 people, and included links to the display boards and other project information. The project team would conduct field work, and letters had been sent to affected residents. A draft was anticipated in the fall, followed by a public hearing and formal comment period. She explained how residents could access project materials and sign up for monthly email updates. Council Member Catherine Harris asked about a second community engagement group meeting, and Tamaran Woodland confirmed that another meeting was planned but had not yet been scheduled.

Tamaran Woodland reported that the Emigration Creek culvert project's 95% review and temporary construction easements remained pending. A decision on whether construction could proceed in the fall was expected within approximately one month. She reiterated that access to Skycrest Lane would be maintained during construction. She reported that engineering continued to evaluate multiple locations for the Freeze Creek Wall reconstruction project. The scope included a culvert associated with a turnaround needed for safety, estimated at approximately \$25,000, as well as gabion basket improvements at three locations. Engineering would provide the Council with its recommendation and a supporting memorandum.

Tamaran Woodland updated the Council on the FEMA flood map revision. She explained that permitting currently considered both the legally effective FEMA maps and the best available data because portions of the existing floodplain mapping did not correspond with the actual location of Emigration Creek. Additional information requested by FEMA had been resubmitted on July 16, and notices would be sent to affected property owners after FEMA approved the proposed notification materials. Lizel Allen explained that some properties currently shown outside the floodplain could be identified within it under the corrected maps because the existing mapping inaccurately located the creek and floodplain. She stated that correcting the maps was important to the City's continued participation in the National Flood Insurance Program and its responsibility to administer floodplain requirements accurately.

Tamaran Woodland confirmed that this was her final Council meeting and that she would remain with the Municipal Services District through the end of the following week. Council members thanked her for her service and for providing clear and useful engineering reports and wished her well in her new position.

7. CONSENT AGENDA (Discussion/Motion)

A. Approval of Meeting Minutes

1. June 16, 2026 City Council Meeting

Council Member Harris moved to approve the Consent Items as listed above and as published. Council Member Pinon seconded the motion; vote was 5-0, unanimous in favor.

Council Member Jennifer Hawkes asked if everyone had seen both versions of the minutes that had been included, a condensed version and the normal version. The council noted that they were approving both versions as published.

B. Acknowledgment of Receipt of Monthly Financial Report

There was some discussion regarding the Finance Department and who is currently in charge with Stewart Okobia's leaving recently. It was noted by Cameron Platt, City Attorney that discussing employment issues can be tricky during a public council meeting, but it was agreed that both council members and staff would work together to figure out better options for relaying of information. No motion was made to acknowledge the receipt of the monthly financial report.

8. PRESENTATION ITEMS (Discussion Only)

A. Introduction and Update with New Emergency Manager – *Ben Gustafson, Emergency Planner*

Ben Gustafson's item was skipped as he was unable to attend due to a personal emergency.

9. PUBLIC HEARING ITEMS (Discussion/Motion) - None

10. COUNCIL BUSINESS: (Discussion/Motion)

A. Discussion and Potential Action Regarding **Ordinance 2026-O-07, An Ordinance Enacting Title 19.03 of the Emigration Canyon Code for Development Agreements**

Claire Gillmor presented the proposed development agreement ordinance and explained that many provisions of the Emigration Canyon Code had not been substantively updated for more than a decade or since incorporation. She stated that land use ordinances were being updated to reflect changes in state law, case law, administrative decisions, and the City's current needs. Development agreements were described as a discretionary legislative land use tool authorized by state statute that could provide flexibility when a proposed development required

negotiated terms. A development agreement would first be reviewed by the Planning Commission as a land use regulation and then forwarded with a recommendation to the City Council, which would retain legislative discretion to approve or deny the agreement. Claire Gillmor explained that development agreements could allow the City and a property owner or developer to negotiate conditions, including certain design considerations that the City could no longer independently impose under changes to state law.

Council Member Catherine Harris asked about the scope of development agreements and whether they applied only to subdivisions or could apply to individual properties. Claire Gillmor explained that they could apply to matters governed by Title 19, although they would most commonly be used for development of unimproved property or projects presenting development challenges. She emphasized that development agreements were flexible and were not limited to situations in which an applicant could not meet an existing standard.

Council Member Catherine Harris also asked whether the ordinance was new or replaced an existing provision. Claire Gillmor clarified that the proposal would repeal and replace Section 18.04.040. She explained that a side-by-side comparison had not been prepared because the existing provisions were based on outdated Salt Lake County regulations and governmental structures and were not sufficiently comparable to the proposed language. She stated that the Planning Commission had attempted to make such comparisons but determined that a comprehensive modernization was more practical. Council Member Catherine Harris noted that Emigration Canyon had originally adopted Salt Lake County ordinances when it became a metro township and had gradually modified them over time. She stated that the Planning Commission had subsequently been directed to conduct a more substantive review to modernize the ordinances and better support the community's land use objectives, including protection against development inconsistent with the canyon's character. She also noted that redlined comparisons had been provided when practicable.

Mayor David Brems characterized the development agreement ordinance as an additional tool available to the City rather than a requirement to enter into development agreements. He stated that it could provide a mechanism for addressing unusual projects or circumstances that did not fit clearly within existing zoning provisions. Claire Gillmor agreed and stated that preserving legally available land use tools was increasingly important as state legislation continued to limit municipal land use authority.

Council Member Jennifer Hawkes asked what standards would govern matters such as building height, ridgelines, and design considerations in a development agreement. Claire Gillmor stated that applicable provisions of Titles 18 and 19 and the Foothills and Canyons Overlay Zone (FCOZ) would continue to provide relevant standards and that the development agreement process could provide additional flexibility within the City's lawful authority.

Council Member Robert Pinon noted that the existing development agreement provision was located in Title 18 governing subdivisions and that the proposed ordinance would place the updated provisions in Title 19 governing zoning. He stated that the proposed ordinance appeared to modernize and clarify the existing concept, including specifying that a development agreement would run with the property regardless of changes in ownership. Claire Gillmor added that the proposed language incorporated terminology from state statute to clearly establish the City's authority to use development agreements.

Council Member Nicholas Griffith stated that discussions with developers who had used development agreements in other municipalities had helped clarify their purpose but asked how the ordinance would affect an ordinary individual property owner. Claire Gillmor explained that development agreements would generally have little or no effect on a typical homeowner unless the property owner proposed development for which such an agreement became appropriate. She further clarified that references to a "property owner" in the ordinance

generally referred to the owner or developer seeking the agreement and that no property owner had an entitlement to a development agreement; both voluntary consent and legislative approval were required.

Council Member Jennifer Hawkes requested clarification of the approval process. Claire Gillmor stated that the Planning Commission would review the proposed development agreement and associated plans, specifications, or subdivision materials and make a recommendation to the City Council. The agreement would then be considered by the City Council at a public meeting for approval or denial.

Council Member Harris moved to approve Ordinance 2026-O-07 as outlined in Exhibit A, Enacting Title 19.03, and adding language to repeal Title 18.04.040 as discussed. Council Member Pinon seconded the motion; vote was 5-0, unanimous in favor.

B. Discussion and Potential Action Regarding **Ordinance 2026-O-08**, An Ordinance Repealing and Replacing Title 19.84 of the Emigration Canyon Code for Conditional Uses

Council Member Jennifer Hawkes asked whether concerns raised regarding public notice had been addressed. Claire Gillmor stated that both ordinances had been properly noticed and explained that land use noticing requirements were governed by state law. She stated that the City maintained a table of applicable noticing requirements rather than duplicating state requirements within each ordinance and that failure to provide legally required notice would require the process to be noticed again.

Claire Gillmor also addressed concerns regarding references to adopted engineering standards. She confirmed that Emigration Canyon had adopted engineering standards and explained that the terminology referred to general technical requirements applicable to particular types of roads and construction, including plan submission, pavement thickness, road-base compaction, and similar specifications. She stated that the reference did not establish or determine the geometry or configuration of any particular roadway. Applicable standards could vary by road classification and could include UDOT or AASHTO standards where appropriate.

Claire Gillmor presented the proposed conditional use ordinance and explained that conditional uses were permitted uses for which reasonable conditions could be imposed to mitigate anticipated detrimental effects. She stated that conditional use law had been extensively litigated and was governed by state law. The proposed ordinance was intended to provide clearer procedures addressing applications, review standards, amendments, permit duration, and circumstances under which a permit could be revoked. She stated that the ordinance was generally consistent with conditional use ordinances used by other municipalities but included additional procedural detail to provide applicants and the Planning Commission with a clearer process.

Council Member Catherine Harris asked how the proposed ordinance differed substantively from the existing ordinance. Claire Gillmor explained that the revisions would remove outdated, unnecessary, and potentially legally problematic provisions and more clearly state the standards the Planning Commission was required to apply. Council Member Robert Pinon noted that unrelated provisions, including references to graffiti, had been removed. Claire Gillmor emphasized that concise and precise land use regulations reduced ambiguity and potential grounds for appeal. Council Member Catherine Harris also confirmed that using a general reference to applicable engineering standards allowed the correct standards to be applied to each application without requiring individual ordinances to be amended whenever technical standards changed.

Council Member Nicholas Griffith asked how the Planning Commission would evaluate potential hazards involving fire, geology, soils, slopes, traffic, and similar concerns. Claire Gillmor stated that the Foothills and Canyons Overlay Zone provided relevant standards and that additional studies or technical information could be

required when reasonably related to an anticipated detrimental impact. Conditions could then be imposed to mitigate identified impacts, such as requiring measures supported by a traffic study.

Council Member Jennifer Hawkes requested clarification regarding the approval process. Claire Gillmor explained that staff first reviewed an application for completeness and conducted a substantive review before preparing a staff report for the Planning Commission. The Planning Commission then considered the application and could approve it subject to appropriate conditions. Conditional use applications remained within the Planning Commission's administrative authority and did not require City Council approval. Claire Gillmor stated that denial required a high legal threshold because a conditional use was already permitted within the applicable zone; denial generally required a determination that anticipated detrimental effects could not reasonably be mitigated through conditions. Council Member Catherine Harris confirmed that this administrative approval structure was existing practice and was not being changed by the proposed ordinance.

Council Member Jennifer Hawkes expressed interest in receiving staff reports or other information regarding conditional use applications so Council members could remain informed about projects being considered by the Planning Commission. Claire Gillmor stated that the Council could receive such information and reported that Mayor David Brems had authorized land use training for the Council. She stated that the training would provide a foundation for understanding legislative and administrative land use decisions and the ordinances being considered. Council Member Catherine Harris supported receiving additional training and noted the importance of maintaining the distinction between elected officials' legislative responsibilities and the Planning Commission's administrative role.

Council Member Robert Pinon summarized that the City's zoning regulations determined which uses were permitted, conditional, or prohibited within each zone and that the proposed ordinance established the process for considering uses already designated as conditional. Claire Gillmor agreed. Cameron Platt emphasized that the City Council retained policy authority through adoption of the zoning code and General Plan; once that policy was established, the Planning Commission administered individual conditional use applications consistent with those adopted policies.

Council Member Jennifer Hawkes asked whether Planning Commission members received land use training. Claire Gillmor stated that the Planning Commission had received substantial training during the preceding months. Mayor David Brems directed that a one-hour land use training session for the Council be scheduled before a future Council meeting.

Council Member Harris moved to approve Ordinance 2026-O-08, Repealing and Replacing Title 19.84 of the Emigration Canyon Code for Conditional Uses as discussed. Council Member Pinon seconded the motion; vote was 5-0, unanimous in favor.

C. Discussion and Potential Action Regarding Fuels Reduction Along the Main Emigration Canyon Road

Council Member Catherine Harris proposed reducing roadside grasses and brush as a wildfire mitigation measure. She reported that more than 85% of wildland fires, particularly brush fires, originated within one-half mile of a road and that approximately 70% of those fires were directly associated with vehicles. She explained that mowing or trimming a three- to four-foot strip along roads could reduce ignition risks from vehicles, lower flame heights, and provide firefighters additional response time. She cited recent work in Emigration Oaks, where approximately 5.5 miles of roadside vegetation had been trimmed by hand over four days at a cost slightly above \$6,000. She recommended pursuing similar work in Emigration Canyon during the current fire season and noted particular concerns about tall grasses along roads and Jersey barriers.

Mayor David Brems recalled that the City had previously opposed the County's use of herbicides along the roadway because of concerns about Emigration Creek and private wells. Council Member Jennifer Hawkes confirmed that well-protection areas and the type of herbicide proposed had been concerns. Mayor David Brems asked whether County resources previously allocated for vegetation control could instead be used for mechanical trimming.

Council Member Catherine Harris emphasized the urgency of completing the work during peak fire season. She reported that wildfire crews conducting the recent brush-chipping program had identified long roadside grasses as an additional fire hazard and had specifically recommended removing tall vegetation growing around Jersey barriers.

Cameron Platt recommended contacting Salt Lake County first, noting that the County had recently responded within a week to a similar wildfire-risk vegetation issue in another municipality. He stated that if County resources were unavailable and the City needed to contract privately, procurement requirements could apply depending on the cost. Council Member Robert Pinon noted that roadside vegetation along Maryfield had recently been trimmed, apparently by County Operations, demonstrating that the County had resources capable of performing the work.

The Council agreed to pursue the work promptly rather than take formal action at the meeting. Council Member Jennifer Hawkes agreed to contact Public Works regarding available crews and resources. Council Member Catherine Harris agreed to assist with coordination and implementation, and Council Member Nicholas Griffith offered to follow up from the roadway perspective if needed.

D. Discussion and Potential Action Regarding Establishing a Protocol for Using Code Red for Community Information Purposes

Council Member Catherine Harris raised concerns about redundancy in the City's emergency and community notification system. She stated that the response to the University Fire had highlighted the need for multiple trained individuals because key officials could be unavailable during an emergency. She supported training additional Council members so that communications could be issued when necessary without relying on a single person. She clarified that her concern included both emergency alerts and routine community information distributed through the notification system.

Council Member Jennifer Hawkes agreed that redundancy was important but emphasized that use of the system should continue to follow the City's established chain of command and communication protocols. She explained that training additional individuals would not independently authorize them to issue emergency communications and that messages should remain consistent, concise, and appropriately approved. She also reported that the transition to the current Crisis24 system had resulted in limitations to the transferred subscriber list and recommended renewed outreach through email and postcards encouraging residents to register for notifications.

An audience member reported having registered for the prior notification system but not receiving an alert during the University Fire and asked whether the City periodically tested the system. The discussion indicated that other residents had reported similar problems following the transition to the new provider.

Council Members Robert Pinon and Nicholas Griffith supported providing additional training, with Council Member Nicholas Griffith also requesting a copy of the existing notification policy. Mayor David Brems agreed to receive training and supported increasing redundancy.

Cameron Platt reviewed the existing policy and stated that the system could issue alerts on behalf of law enforcement, fire, public services, emergency medical services, and collaborating organizations. For non-emergency public announcements, the existing policy required a written request 48 hours in advance and approval by an authorized user, with the Mayor identified first and Council members authorized if the Mayor was unavailable. He advised that the Council could amend the policy if it wished.

Council Member Catherine Harris questioned whether the 48-hour requirement was appropriate for time-sensitive community information, citing the successful use of notifications to identify residents whose brush piles had not yet been collected. Council Member Jennifer Hawkes agreed that text and email notifications could be effective but cautioned that excessive messaging could reduce residents' attention to important alerts and supported maintaining policies governing the type, frequency, and method of communications. Council Member Catherine Harris clarified that she was not proposing changes to emergency notification procedures but wanted to begin a broader discussion regarding access and redundancy for informational communications.

Mayor David Brems concluded that a majority of the Council supported additional training on the notification system and directed that training be discussed and scheduled in conjunction with a future Council meeting. Cameron Platt agreed to provide the existing notification policy to Council Member Nicholas Griffith for review.

E. Discussion and Potential Action Regarding Obtaining a Quote for Traffic/Near-Miss Analysis

Council Member Jennifer Hawkes reported on research into additional methods for evaluating roadway safety in Emigration Canyon. After consulting engineers and Fehr & Peers, she identified a near-miss analysis that could be conducted in conjunction with traffic counts. The method would use video to count vehicles and cyclists and analyze interactions that indicated potential collisions between vehicles, cyclists, or other roadway users. She stated that this information could supplement traditional crash data by identifying safety risks that had not resulted in reported collisions.

Mayor David Brems expressed interest in the approach and requested a sample of the near-miss analysis before the Council considered it further.

Lizel Allen explained that the Municipal Services District Transportation Master Plan included an analysis of historical crash data and traffic counts but did not currently include near-miss analysis. Because the Transportation Master Plan was still being developed, she offered to obtain the available crash-analysis information from the consultant for the Council's review. Council Member Jennifer Hawkes suggested exploring whether the existing traffic-counting work could be supplemented with video-based near-miss analysis rather than duplicating data collection. Lizel Allen agreed to review an example of the proposed analysis and provide the Council with the consultant's existing crash data.

F. Discussion and Potential Action Regarding Appointments to the Planning Commission

Mayor David Brems reported that Blaine Thornton, Joe Smolka, and David Nimkin had applied for appointment to the Planning Commission. He supported establishing an alternate Planning Commission position and asked whether rules could provide for an alternate to replace a member after two consecutive absences. Council Member Jennifer Hawkes stated that similar provisions might already exist and agreed to research the applicable requirements.

Mayor David Brems proposed appointing Joe Smolka to the Planning Commission and David Nimkin as an alternate member. Cameron Platt clarified that the Mayor could make Planning Commission appointments with

the advice and consent of the City Council. Mayor David Brems stated that he had reviewed the applications and had met with David Nimkin, who had agreed to serve as an alternate. Council Member Jennifer Hawkes asked whether the other applicants had been contacted and suggested that Blaine Thornton also be considered for an alternate position.

G. Healthy Utah Designation Updates

No updates at this time.

H. City Design Standards and Design Guidelines

Council Member Jennifer Hawkes presented draft design guidelines for the public right-of-way intended to protect Emigration Canyon's community character, environmental resources, and roadway users and to provide a long-term framework for roadway improvements. She explained that the guidelines were intended to address roadway materials, widths, signage, walls, and other improvements and could also apply when utilities or other projects affected the right-of-way.

Mayor David Brems supported the concept but stated that the draft appeared overly focused on cyclists. He requested that the language emphasize the needs and safety of all roadway users, including cyclists, runners, pedestrians, roller skiers, motorists, and others. He also asked that the Council consider whether the guidelines were sufficiently comprehensive before adoption.

Council Member Catherine Harris supported the proposed guidelines but recommended review by Municipal Services District engineering staff to ensure consistency with established engineering and cycling standards. Council Member Robert Pinon similarly recommended comparing the draft with Salt Lake County's existing design and construction guidelines to determine whether relevant provisions should be incorporated.

Council Member Jennifer Hawkes suggested considering additional safety measures for locations with limited sight distance, including centerline rumble strips intended to discourage motorists from crossing the centerline on curves. She asked Council members and staff to review the draft and identify missing provisions or recommended revisions.

Mayor David Brems directed that the draft be compared with applicable engineering and County standards and stated that the Council should seek approval of the guidelines at its next meeting so they could be provided for use in the roadway improvement process. Lizel Allen agreed to review and distribute the document to other appropriate staff as needed.

11. CITY ATTORNEY UPDATES

No additional updates at this time.

12. COUNCIL REPORTS

A. Mayor Brems

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

Mayor David Brems reported on the July 8 Municipal Services District meeting, where Salt Lake County provided notice that it intended to terminate a master interlocal agreement with the Municipal Services District. He stated that the matter prompted approximately an hour of discussion and could have significant financial

implications because the County was seeking to reduce funding to the Municipal Services District. He indicated that additional information would be provided as the issue developed.

Council Member Robert Pinon reported a related concern involving the Salt Lake Valley Law Enforcement Service Area (SLVLESA). He stated that Salt Lake County was considering withdrawing from SLVLESA, which could create a funding shortfall. He noted that the matter had been discussed at the County Council level and had become a significant concern for SLVLESA. The Council recognized both developments as potentially consequential to Emigration Canyon.

B. Council Member Griffith

1. Wasatch Front Waste and Recycling District (WFWRD)

Council Member Griffith stepped out of the meeting for a moment, so no update was available.

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 Unified Fire Authority activity was relatively limited following adoption of the budget the previous month. Regarding House Bill 48, she stated that implementation remained uncertain and that anticipated modifications and deadlines continued to change. She explained that the legislation contemplated fees on properties within affected areas, but final standards describing how property owners could mitigate wildfire risk had not yet been released. She had postponed inviting state representatives to address the community until implementation requirements became clearer and planned to meet with Mike Swinsick of the Division of Forestry, Fire and State Lands the following week and provide any new information to the Council.

Cameron Platt stated that the City had completed the actions currently required for compliance with House Bill 48 and was awaiting further state direction.

Council Member Catherine Harris also reported that she had contacted Bob Thompson regarding a resident's concern about whether Emigration Canyon had a watershed plan. She stated that she did not believe the City lacked a watershed plan but had not yet received a response and therefore had no additional information to report.

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 requested approval to add wildfire insurance and preparedness resources to the City website. The materials included information for residents on preparing for wildfires, evacuation planning, actions during and after emergencies, and related resources. Mayor David Brems agreed that the information could be posted.

Council Member Jennifer Hawkes reported that community notifications would be sent regarding the upcoming Deseret News Marathon and associated lane closure in Emigration Canyon. An initial notification would be

issued in advance of the event, followed by a reminder shortly before the race. Council Member Robert Pinon emphasized that the notice should clearly identify the closure of the uphill lane and the applicable times. Council Member Jennifer Hawkes agreed to verify the closure schedule, and Council Member Catherine Harris subsequently noted that the race was scheduled to begin at 5:30 a.m.

Council Member Jennifer Hawkes also stated that she planned to add information to the City website explaining how residents could subscribe to project update emails and asked Council members to provide any other website updates that were needed.

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 that he had attended recent Unified Police Department and Salt Lake Valley Law Enforcement Service Area (SLVLESA) meetings. He noted the UPD promotions introduced earlier in the meeting and reported that SLVLESA continued to address Salt Lake County's proposed withdrawal and the potential effects of entities withdrawing from special districts.

Council Member Robert Pinon also reported that the City continued coordinating with UPD regarding electronic message trailers. The repair of the existing trailer and purchase of a new trailer had been approved and ordered. He stated that the equipment would have remote programming capabilities and was not expected to have a lengthy delivery timeframe.

Council Member Robert Pinon noted that Detective Larsen was on leave and reported that he had no updates regarding broadband or high-density development.

Mayor David Brems reported seeing Lumen/CenturyLink vehicles in Emigration Canyon and hearing discussion of possible microtrenching or expanded services. Cameron Platt stated that the City had an existing franchise agreement with the company that was approaching renewal but that the scope and timing of any proposed project remained unclear. Mayor David Brems directed staff to meet with the company to determine its plans and anticipated services in Emigration Canyon.

Council Member Jennifer Hawkes returned to the earlier discussion regarding the City's emergency notification system to clarify the response during the University Fire. She stated that she had contacted emergency management personnel within approximately 14 minutes and began preparing the notification shortly thereafter. She explained that the message was reviewed by Salt Lake County personnel before distribution and emphasized that the time required to issue the notification reflected the established review and approval process rather than a lack of responsiveness. She requested that this clarification be included in the record.

13. FUTURE AGENDA ITEMS

Discussion and approval of Design Guidelines

Possible Land Use Training for Council Members during work session

Mayor Brems invited Tyler Tippits to speak, and he commented on the potential Lumen communications project in Emigration Canyon based on his experience working with Lumen and Comcast. He stated that new utility poles could provide sufficient height for aerial facilities in some areas, while portions of the

canyon without suitable pole infrastructure could require underground installation through directional boring. He recommended that if underground conduit were installed, the City require at least two conduits rather than a single conduit to preserve capacity for future communications infrastructure.

Council Member Jennifer Hawkes noted that utility installation requirements could potentially be addressed through the City's proposed right-of-way design guidelines.

Council Member Pinon moved to recess the City Council Meeting and moved to Closed Session for Items 14B & C below. Council Member Griffith seconded the motion; vote was 5-0, unanimous in favor.

14. 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

15. ADJOURN

The July 21, 2026 Emigration Canyon City Council Meeting adjourned immediately following the Closed Sessions noted above.

This is a true and correct copy of the July 21, 2026 Emigration Canyon City Council Meeting Minutes, approved by the Emigration Canyon City Council on August 17, 2026.

ATTEST:

David Brems, Mayor

Diana Baun, City Recorder