



EMIGRATION CANYON
METRO TOWNSHIP

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 METRO TOWNSHIP PLANNING COMMISSION MEETING

Thursday, September 17, 2020 8:30 a.m.

****Meeting minutes approved on October 15, 2020****

Approximate meeting length: 1 hour 47 minutes

Number of public in attendance: 0

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Pinon

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

ATTENDANCE

Commissioners and Staff:

Commissioners	Public Mtg	Business Mtg	Absent
Andrew Wallace	x	x	
Alex Pacanowsky			x
Jim Karkut			x
Robert Pinon	x	x	
Dale Berreth	x	x	
Tim Harpst	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Jim Nakamura	x	x
Kate Davies	x	x
Jim McNulty	x	x

Commissioner Pinon read the electronic meeting determination.

BUSINESS MEETING

Meeting began at – 8:48 p.m.

1) Election of Chair and Vice Chair 2020

Election of Chair for 2020

Motion: To nominate Commissioner Pinon for Chair, Commissioner Pinon accepted.

Motion by: Commissioner Berreth

2nd by: Commissioner Harpst

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

Election of Vice Chair for 2020

Motion: To nominate Commissioner Wallace for Vice Chair, Commissioner Wallace accepted. If at any time he needs to step down, Commissioner Harpst will proceed that position.

Motion by: Commissioner Harpst

2nd by: Commissioner Berreth

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

2) Approval of Minutes from the November 14, 2019 meeting.

Motion: To approve minutes from the November 14, 2019 meeting as presented.

Motion by: Commissioner Harpst

2nd by: Commissioner Berreth

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

3) General Plan Discussion and review. **Planner:** Kate Davies

Ms. Davies provided a PowerPoint presentation with a summary of the general plan. Commissioner Pinon said this presentation is spot on what they have been talking about in the steering committee. Ms. Davies asked to move forward with presenting to the Council. She will clarify with the council this is only one element at their next meeting.

4) Other Business Items (as needed)

No other business items to discuss.

LAND USE APPLICATION(S)

Meeting began at – 9:11 a.m.

31202- Adam Breen is requesting an Amendment to the Anderson Cove Subdivision to vacate public utility/cross-access easements and propose new public utility easements. The purpose of the request is to allow lot #2 its potential buildable area without impacting the existing Single-Family Dwelling built on adjacent lot #3. **Acres:** .50 acres. **Location:** 4283 Emigration Canyon Road. **Zone:** FR-0.5 (Forestry and Recreation). **Planner:** Jim Nakamura. (Motion/Voting)

The Planning Commission, in its discretion, may request public input on these applications prior to acting on the application. If public input is requested, public comment will be limited to three minutes per person.

Greater Salt Lake Municipal Services District Planner Jim Nakamura provided an analysis of the staff report.

Commissioner Pinon confirmed the neighbors and who owns the lot. Mr. Nakamura confirmed vacate would be vacating easements instead of vacating trees. Commissioner Pinon showed an overlay showing the trees they are saving. Commissioner Pinon asked if there is dimension between the two drives being required. Mr. Nakamura said there will be only one point of egress onto the canyon road, but will each have their own driveway. The curb cut may increase to the proposed 35 feet. Commissioner Harpst said if they widen the drive, will work as two driveways, owners will not be driving across each other's property line and how wide would they allow that to be and there should maximum extensions. Does not see any issues having joint or separate driveways if utility companies affected by this can work with the easements.

Commissioner Pinon introduced the letter from Breen homes with the history of the property.

Commissioners and staff had a brief discussion regarding the subdivision creation, egress, restricted utility easements, and abutting property and subdivision, striping. Mr. McNulty said this is an amended plat for the current subdivision, and not adjacent subdivision.

PUBLIC PORTION OF MEETING OPENED

No one from the public present to speak.

PUBLIC PORTION OF MEETING CLOSED

Commissioners had a brief discussion regarding separate driveway, left hand turn lane, Ingress/Egress, and striping.

Motion: To continue application #31202 the September 24th to continue the review and allow the applicant to be present.

Motion by: Commissioner Wallace

2nd by: Commissioner Harpst

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

Commissioner Harpst motioned to adjourn.

MEETING ADJOURNED

Time Adjourned – 10:35 a.m.



EMIGRATION CANYON
METRO TOWNSHIP

5025 East Emigration
Canyon Road
Salt Lake City, Utah
84108

WRITTEN DETERMINATION – NO ANCHOR LOCATION

The Emigration Canyon Metro Township Planning Commission is scheduled to hold a business meeting on October 15, 2020, beginning at 8:30 am. Pursuant to Utah Code Ann. § 52-4-207(4), I, Robert Pinon, have determined in my capacity as the Chair of the Emigration Canyon Metro Township Planning Commission to hold the business meeting without an anchor location due to COVID19, which presents a substantial risk to the health and safety of those who may be present at the anchor location. This written determination shall expire 30 days from today.

Dated this 15 day of OCT, 2020.

A handwritten signature in blue ink, appearing to read 'R. Pinon', written over a horizontal line.

By _____
Robert Pinon
Chair, Emigration Canyon Metro Township Planning
Commission