



EMIGRATION CANYON
METRO TOWNSHIP

Planning and Development Services

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MEETING MINUTE SUMMARY EMIGRATION PLANNING COMMISSION MEETING Thursday, August 11, 2022 8:30 a.m.

****Meeting minutes approved on October 13, 2022 with amendments****

Approximate meeting length: 1 hour 26 minutes

Number of public in attendance: 4

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 (Chair)			x
Alex Pacanowsky			x
Jim Karkut	x	x	
Dale Berreth	x	x	
Tim Harpst (Vice Chair)	x	x	
Jodi Geroux	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Jim Nakamura	x	x
Brian Tucker	x	x
Kayla Mauldin	x	x
Trent Sorensen	x	x
Matt Starley	x	x
Lilian Taft	x	x
Adam Long	x	x

BUSINESS MEETING

Meeting began at – 8:39 a.m.

- 1) Planning Commission introductions for the new Commissioner, Jodi Geroux.

Commissioners, Staff, and Counsel introduced themselves, provided professional and background information. Mr. Glassman introduced himself and his engineer Devin Earl.

- 2) Approval of the July 14, 2022 Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To approve July 14, 2022 Planning Commission Meeting Minutes as presented.

Motion by: Commissioner Karkut

2nd by: Commissioner Berreth

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

LAND USE APPLICATION(S)

Meeting began at – 8:58 a.m.

PER2021-000249 - Evan Glassman is requesting an exception to the FCOZ standards for an access driveway crossing slopes in excess of 30% as allowed under section 19.72.060.D(1). **Zone:** FR-20 & FR-.5. **Location:** 1162 North Pinecrest Canyon Road. **Planner:** Jim Nakamura (Motion/Voting)

Greater Salt Lake Municipal Services District Planning manager Brian Tucker provided an analysis of the staff report.

Commissioners and staff had a brief discussion regarding the grading plan, driveway design and slope compliance, runoff. Devin Earl said anchor material back in the hillside to retain the slopes, erosion control to avoid washing away. Retaining material will be Verti-Block block and match the hillside. Dedicated private road.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Evan Glassman

Address: Not provided

Comments: Mr. Glassman shared his notes and promises to be a good neighbor and contribute to the community. Moved here seven years ago and looked to build a small home, working on with Devin for five years, positive input to grading and Jim Nakamura. Goal is to build a house and art studio and sell one lot. Specific guidance followed regarding retaining walls and grading, went through another redesign to conform acceptability. Understands FCOZ engineering plan is solid and a good plan. Adheres to FCOZ principal, approved by UFA, impacts to houses is minimal and best use of the land. Living in commercial spaces for six years and would like to build a home.

Commissioner Harpst advised of comments received by Ms. McCallum requesting application not be approved and her concern was debris or mudslides.

Speaker # 2: Citizen

Name: Chris Faerber

Address: 1145 Pinecrest Canyon Road

Comments: Mr. Faerber said he is a neighbor and moved there in 2017 and works for Meta Facebook. Concerns are ridgeline development, right-of-ways, public property, perk testing and vegetation disturbance flooding his well. Okay with residential, but PUD effects property value. He moved there because it was apparent to him, they were unbuildable lots.

Mr. Glassman doesn't want negative impact, doesn't understand digging holes up the hill causing a problem. Mr. Faerber said during prior construction vegetation was tore up and they had to redig the trench and put sandbags. Mr. Glassman said less impact the better. Mr. Glassman said waterway concern is noted and measures will be taken to reduce sediment running down and possibly include a little curb on the downhill side of the asphalt.

Speaker # 3: Citizen

Name: Margot McCallum

Address: Not provided

Comments: Ms. McCallum asked if it's a private road when snow is removed from the driveway and proximity of the creek is right on the other side of the road and vulnerable to construction.

Mr. Glassman said will have to figure out how to navigate snow removal, maybe a turnoff against the driveway. Doesn't want to impact their properties nor the creek. Ms. McCallum asked what will happen to the new repaving of the road. Mr. Earl said bonds will be posted for any damage.

Comments from chat:

*from Margot McCallum to everyone: 9:22 AM
Where does snow removal go when road is plowed?*

*from Chris Faerber to everyone: 9:34 AM
I'd ask the that a waiver of FCOZ section 19.72.2 is needed after 19.72.60.D(1) is addressed.*

*from Devin Earl to everyone: 9:37 AM
yes, that was explored, and the neighbors would not allow it or be willing to grant an easement*

Commissioner Harpst closed the public meeting. Mr. Tucker said ridgeline conformance will be considered once there are applications for the homes consideration.

PUBLIC PORTION OF MEETING CLOSED

Commissioners, Staff, and Counsel had a brief discussion regarding design and snow clearing, mitigation measures regarding the road and waiver, process, permits, and ridgeline protection.

Motion: To approve application #PER2021-000249 request an exception to the FCOZ standards for an access driveway crossing slopes in excess of 30% as allowed under section 19.72.060.D(1) with staff recommendations and add in the event the driveway and development is completed, that any snow removal from the driveway would be not deposited across the road or any other properties and that snow would stay adjacent to the driveway, and 19.72.060.D is present and criteria set forth is present.

Motion by: Commissioner Karkut

2nd by: Commissioner Berreth

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

BUSINESS MEETING (Cont.)

3) Discussion on Dark Skies Ordinance draft and review. **Planner:** Matthew Starley

Mr. Starley provided an overview of the Dark Skies Ordinance draft. Commissioners and staff had a brief discussion regarding images from darksky.org and floodlight terminology from illuminating engineering society, light trespass, changing language to visibility of dark sky and holiday lighting from December 15th to January 5th and having lights turned off at 8pm and when the house is unoccupied. Regulating indoor/outdoor lighting shining down from the hillside, continued discussion regarding trespass, enforcement procedures

Ms. Gurr will send a poll to schedule a work meeting and comments will be submitted to Mr. Starley. Have a discussion with Camp Kostopulos and other businesses that may have some impacted operations.

Mr. Starley said he sent the code ordinance update to them, included open space and parks and rec as amenities, work with Council on inclusion or deletion of those. Gordon the administrator in Emigration Canyon, creating an analysis.

4) Other Business Items. (As needed)

No other business items to discuss.

MEETING ADJOURNED

Time Adjourned – 10:05 a.m.