



EMIGRATION CANYON
METRO TOWNSHIP

Planning and Development Services

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MEETING MINUTE SUMMARY EMIGRATION PLANNING COMMISSION MEETING

Thursday, January 12, 2023 8:30 a.m.

****Meeting minutes approved on February 16, 2023 with amendments****

Approximate meeting length: 2 hours 13 minutes

Number of public in attendance: 0

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Wallace

***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	
Dale Berreth		x	
Tim Harpst (Vice Chair)		x	
Jodi Geroux		x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr		x
Jim Nakamura		x
Morgan Julian		x
Matt Starley		x
Kayla Mauldin		x
Brian Tucker		x
Adam Long		x

BUSINESS MEETING

Meeting began at – 8:48 a.m.

1) Election of Chair and Vice Chair 2023. (Motion/Voting)

Election of Chair for 2023

Motion: To nominate Commissioner Wallace as Chair for 2023, Commissioner Wallace accepted that nomination.

Motion by: Commissioner Karkut

2nd by: Commissioner Berreth

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

Election of Vice Chair for 2023

Motion: To nominate Commissioner Harpst as Vice Chair for 2023, Commissioner Harpst accepted that nomination.

Motion by: Commissioner Karkut

2nd by: Commissioner Berreth

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

2) Approval of the December 15, 2022 Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To continue approval of the December 15, 2022 Planning Commission Meeting Minutes to the February 16th Meeting.

Motion by: Commissioner

2nd by: Commissioner

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

Mr. Starley provided the points from the response letter Mayor Smolka supplied regarding proposal information document regarding the proposed rezone from FR-2 to RMF-75 with Salt Lake City.

Commissioners and staff had a brief discussion regarding interpretation of affordable housing and not workforce housing, University of Utah housing, affect traffic at the mouth of canyon at 500 units, catastrophe event and evacuation could block the canyon residents, parcel without the creek is not buildable with 30% slope and if FCOZ applied the parcel with the creek is not within the setbacks, Emigration Canyon Road is a secondary route to Parleys, water quality in the creek, Bill Tobey is drafting a letter on behalf of the Community Council and Planning Commission should draft their own letter, life safety issue, remove aesthetics, ingress/egress, city access and investment by light rail.

- *Health and safety, fire, or natural disaster, includes congestion of the road and accidents happening, single access.*
- *Recreation degradation and congestion.*
- *Wildlife.*
- *Utilities, destruction of the canyon road.*

Commissioner Wallace will reach out to the Community Council and Metro Town Council regarding coordinating together and strategies.

Commissioner Karkut motioned the planning commission adopt resolution to forward to Mayor Smolka the Planning Commission's concerns based on discussion of proposed potential adverse effects of the proposed development and approve and move forward. Concern of potential adverse effect of health, safety, and welfare of this proposal of Emigration Metro Township residents. As a result at this time opposed to proposed rezone and recommend the Metro Township Council send a letter to Salt Lake City opposing the proposed rezone. Commissioner Wallace seconded that motion. Commissioner Harpst added a friendly amendment to send a copy to the Community Council and including the proposal goes against a number of points in the general plan. In addition to expressed concerns there are aspects of the general plan that the proposal is inconsistent and conflict with.

- 3) Planning staff will present progress made toward Dark Sky Ordinance Language and Graphics. **Planner:** Matt Starley.

Mr. Starley said three things to accomplish, outline the adoption of code update process. Commissioners and staff had a brief discussion regarding distribution of a poster, webpage, and importance of distribution.

Language incorporated, creating live document for input and utilize work session. Scheduling a work session on January 26th from 12 to 2pm.

- 4) Planning staff will introduce Phase 3 of the Municipal Code Update Project and discuss Phase 4: Refinement and Adoption. **Planner:** Matt Starley, Gordon Bennett.

Mr. Starley introduced Phase 3 and will send out Phase 1, Phase 2, and Phase 3 for input and explained what each phase contains and requirements. Reviewing the zones compatible with Emigration, rather than all zones, Conditional and Permitted Uses, removal of uses and underlying zones, timing for implementation, platted subdivision uses and subdivision allowances. Mr. Starley will get out the Phases for the February meeting and Commissioner Geroux will bring in the existing signage at the mouth of the canyon.

Commissioner Wallace will coordinate the space for January 26th and February 16th.

5) Other Business Items. (As needed)

No other business items to discuss.

MEETING ADJOURNED

Time Adjourned – 11:01 a.m.