

MEETING MINUTE SUMMARY

KEARNS METRO TOWNSHIP PLANNING COMMISSION MEETING

Monday, February 13, 2017 4:00 p.m.

****Meeting minutes approved on April 10, 2017 with amendment****

Approximate meeting length: 32 minutes

Number of public in attendance: 3

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Robertson

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

ATTENDANCE

Commissioners and Staff:

Commissioners	Public Mtg	Business Mtg	Absent
Marlo Davis	x	x	
Joy Nelson	x	x	
Bruce Walton (Vice Chair)	x	x	
Jeff Robertson (Chair)	x	x	
Jerry Wellman	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Spencer Hymas		
Todd Draper		
Tom Zumbado	x	x
Jeff Miller		

BUSINESS MEETING

Meeting began at – 4:01 p.m.

Commissioner Robertson motioned to move number two to number one, Commissioner Walton seconded that motion.

1) Election of Chair and Vice Chair for 2017

Election of Chair for 2017

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

Motion by: Commissioner Davis

2nd by: Commissioner Walton

Vote: Commissioners voted unanimous in favor

Election of Vice Chair for 2017

Motion: To nominate Commissioner Walton for Vice Chair, Commissioner Walton accepted.

Motion by: Commissioner Robertson

2nd by: Commissioner Davis

Vote: Commissioners voted unanimous in favor

2) Approval of Minutes from the November 14, 2016 meeting.

Motion: To approve minutes from the November 14, 2016 meeting.

Motion by: Commissioner Davis

2nd by: Commissioner Walton

Vote: Commissioner Wellman abstained, all other Commissioners voted in favor. Motion passed.

3) Other Business Items (as needed)

Commissioner Robertson motioned to close the business meeting, Commissioner Wellman seconded that motion.

PUBLIC HEARINGS

Hearings began at – 4:06 p.m.

30191 – Randy Moore is requesting preliminary plat approval to create a seventeen-lot subdivision and amend the underlying Park Ridge Phase 1 Subdivision. **Location:** 5825 South Vista Ridge Way. **Zone:** R-1-8 (Single-Family Residential). **Community:** Kearns. **Planner:** Jeff Miller

Salt Lake County Planning and Development Services Planner Tom Zumbado provided an analysis of the staff report.

Commissioner Robertson said he looked through the proposed plat, he asked what the lot width was on the subdivision and if they are more than sixty-five feet. Mr. Zumbado said he defers to the applicant but width and other dimensions are handled during the technical review phase.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Randy Moore and Taylor Moore

Address: 9691 South Granite Woods Circle

Comments: Mr. Moore said this parcel meets the zoning and fits in the surrounding area and lots all exceed that. The property layout and some lots are narrow, but deep and meet the sixty-five foot width. They tweaked the lots to meet the sixty-five feet and they meet now. Some lots on the south end are much wider than that. Some lots are narrow, but deep and work well with the building of homes. Two cul-de-sacs, expect nice homes at \$250,000 to \$325,000 for the area. They met all requirements adjacent to the park.

Commissioner Robertson thanked the applicant for his invest in the community. Commissioner Robertson said they have done good work to comply and he did calculations to look at square footage in the new subdivision and found if just going on minimum lot requirements, could fit in one more lot and one more on the side, imagining the other zoning requirements. If they did not, would it be in their interest to have two other lots. Mr. Randy Moore said yes, but the middle would have the width. Corner lots have more than sixty-five feet, but have to have twenty foot setback on the road side and eight feet on the other side. They don't have the buildable area. On the lower lots, they are larger than what would be needed. Commissioner Robertson said part of the reason is they don't build more densely is because the code doesn't allow it and medium home price in Kearns is \$170,000 and some couldn't afford. Commissioner Walton said the existing build out at ridge hollow are right in line. Commissioner Robertson said is consistent with existing homes and trying to get a sense of a developer. Mr. Randy Moore said one issue

is only a certain amount of land and they are looking in the right direction and moving into town homes. West Valley City has done a lot of development and they are moving passed change in a larger lot and larger home. What they have left, they want a lower density. When you look at other cities that don't have a lot of land left, they go to a higher density. This property is R-1-8, behind is R-1-7 and Magna is R-1-5. Considered townhomes, some properties determined by the layout, with sixty-five foot width, set by dimensions. Thought about bringing street straight in and was the same result either way.

Speaker # 2: Kearns Community Council

Name: Roger Snow

Address: Not provided.

Comments: Mr. Snow asked what West Parkridge Way is on.

Commissioner Robertson asked Mr. Zumbado what he usually see's if compatible with surrounding area and what is the department sense and value of development with compatibility with the surrounding area. Mr. Zumbado said when it comes to judgment decisions, they don't make those, they compare to existing standards. Commissioner Walton said on traffic conceptual approval, right now that intersection is terrible and recommends staff review the intersection at 6200 south and 5200 west.

Commissioner Robertson motioned to close the public hearing, Commissioner Wellman seconded that motion. Commissioners voted unanimous in favor.

PUBLIC PORTION OF MEETING CLOSED

Commissioners had a brief discussion regarding traffic looking at the intersection.

Motion: To approve application #30191 for preliminary plat for the proposed 17-lot Subdivision presented with Staff Recommendation.

Motion by: Commissioner Walton

2nd by: Commissioner Davis

Vote: Commissioners voted unanimous in favor

Motion: To recommend approval to the Kearns Metro Town Council application #30191 for the underlying Park Ridge Phase 1 Subdivision.

Motion by: Commissioner Davis

2nd by: Commissioner Walton

Vote: Commissioners voted unanimous in favor

MEETING ADJOURNED

Time Adjourned – 4:33 p.m.