



**Planning and Development Services**  
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**MEETING MINUTE SUMMARY**  
**KEARNS METRO TOWNSHIP PLANNING COMMISSION MEETING**  
**Monday, September 11, 2017 5:30 p.m.**

**\*\*Meeting minutes approved on December 11, 2017\*\***

**Approximate meeting length:** 1 hour 5 minutes  
**Number of public in attendance:** 12  
**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
Jeff Robertson	x	x	
Joy Nelson	x	x	
Jerry Wellman	x	x	
Bruce Walton	x	x	
Marlo Davis	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Max Johnson	x	
Todd Draper	x	
Spencer Hymas		

**BUSINESS MEETING**

**Meeting began at – 5:30 p.m.**

- 1) Approval of Minutes from the August 14, 2017 meeting.

**Motion:** To approve minutes from the August 14, 2017 meeting as presented.

**Motion by:** Commissioner Davis

**2<sup>nd</sup> by:** Commissioner Wellman

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

- 2) Other Business Items (as needed)  
*No other business items to discuss.*

**PUBLIC HEARINGS**

**Hearings began at – 5:33 p.m.**

**30551** – Patti Hansen on behalf of the Kearns Olympic Oval is requesting a rezone approval to change the zoning from R-1-43 to R-1-6. **Parcel Area:** ≈9 Acres. **Location:** 5928 South Park Wood Drive. **Planner:** Spencer Hymas

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

## PUBLIC PORTION OF MEETING OPENED

**Speaker # 1:** Director of Oquirrh Parks District

**Name:** Patti Hansen

**Address:** Not provided

**Comments:** Ms. Hansen said they owned the parcel, Parkwood drive parcel of land. Rough past, 25 years. Working with Salt Lake County and recorder's office and intention to split the land, idea to split and suit the neighborhood and give part of the land to Salt Lake County parks. They are in the process of splitting the parcel already zoned R-1-43 and gifted to Salt Lake County. Land R-1-6 same as neighborhood. Place parcel after rezoned place for sale to developer for a subdivision. Is with recorder's office to be split. Proceeds of the sale, new connection building, and completion of October 2108, 11,000 square feet of exercise equipment, meeting room and furnished the building.

*Commissioner Wellman asked the part to the county will become a park and anticipate crowds. Ms. Hansen said the nature of the land is sloped. Masterplan is bonded and 4.5 million into the park and this will be improved and have to spend within 18 months. Commissioner Wellman asked if the slope is enough to sled. Ms. Hansen said yes and there is a planned parking lot. Commissioner Nelson asked if there is a fence between properties and the park. Ms. Hansen said not planned, but the park could fence. Developer would be responsible for the road and utilities. Commissioner Walton asked about triangle shape to the east and asked why not subdivide. Ms. Hansen said the community asked not to connect the road and wanted an entrance into the community. Commissioner Walton asked the timeline. Ms. Hansen said under design right now. Ms. Hansen said the irrigation bond has to be spent within 18 months and this has to be developed.*

**Speaker # 2:** Kearns Community Council

**Name:** Roger Snow

**Address:** 5977 South Parkwood Drive

**Comments:** Mr. Snow said Parkwood was a cul-de-sac. Originally there was a big parking lot. Seen plans from parks and recreation and they didn't want any of that. The county always planned on connecting. Didn't want through traffic, not to have drive-in access and a parking lot. Open space with trails all the way through, play feature, pavilions. This is a sports park, no place for a family to go, fought with parks and rec to expand and get pavilions in there and this is what this money is going to do. Should be designed to access off Cougar Lane. Leave it a park and traffic in the park.

**Speaker # 3:** Citizen

**Name:** Kent Markus

**Address:** 5968 South Parkwood Drive

**Comments:** Mr. Markus said the parcel that will be a park and same contour of existing park, this is small difference.

**Speaker # 4:** Citizen

**Name:** Edward Aguirre

**Address:** 5993 South Parkwood Drive

**Comments:** Mr. Aguirre said the biggest thing is not getting through traffic. On Sundays, several people blast through the neighborhood, neighbor doesn't like his kids going out because people blast through. They did a petition to get speed bumps and fought for less traffic. People that bought in Parkwood, because it was a cul-de-sac. Consider avoiding the through traffic, 200 cars a week. Something that benefits the whole neighborhood.

*Commissioner Robertson said this proposal is not a guarantee. Mr. Draper said just looking at rezone and anything other would come back to the planning commission. This is what they're proposing, there isn't a guarantee and only looking at rezoning tonight. Commissioner Robertson said when it comes, everyone is welcome to come back. Commissioner Davis asked if the rezone is for the full parcel and what will stop a developer coming in and connecting to the street. Mr. Draper said if intent is to give it to the county and have it be park space that would stop it, but can't say down the road. Mr. Johnson said sounds like the property owner has done due diligence*

to work with the county. Mr. Draper said county parks would come before this body for changes. Commissioner Robertson said if the zone did not change, the owner could still put it through. Commissioner Walton said KOPFC owns it and they would have to sale it. Mr. Draper said they can't put a condition on a rezone. Commissioner Walton asked the residence if there are a lot of people parking on that street. Commissioner Robertson said not relevant to the rezone, but traffic calming, would a conservation easement help prevent construction. Mr. Draper said could be utilized in theory, but doesn't know that's the best way to go about it. Commissioner Davis said they aren't making the connection, but changing the flow and the flow is because churches aren't connected. If you had the access road, you wouldn't have church traffic. Mr. Markus said has been burned down. There has to be a way or mid additional traffic from the church, they want to preserve what they purchased and worked to keep families safe. Mr. Snow said transient problem, kids going through to get to the elementary.

**Speaker # 5:** Applicant

**Name:** Patti Hansen

**Address:** Not provided

**Comments:** Ms. Hansen said she respects everyone's opinion.

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

### **PUBLIC PORTION OF MEETING CLOSED**

**Motion:** To recommend approval of application #30551 to the Kearns Metro Township Council as presented.

**Motion by:** Commissioner Wellman

**2<sup>nd</sup> by:** Commissioner Walton

**Vote:** Commissioners voted unanimous in favor

**24679** – The Kearns Metro Township Council has determined that the St. Francis Xavier School has not complied with one or more conditions of approval related to their current Conditional Use Permit, and has requested that the Kearns Metro Township Planning Commission hold a public hearing to consider revisions to the conditions of approval. **Location:** 4501 West 5215 South. **Zone:** R-1-6 (Single Family Residential). **Planner:** Todd A. Draper, AICP

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

Mr. Johnson said is to amend conditions of approval. Commissioner Robertson confirmed they have the authority to do.

Jena Carver Salt Lake County Transportation Engineer. They looked at the street last year. Number of problems with the drop off, school decided to switch the area of drop off. There is no parking during pick up and drop off. They'd like the condition removed per the metro council. Right now given what's going on 5215, if moving over to the other street or spread it out and give this option.

### **PUBLIC PORTION OF MEETING OPENED**

**Speaker # 1:** Kearns Metro Township Council

**Name:** Tina Snow

**Address:** 5977 South Parkwood Drive

**Comments:** Ms. Snow said wherever the park off was they were parking in front of peoples drive ways.

**Speaker # 2:** Citizen

**Name:** Laurie Allgood

**Address:** 4532 West 5295 South

**Comments:** Ms. Allgood said her neighbors on 4520 west were being blocked. Her home is on 5295 south. Come up 4520 and walk up here.

*Ms. Carver said today counted 21 cars in the parking lot, but could line up 37 cars just on their property. Not parking, only queuing up. Ms. Carver said it is different than a public school. Only queuing on east side of the street. Commissioner Walton said all exiting and entering in their parking lot. Commissioner Wellman said the traffic will be routed through the parking lot and taking that restriction away is still queuing in the parking lot. Item three could be eliminated. Commissioner Robertson said as a solution would that satisfy. Ms. Carver said rather than removing the whole sentence. Commissioner Wellman asked at the end of the street is a no parking zone. Ms. Carver said if they needed to do a no parking zone and she doesn't think they want that in the conditions. She said if they look at rerouting.*

**Speaker # 3:** Citizen

**Name:** Laurie Allgood

**Address:** 4532 West 5295 South

**Comments:** Ms. Allgood said still have the door closed to students, just teachers. If the drop off still goes through the parking lot and still stipulated, she is for it.

*They require the parents pick up and drop off. He knows there's a door on the west side. One goes into the computer lab and main building, but they're locked. Ms. Snow said whatever you do, you're not going to stop that one parent from parking. Commissioner Wellman asked when they turn right is it a stop sign. Mr. Draper confirmed there isn't a stop sign. Ms. Carver said it would be an on sign stop, she would take that into account. She said if it was a private school, she would be right there. It was chaos before, but she doesn't see it anymore. Commissioner Walton asked Ms. Allgood if a lot of people make a U-turn. Ms. Allgood said on 4520 and 5290 south.*

### **PUBLIC PORTION OF MEETING CLOSED**

**Motion:** To approve application #24679 with original conditions of approval and an amendment to condition #3:  
3. Upon completion of the addition, school traffic should be routed entirely through the parking lot.

**Motion by:** Commissioner Davis

**2<sup>nd</sup> by:** Commissioner Walton

**Vote:** Commissioners voted unanimous in favor

### **MEETING ADJOURNED**

**Time Adjourned – 6:35 p.m.**