



Planning and Development Services

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MEETING MINUTE SUMMARY

KEARNS METRO TOWNSHIP PLANNING COMMISSION MEETING

Monday, April 9, 2018 5:30 p.m.

****Meeting minutes approved on May 14, 2018****

Approximate meeting length: 48 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	Public Mtg	Business Mtg	Absent
Jeff Robertson	x	x	
Joy Nelson	x	x	
Jerry Wellman			x
Bruce Walton	x	x	
Marlo Davis	x	x	

Commissioners and Staff:

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Curtis Woodward	x	x
Todd Draper		

BUSINESS MEETING

Meeting began at – 5:30 p.m.

- 1) Approval of Minutes from the December 11, 2017 meeting.

Motion: To approve minutes from the December 11, 2017 meeting as presented.

Motion by: Commissioner Walton

2nd by: Commissioner Davis

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

- 2) Other Business Items (as needed)

Commissioner Davis advised this would be his last meeting as he is moving out of Kearns and this will serve as his formal resignation.

PUBLIC HEARINGS

Hearings began at – 5:33 p.m.

30649 – Patti Hansen on behalf of the Oquirrh Recreation and Parks District is requesting conditional use approval for the addition of two parking lots on the subject property. **Location:** 5624 South Cougar Lane. **Zone:** R-1-43. **Planner:** Todd A. Draper, AICP

Salt Lake County Planning and Development Services Zoning Administrator Curtis Woodward provided an analysis of the staff report.

Commissioner Walton asked about the lighting requirements and he doesn't see on the plat where lighting is defined. Ms. Hansen advised the lights are on the first and last island. Commissioner Robertson asked about the section bordering the residential area, retention area and whether or not can landscape that area according to code. Mr. Woodward said it is possible and depends on the design, normally you don't have as many shrubs in there, normally cobblestone.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Executive Director, Oquirrh Recreation and Parks District

Name: Patti Hansen

Address: 5624 South Cougar Lane

Comments: Ms. Hansen said they have nine tennis courts and are in dire need of more parking, with the addition of the new building. These are asphalt tennis courts and better used as parking lot and this will support the main building. They will expand handicap parking in the middle area. The new project has taken most of the south parking. They are in need of pavement and this is on the phase.

Commissioner Robertson asked if the park owned the baseball diamonds and grass. Ms. Hansen said that is all county and they have a master plan currently.

Commissioner Walton motioned to close the public hearing, Commissioner Davis seconded that motion.

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #30649 as presented with Staff Recommendations.

Motion by: Commissioner Davis

2nd by: Commissioner Walton

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

30616 – Rancho Markets is proposing to remodel the building at 4147 West 5415 South for use as a grocery store with small restaurant. Included in their plan is to develop additional parking on the vacant lot at 5454 South 4120 West and to combine this lot with the existing store site. Inasmuch as the building has previously been a grocery store (Uncle Jack's Discount Groceries), the issue before the planning commission is the addition of the new parking lot. **Zone:** C-2. **Planner:** Curtis Woodward

Salt Lake County Planning and Development Services Zoning Administrator Curtis Woodward provided an analysis of the staff report.

Commissioner Walton asked about the landscaping along the side walk. Options are to keep the current design and lose half the landscaping. Mr. Woodward said probably eight to ten feet, but Zions Bank has a solid sidewalk. Commissioner Robertson said the code requires eight feet, couldn't we just approve with no reduction and no landscaping in the parking lot area. Mr. Woodward said an alternative landscape design can be approved. In the spirit, they are okay to approve as an alternative. Commissioner Robertson asked about the standard warped driveway. Mr. Woodward said the flare is in the county standards.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Construction Administration Services

Name: Steven Fisco

Address: 57 North 2050 West, Lehi

Comments: Mr. Fisco said since the drawings have gone to Salt Lake County, they have made revisions and addressed some issues of concern. Trying to give park strip in the front. The area from Zions, they are all concrete. They would like to put some green scape or xeriscape. They are trying to accomplish, there is a funneling effect to rancho property and residential curves out of the lot, but doesn't give them the option, unless they back the back strip up to the property. They don't want to lose parking, they have exceeded the landscaping and by reducing, they are now below the limit of parking. They would prefer to do a layout of park strip towards the street and put in some trees and landscaping. The design is xeriscape, they want to keep grass out of there.

Commissioner Robertson confirmed xeriscape, no plants. Mr. Fisco said natural plants, but no grass, put shrubs and colored rocks, for the sake of trying to give one for the other, they would like to keep the parking stalls. Commissioner Walton asked if the wall is three feet. Mr. Fisco said six feet all the way to the street and Salt Lake County wants to come back and put three-foot wall. They have a problem with that and a sound area. Lights will shine in one area and sensitive and the only other lights are on the building.

Commissioner Walton motioned to close the public hearing, Commissioner Davis seconded that motion.

PUBLIC PORTION OF MEETING CLOSED

Commissioners and staff had a brief discussion regarding maintaining parking stalls, reduced wall with chain link, and revised architectural plan.

Motion: To approve application #30616 as presented with staff recommendations, amending #3 with the revised plan.

Motion by: Commissioner Davis

2nd by: Commissioner Walton

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

MEETING ADJOURNED

Time Adjourned – 6:18 p.m.