



Planning and Development Services

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**MEETING MINUTE SUMMARY
KEARNS METRO TOWNSHIP PLANNING COMMISSION MEETING
Monday, October 8, 2018 5:30 p.m.**

****Meeting minutes approved on November 19, 2018****

Approximate meeting length: 1 hour 23 minutes

Number of public in attendance: 4

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	x	
Bruce Walton			x
Joe Hatch	x	x	

Commissioners and Staff:

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Curtis Woodward		
David White	x	x

BUSINESS MEETING

Meeting began at – 6:06 p.m.

- 1) Approval of Minutes from the September 10, 2018 meeting.

Motion: To approve minutes from the September 10, 2018 meeting as presented.

Motion by: Commissioner Hatch

2nd by: Commissioner Wellman

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

- 2) Other Business Items (as needed)

Mr. White said item 30737 will be tabled and Mr. Woodward will present his two items upon his return. Mr. White provided location to identify zoning in municipal code. Talked about general plan and graphics happening around a potential rezone and transportation.

PUBLIC HEARINGS

Hearings began at – 6:15 p.m.

30806 – Utah Athletic Foundation dba “Utah Olympic Legacy Foundation in behalf of the property owner

Oquirrh Recreation and Parks District, is requesting review of a preliminary plat for a five-lot subdivision and approval of reduce setbacks and lot size for public buildings. **Parcel Area:** Approximately 43.30 Acres. **Location:** 5624 South Cougar Lane. **Zone:** R-1-43. **Planner:** Curtis Woodward/David D. White

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

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Attorney

Name: Larry Moore

Address: 36 South State Street

Comments: Mr. Moore said body charged with maintaining the facilities. They've tried to make themselves self-sustaining and create other sources of revenue. Joint cooperative development with Oquirrh parks, generate some rental income. Condos, medical clinic, driven by desire for Olympic legacy foundation. Five lot subdivision, the new building in between the oval and pool area. The reason for subdividing, is lenders won't extend financing unless the collateral is a tax parcel. Obtain financing, recreation district has obtaining financing. Rather than create a parcel, make it a separate legal parcel. Lot one is the Olympic oval, event center is second lot. Lot four is parking area. Lot three is a pedestrian access, narrow area and lot five is left over after creating parcels. The next step would be to submit a map and divide the building into three units and jointly owned. Memorandum of understanding for Kearns Metro Township to use meeting space there. Facilitate plat recorded and plat approval and then approve condominium being built.

Commissioner Wellman said none of functionality changes, just what's there. Mr. Moore said the only thing new, is the new building. US speed skating already had space and will transition to new building. There may be some efforts where they may rent out facility for weddings, or conventions, only to the area with meeting rooms.

Speaker # 2: Engineer

Name: Richard Miller

Address: 5217 South State Street

Comments: Mr. Miller said the primary functions of the oval and Kearns fitness center and Utah legacy are expanding their efforts, miscellaneous things said to enhance revenue, but those are events not permanent tenants.

Mr. White said zoning doesn't permit it, would be no different from this space leasing. In context of us, they couldn't take a parcel and build a hotel or commercial restaurants. Mr. Miller said Kearns athletic training and events.

Commissioner Robertson opened the public hearing.

Speaker # 3: Kearns Community Council

Name: Roger Snow

Address: 5977 South Parkwood Drive

Comments: Mr. Snow asked zoning who would control the rent portion. What would stop the community center being taken over. What will happen with the time not being used by the community.

Commissioner Robertson said R-1-43. Mr. Moore said each would own condo unit and meeting space would be jointly owned. The document provides several hundred hours of the meeting space. It is a long time. Mr. White said there is no guarantee of the future. Should get an agreement, potential use of spaces. Nothing

in this decision guarantees ownership will not change, common space must follow zoning, will not see any changes of uses. Until the zoning is changed to another district. It allows residential and government uses.

Commissioner Wellman said changing the diagram to make it easier down the road for someone to change one. Mr. Moore said the condo cannot be and the rest is owned by KOPFC. Mr. White said there is a timeline and planning commission could direct to make sure there is public space. Mr. Moore said memo signed in 2017 was anticipation of Kearns and the benefit 20, 30, 40 years and hundreds of years and runs with the land.

Mr. Snow said 100's of hours, the community is going to be effected or do they have to wait to use it.

Speaker # 4: Citizen

Name: Bibi Escoto

Address: 6097 South 4625 West

Comments: Ms. Escoto asked how does the community benefit from this and are their taxes going anywhere locally, will they be rented out to residents and how many spaces and open to community for their offices

Mr. Moore said 1/3 of the new building will be an expansion of the fitness center. The lease between recreation district and Olympic legacy has been renewed and continues to have special discounted rates, benefit from ice oval, a 1/3 of the building will be leased to non-profits. Medical clinic will benefit everybody. Recreation district is interested in renting the meeting space to generate revenue, something will work, but don't know.

Speaker # 5: Kearns Community Council

Name: Roger Snow

Address: 5977 South Parkwood Drive

Comments: Mr. Snow said with the legacy foundation, they will have their own office space and training facilities. Common area is the upstairs and community portion and caterer's kitchen. Biggest concern with the entities who own it.

Commissioner Hatch said unincorporated county residents were paying upkeep. Believe this was originally concocted to offset costs and means to generate funds. Mr. Moore said the land donation came from the rent district, paid by legacy foundation and pays all costs for maintaining and operations. They don't pay property tax, but any short fall, they've all been paid and received money and some of that paid for the construction of the ice oval. Mr. Snow said they never made a profit. Commissioner Nelson said she noticed in the recreation center there's a picture of what is to be built.

Commissioner Wellman motioned to close the public hearing, Commissioner Hatch seconded that motion.

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #30806 with Staff Recommendations and direct staff to verify public uses of KTEK building in a memorandum of understanding.

Motion by: Commissioner Hatch

2nd by: Commissioner Wellman

Vote: Commissioners voted unanimous favor (of commissioners present)

30737 – Greg Houge on behalf of the property owner Craig Gunther is requesting a rezone approval to

change the zoning from M-1 to R-1-3. **Parcel Area:** 6.537 Acres. **Location:** 4702 West 6200 South. **Planner:** Curtis Woodward/David D. White

Salt Lake County Planning and Development Services Planner David White, advised commission this will need to be continued to the November 19th meeting, as the applicant is now requesting a rezone from M-1 to R-M.

Commissioner Wellman asked what is intended across the street and find out what is planning. Mr. White said he is not prepared to discuss this. Mr. Snow said Kearns is landlocked and next to zero economic development. Corridor, possibly business would be better than homes. 6200 south is jammed solid. Ms. Escoto said so many families in need of residential and her concern the people allowed to live in townhomes and need to be screened due to the school being right there and migrants come here and for the safety of the children and access to the school, there is a huge amount of traffic and problems parents picking up their kids on the other side. Ms. Escoto asked what the difference between the two zones. Mr. White said she could email him.

Motion: To continue application #30737 to the November 19th meeting.

Motion by: Commissioner Wellman

2nd by: Commissioner Nelson

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

30795 – Amendment to 19.14.050 to allow exceptions to the minimum yard requirements for permanent structural additions to single family dwellings such as carports, awnings, and decks. **Planner:** Curtis Woodward

Motion: To continue application #30795 to the November 19th meeting.

Motion by: Commissioner Wellman

2nd by: Commissioner Nelson

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

30798 – Amendments to 19.04.315 and 19.80.035 to remove the “one vehicle” exception to the definition of “junk,” and to clarify the parking requirements to allow parking private vehicles on a compacted gravel parking area. **Planner:** Curtis Woodward

Motion: To continue application #30798 to the November 19th meeting.

Motion by: Commissioner Wellman

2nd by: Commissioner Nelson

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

Commissioner Hatch motioned to close the public hearing, Commissioner Nelson seconded that motion.

MEETING ADJOURNED

Time Adjourned – 7:29 p.m.