



Planning and Development Services

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**MEETING MINUTE SUMMARY
KEARNS METRO TOWNSHIP PLANNING COMMISSION MEETING
Monday, November 19, 2018 5:30 p.m.**

****Meeting minutes approved on December 10, 2018****

Approximate meeting length: 1 hour 11 minutes

Number of public in attendance: 20

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	x	
Joe Hatch	x	x	

Commissioners and Staff:

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

BUSINESS MEETING

Meeting began at – 5:30 p.m.

- 1) Approval of Minutes from the October 8, 2018 meeting.

Motion: To approve minutes from the October 8, 2018 meeting as presented.

Motion by: Commissioner Wellman

2nd by: Commissioner Walton

Vote: Commissioners voted unanimous in favor

- 2) *David White provided an update regarding an application from Octobers meeting, that once agency review has been met, they will meet with Commissioner Robertson and get sign off on the plat. Mr. Snow wanted to make sure the access and lot 39 goes all the way up.*

Motion: Motion to approve the Parkwood Estates Plat, a 39-lot single family residential subdivision with the condition/requirement of the prior Parkwood Estates Preliminary Plat of the Kearns Metro Township Planning Commission and the Kearns Metro Township Planning Commission Chair shall confirm with the staff that all state law, Kearns Township Ordinances, Requirements, and Conditions, including clarification of the location, easement width (ten feet or greater), pavement width minimum six (6) feet, for the improvements of the pedestrian access to the Oquirrh Park meet

or exceed the original plat approval and agency review technical corrections and requirements have been implemented on the Parkwood Estates Final Plat.

Motion by: Commissioner Wellman

2nd by: Commissioner Nelson

Vote: Commissioners voted unanimous in favor

- 3) Ordinance changes discussion: mobile or manufactured homes and absentee land owners vs. owner-occupied properties – Curtis Woodward
Mr. Woodward provided an update with issues, penalties, and will be brought forward in the near future.
- 4) Other Business Items (as needed)
No other business items to discuss.

PUBLIC HEARINGS

Hearings began at – 5:52 p.m.

30737 – Greg Houge on behalf of Craig Gunther is requesting a rezone approval to change the zoning from M-1 to RM. **Parcel Area:** 6.537 Acres. **Location:** 4702 West 6200 South. **Zone:** M-1. **Planner:** Curtis Woodward/David D. White

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

Jena Carver traffic engineer advised a couple recommendations the rezone will not increase traffic. Commissioner Wellman asked if possible construction on the opposite side of 6200. Ms. Carver said they didn't look at that and didn't look at any other specific sites. Economic development is happy to do a market study with direction.

Commissioner Robertson said there is a legal risk that a community takes if the attempt to keep development from happening at all. Mr. White said the future of community and uses can be used for current M-1 zone or R-M.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Bryan Bayles

Address: 1656 Equestrian Parkway

Comments: Mr. Bayles said the owner is in California, they own the self-storage. In development, understand who they're dealing with. He works for the LDS Church development. Mr. Bayley provided a power point presentation.

Commissioner Robertson opened the public hearing.

Speaker # 2: Citizen

Name: Fabian Castro

Address: 3421 Sweetgum Drive

Comments: Mr. Castro said he is a school teacher with Entheos. Brought up benefits and advantages. He wants to share why the change would benefit the area, especially safety of students. If you have heavy equipment, that particular corner would be unsafe, changing to residential the plans to work with the school,

60-80% drop off on a daily basis. If proposed changes to housing community and create play ground to share. Very restrained with the size of area to play. Important in their view if you bring families in the area, would work as a buffer between school and 6200, it's very busy and bringing industrial will not bring safety. He appreciates this and has a cdl license and doesn't have a view, if not changing would be creating a fatality of one kid, families in the area will bring value to the community and feel safe with laws in place they are protected.

Speaker # 3: Citizen

Name: Brett Helsten

Address: 5379 South 5420 West

Comments: Mr. Helsten said for the consideration of developer, one driveway is coming off the private lane, will have an entrance going on to 6200 south. Problem for years picking and dropping off and clogging the neighborhood to the east, people will be impatient. He's providing a piece of information.

Speaker # 4: Kearns Community Council

Name: Roger Snow

Address: 5977 South Parkwood Drive

Comments: Mr. Snow asked the commission to give their full time to this application. He said he has not seen the site plan, change from manufacturing. If this area is rezoned, not sure which part will be what, more storage units and questions not answered and frontage on 6200 south. Half commercial and half residential. Traffic on 6200 is already a failure, will have to do something.

PUBLIC PORTION OF MEETING CLOSED

Motion: to continue application #30737 to the November 26th meeting.

Motion by: Commissioner Walton

2nd by: Commissioner Wellman

Vote: Commissioners voted unanimous in favor

30807 – Greg Anderson on behalf of Kearns Improvement District is requesting a conditional use approval to construct new two (2) million-gallon buried concrete drinking water tank adjacent to the existing one (1) million-gallon drinking water tank. **Parcel Area:** 1.76 Acres. **Location:** 5821 West 5400 South. **Zone:** R-1-8. **Planner:** Curtis Woodward/David D. White

Motion: to continue application #30807 to the November 26th meeting.

Motion by: Commissioner Walton

2nd by: Commissioner Wellman

Vote: Commissioners voted unanimous in favor

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 26th meeting.

Motion by: Commissioner Walton

2nd by: Commissioner Wellman

Vote: Commissioners voted unanimous in favor

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 26th meeting.

Motion by: Commissioner Walton

2nd by: Commissioner Wellman

Vote: Commissioners voted unanimous in favor

MEETING ADJOURNED

Time Adjourned – 6:41 p.m.