



Planning and Development Services

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MEETING MINUTE SUMMARY

KEARNS METRO TOWNSHIP PLANNING COMMISSION MEETING

Monday, November 26, 2018 6:15 p.m.

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

Approximate meeting length: 2 hours 13 minutes

Number of public in attendance: 17

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

BUSINESS MEETING

Meeting began at – 6:17 p.m.

- 1) Other Business Items (as needed)

Commissioner Walton motioned to limit comments to five minutes, Commissioner Hatch seconded that motion. Commissioner Wellman voted nay, all other commissioners voted in favor. Motion passed.

No other business items to discuss.

Commissioner Robertson motioned to close the business meeting.

PUBLIC HEARINGS

Hearings began at – 6:20 p.m.

30737 – (Continued from 11/19/18) - 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 Zoning Administrator Curtis Woodward provided

an analysis of the staff report.

Commissioner Wellman said if this is changed, they can do anything in the R-M zone, but nothing addresses the traffic issues on 6200 and can't attach any conditions to a zone change. Mr. Woodward said ordinance allows four types of conditions: limitation on uses, density, building size, and building height to limit. Commissioner Wellman said there is a parcel not included. Mr. Woodward said part of property proposed to stay M-1. Commissioner Wellman asked if the recommendation could be all or none. Mr. Woodward said you can recommend all kinds of things, but not necessarily legal for council to accept them, if part of the same parcel, and would want to check with their attorney. Commissioner Wellman said in the general plan from 2011, this area is called a key commercial area for the township and why put a residential area in there. Mr. Woodward said key commercial goes from this area to the west end. Mr. Woodward said the projects list that made its way into the plan was a result of feedback from the community, to assume the county hired an expert, that's not the correct assumption, but is still vacant and the community said that was an opportunity for the community to put in a commercial area. Commissioner Walton asked if there are best practices for height that close to the airport. Mr. Woodward said it's in an overlay zone E or F, they have to do with sound impact and use compatibility, but from a common-sense standpoint to limit the height is more along the lines of a single family residential zone type. The Church across the street and to the east wanted to build an antenna. The report back from the FAA is they're fine and just wanted radio transmission.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Bryan Bayles

Address: 1656 Equestrian Parkway

Comments: Mr. Bayles said zoning condition discussed is 15 units to the acre. Airport allows up to 117 feet up to that area. Adjacent uses, if traffic is an issue for residential, would be more trouble to accommodate for commercial. This is a good use as a buffer, given all the constraints. Reached out to commercial users and the county, good compromise to say this use makes sense. Townhomes, 2-3 stories, one to the north of Kearns boundaries with proposed architecture and third story makes the most sense with two car garages and becomes a garage story. Bedroom counts between 2-5, price point \$240,000 to \$300,000. Quality of HOA and remaining space undevelopable. Space on site plan and Entheos using that space. Traffic would come off 6200 south, secondary access and don't want to access, have to the east. General plan talks about important nodes on highly traffic corridors and he agrees with questions with use, challenge is commercial and private alley. Retail users need access, the county will not allow a light in the location because of the lights so close. Proposed rezone challenge around site is best use. Residential use will act as a buffer. Plan is consistent with the general plan. Front doors on the road, no driveways and provide for the walkable neighborhood. Provides housing options that don't exist in Kearns. Proposed residential, shared open space and storage. Additional housing and challenging commercial site. Staff recommends.

Commissioner Walton said talk about walkable area and where is the nearest granite elementary school. Beehive or Fox Hills. Mr. Bayles said they don't have buses and hundreds of homes right near theirs and walkability is not just for schools and close to things. Commissioner Wellman asked why the M-1 zone is left in there. Mr. Bayles said the owner is leaving because there is no front door to the storage and this would be a front office for storage units and potentially be more storage units there. The challenge is parking and traffic goes way down. Commissioner Wellman asked about the private access. Mr. Bayles said they own middle. Talked about opening the connection and is very controversial. Could be construction going on in the M-1.

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

Speaker # 2: Kearns Community Council

Name: Roger Snow

Address: 5977 South Parkwood Drive

Comments: Mr. Snow said the Kearns Community Council only wants the best for Kearns. High density housing on 4800 west. The Community Council wants Kearns community working and living in Kearns. Last traffic study was 6200 and 4800 already at failure, anything going in will add traffic. Property owner must give up 30 feet for traffic. Density and intensity, perfect reason for commercial, different businesses. Commercial feasibility plan hasn't been completed and needs to be done and commercial has never been investigated. Needs to be rezoned, curious why the site plan and curious leaving that area M-1 and Kearns already has three separate storage units. Commercial and all for medium density housing. Only fronting 6200 be commercial still access to residential. Economic development hasn't supplied a plan and no study. Property hasn't been sold and hasn't been up for sale until 2018. Read Kearns development plan and it does state commercial. Asking commercial along 6200 for retail, come out of M-1. In the past rezoned complete areas for the developer to come back and change everything. Consider thinking commercial on the front footage and low-density housing and still give a taxable base for the community.

Commissioner Robertson thanked the community council.

Speaker # 3: Land Owner

Name: Craig Gunther

Address: 1853 East Brighton Ridge

Comments: Mr. Gunther gave a brief history why it said, they had 2002 approval for the M-1 for commercial on the front and residential in the rear. July 2017 sold K-Town. 2002 had plans, 2007 dad passed away, 2012 started putting out word of mouth and a potential sale. 2014 and 2017 ready to sell and couldn't make it work. Things have changed in 16 years, make sure the right thing happens, gets plenty of proposals. He said he lives in cottonwood heights, there isn't a lot of affordable housing and apartments. In January changing from 8 wards to 6 wards, can't afford housing and raising a family.

Commissioner Nelson motioned to extend two more minutes, Commissioner Hatch seconded that motion.

Mr. Gunther said in summary, not sure how soon would be developed, been four years and nothing's happened and has a viable plan and he trusts Greg and has faith in the proposal. He has contacted a commercial realtor from Keller Williams, a lot of businesses don't want to try and build across from similar businesses.

Speaker # 4: Citizen

Name: Kent Markus

Address: 5968 South Parkwood Drive

Comments: Mr. Markus said he has been involved in Kearns for 16 years. Over the period of time, countless acres turned in to homes and commercial being annexed. They need this to stay commercial, won't be able to sustain as a township with residential. Best interest of community to go commercial. Not against, opposed to residential.

Commissioner Hatch asked what kind of commercial. Mr. Markus said some kind of retail. Not having heavy influx of traffic in and out and tax base.

Speaker # 5: Taylorsville Citizen

Name: Mike Meldrum

Address: 5683 South Inwood Drive

Comments: Mr. Meldrum said he has a student at Entheos. He never heard of a focused area of change. Zone change agrees it should be commercial and not high density residential to have a transitional area. His concern is safety of son. Parcel staying M-1, requiring by state law to follow the general plan.

Speaker # 6: Citizen

Name: Jennifer Winsett

Address: 6120 South 4636 West

Comments: Ms. Winsett said she deals with traffic all the time, and amount of traffic needs roundabout. To say commercial would be the same amount. If they're five-bedroom town homes, could have five drivers. 100 percent for retail. Hoped the school would build another school to help, doesn't understand the zones and what other options are there. Other food options and retail long before more residential, watched many accidents and fears for the kids.

Speaker # 7: Citizen and Kearns Community Council member

Name: Edward Aguirre

Address: 5993 South Parkwood Drive

Comments: Mr. Aguirre said it is a private road to the back to storage units and congestion to get out and make a right turn. If there's a road here, can't have a light. Could build a median, cause a lot of congestion, if they have 85 units and don't get into Entheos, the closest school do we want all these kids walking down 6200 south. Allow food establishment and not much planning, more residential going up in their neighborhood. Not fully against, but not clearly thought out on head count and in and out. How full at capacity does the storage unit justify building another if it's not at capacity.

Speaker # 8: Kearns Community Council

Name: Roger Snow

Address: 5977 South Parkwood Drive

Comments: Mr. Snow said he always hears affordable housing. It's not that affordable. If the idea is to get people in need, then get them affordable housing.

Speaker # 9: Land Owner

Name: Craig Gunther

Address: 1853 East Brighton Ridge

Comments: Mr. Gunther said when they had K-Town they had 92-96 percent capacity. They want frontage it's a quarter mile down the road.

Speaker # 10: Applicant

Name: Bryan Bayles

Address: 1656 Equestrian Parkway

Comments: Mr. Bayles said they shrunk down and fronted the M zone located this way and this is a good thing fronting and there would be a median all along 6200 south and narrows down and setting aside right of way. Asked why there were only three days changed before the meeting. Mr. Bayles said this isn't required in this application and the plan they will stick to. Welcomes economic study by the county. R-M zone is multi-family, won't build multi-family, building individual owned townhomes. They will subdivide after rezoning. Wants retail sales tax. Don't call this capital affordable. Along the Wasatch front lot sizes are shrinking, people don't want to maintain larger lots.

Commissioner Hatch asked about the traffic study. Mr. Bayles said first column is overall trips, peak hours traffic. Commissioner Wellman said subdivision to the east has 110 houses with two exits onto 6200 and he doesn't agree with the owners. The issues are bigger than the proposal before you today.

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

PUBLIC PORTION OF MEETING CLOSED

Commissioners had a brief discussion regarding best and additional options, retail, Entheos academy, traffic study, and surrounding businesses.

Motion: To recommend application #30737 to the Kearns Metro Township Council with Staff Recommendations and three additional studies complete before a decision is rendered:

1. Economic and development study;
2. Feasibility study; and
3. Traffic study during school.

Motion by: Commissioner Hatch

2nd by: Commissioner Walton

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

30807 – (Continued from 11/19/18) - 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

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

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant – Kearns Improvement District

Name: Greg Anderson

Address: 5350 West 5400 South

Comments: Mr. Anderson said the current conditional use has been used for drinking water. Working with gas and they sold the property to them since they sold the property. Working with the power company with regards to proximity.

Speaker # 2: Kearns Community Council

Name: Roger Snow

Address: 5977 South Parkwood Drive

Comments: Mr. Snow said he agrees.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #30807 with staff recommendations as presented.

Motion by: Commissioner Wellman

2nd by: Commissioner Walton

Vote: Commissioners voted unanimous in favor

30795 – (Continued from 11/19/18) - 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

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

Commissioner Wellman asked if this would prevent anyone from doing this around their house. Mr. Woodward said if you got all the property owners to sign off on it. Mr. Woodward said if a concern, you could request a change. Commissioner Robertson asked if a percentage could be appropriate. Mr. Woodward said percentage is something he looked at and looking at maximum lot coverage. Commissioner Wellman questions number 5. Mr. Woodward said there are a few decks solid around the railing.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Kearns Community Council

Name: Roger Snow

Address: 5977 South Parkwood Drive

Comments: Mr. Snow said to his knowledge, structures were not to be permanent and connected to the house. Buy a metal structure and required, purchased and not permanent, if it's an open awning, if a car is there fire still must go back side. Only for carports and awnings, not decks only covered parking on the side of the home.

Commissioner Walton asked if he purchased an awning can he put it on his property. Mr. Woodward said whether its covered under the building code and zoning ordinance. Accessory building in rear yard and six feet from home can be one foot away from the property line. Need to comply with setback requirements and check with council and mayor how they would feel.

Speaker # 2: Kearns Community Council

Name: Paula Larsen

Address: Not provided

Comments: Ms. Larsen said when this came up, it wasn't made to be thrown up, specific for nice sheds or awnings purchased and anchored to concrete. Not in favor of someone throwing up a shack, but as far as nice quality units in favor of. Should state should be anchored correctly.

Commissioner Robertson asked if metal covered carports purchased bolted in to the cement. Mr. Woodward said instructions getting permanent and attached and not free standing. Once you get more specific and attached and make sure anchored correctly and snow loads comply and sturdy enough to satisfy the building officials.

Speaker # 4: Citizen

Name: Kent Markus

Address: 5968 South Parkwood Drive

Comments: Mr. Markus said he has a free standing and he had to put regular footings in.

Mr. Woodward said if you'd rather give instructions and come back or forwarding to the council with instructions. Think about denial either way.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To continue file #30795 to the December 10th meeting, pending work with Mr. Woodward and Community Council.

Motion by: Commissioner Wellman

2nd by: Commissioner Walton

Vote: Commissioners voted unanimous in favor

30798 – (Continued from 11/19/18) - 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

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

Commissioner Wellman said this is just residential and not car repair shops. Mr. Woodward said he has gone after them and sits there long enough, you don't get a free pass. Commissioner Hatch said someone could buy the two by two pavers and would that be deemed fifty percent paved. Mr. Woodward asked if they want to restrict to the gravel area too, his issue with gravel, is it becomes weeds. Commissioner Hatch said not talking about a licensed vehicle and just sitting. Mr. Woodward said the junk vehicles expired or not running. Mr. Woodward said a section dealing with recreational, make concessions and allowance for certain vehicles and business on call.

PUBLIC PORTION OF MEETING OPENED

PUBLIC PORTION OF MEETING CLOSED

Motion: To continue file #30798 to the December 10th meeting.

Motion by: Commissioner Walton

2nd by: Commissioner Wellman

Vote: Commissioners voted unanimous in favor

MEETING ADJOURNED

Time Adjourned – 8:30 p.m.