



Planning and Development Services

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**MEETING MINUTE SUMMARY
KEARNS METRO TOWNSHIP PLANNING COMMISSION MEETING
Monday, December 10, 2018 5:30 p.m.**

****Meeting minutes approved on January 14, 2019****

Approximate meeting length: 1 hour 2 minutes

Number of public in attendance: 2

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Walton

***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
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 – 5:35 p.m.

- 1) Approval of Minutes from the November 19, 2018 meeting.

Motion: To approve minutes from the November 19, 2018 meeting as presented.

Motion by: Commissioner Wellman

2nd by: Commissioner Nelson

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

- 2) Approval of Minutes from the November 26, 2018 meeting.

Motion: To approve minutes from the November 26, 2018 meeting as presented.

Motion by: Commissioner Wellman

2nd by: Commissioner Nelson

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

- 3) Business Items (as needed)

Mr. Woodward provided an update to the rezone application from November. Commercial liability study and updated traffic report. Scope of work on traffic to be update. Commercial viability study, county regional planning officer is in a westside study, gathered data. Developer applicant pointed out even those this area doesn't have enough sporting good stores, based on the configuration, no

sporting goods store would not want to do business there. Mr. Woodward said he spoke to John Gust and reaching out to development and real estate and if there is a need for more commercial and supported by people's dollars. Council has it on their agenda tonight to set a hearing date and the mayor would prefer it come back to the planning commission once those reports are in and will be on their agenda in January.

PUBLIC HEARINGS

Hearings began at – 5:43 p.m.

30795 – (Continued from 11/19 and 11/26/18) - 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 updated to the ordinance amendment.

Commissioner Wellman asked if you would need your neighbor next to you or the person across the street needing their opinion. Mr. Woodward said wouldn't need across the street because they aren't adjoining. Commissioner Wellman asked if patios could be covered. Mr. Woodward said yes, it just can't have the combination of attached and built. Commissioner Wellman asked if not conflicting to building a second deck. Mr. Woodward confirmed.

Mr. Woodward advised the planning commission can choose to open the public hearing.

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

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Citizen

Name: Kent Markus

Address: 5968 South Parkwood Drive

Comments: Mr. Markus said he thought this included RV with three sides closed in and off the old standard. If someone wanted to put it to the back corner and would like clarification.

Mr. Woodward said accessory buildings and six feet away and have different rules, so still be okay. Mr. Markus said a carport can have two walls. Mr. Woodward said no walls, strictly a cover. Someone commented that front and back just open and he supposes outside have a panel, must be one-hour fire rated wall and built a certain way. Commissioner Wellman said only applies to the setback property line and apply to previous standards.

Mr. Markus asked with the one wall, wouldn't that be safer to require having the one wall. Mr. Woodward said in order to be closer than five feet to the property line, it would need to be one-hour fire construction, ceiling would have to be fire restricted to prevent that.

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

PUBLIC PORTION OF MEETING CLOSED

Commissioners and staff had a brief discussion regarding Option 1-D. Uncertain there would be room for that in the front. Anchoring clarify adjacent/abutting property owner.

Motion: To recommend approval of file #30795 to the Kearns Metro Township Council with the suggested changes and amendments to #4 and #6.

4. The adjacent “abutting” property owner

6. The total lot coverage “of the undeveloped coverage of the property as built” to no more than 50%.

Motion by: Commissioner Wellman

2nd by: Commissioner Hatch

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

30798 – (Continued from 11/19 and 11/26/18) - 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 updated to the ordinance amendment.

Commissioner Wellman asked if there is discussion of leveling. Mr. Woodward said we put compacted gravel. Commissioner Walton asked about pavers and creating additional parking space. Mr. Woodward said pavers are brick and would work. Commissioner Wellman said no limit on working cars.

PUBLIC PORTION OF MEETING OPENED

No one from the public present to speak.

PUBLIC PORTION OF MEETING CLOSED

Commissioners had a brief discussion regarding maintaining parking spaces, licensed vehicles, hard surfaces, and scrap.

Motion: To recommend approval on file #30798 to the Kearns Metro Township Council with staff recommendations and Commissioner Hatch’s amendments.

Motion by: Commissioner Wellman

2nd by: Commissioner Nelson

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

Commissioner Nelson motioned to adjourn.

MEETING ADJOURNED

Time Adjourned – 6:37 p.m.