



Planning and Development Services

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**MEETING MINUTE SUMMARY
KEARNS METRO TOWNSHIP PLANNING COMMISSION MEETING
Monday, January 14, 2019 5:30 p.m.**

****Meeting minutes approved on March 11, 2019****

Approximate meeting length: 35 minutes

Number of public in attendance: 11

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 – 5:33 p.m.

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

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

Motion by: Commissioner Hatch

2nd by: Commissioner Walton

Vote: Commissioners Voted unanimous in favor

- 2) Election of Chair and Vice Chair 2019

Election of Chair for 2019

Motion: To nominate Commissioner Robertson for Chair, Commissioner Robertson accepted.

Motion by: Commissioner Wellman

2nd by: Commissioner Hatch

Vote: Commissioners voted unanimous in favor

Election of Vice Chair for 2019

Motion: To nominate Commissioner Walton for Vice Chair, Commissioner Walton accepted.

Motion by: Commissioner Wellman

2nd by: Commissioner Hatch

Vote: Commissioners voted unanimous in favor

- 3) Other Business Items (as needed)
No other business items to discuss.

PUBLIC HEARINGS

Hearings began at – 5:37 p.m.

30737 – (UPDATE) - 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 update and analysis to the staff report, Preliminary Market Analysis, and Mixed-Use Development Traffic Study Update.

Commissioner Wellman said he read the market analysis and need more places to shop, but no one would want to put a shopping mall or offices and seems to have a residential happy medium, concerns of the last 20% of property to be developed. Mr. Woodward said he has been in discussions, the Mayor is learning a lot of redevelopment of underutilized properties, business of 4700 South being used but mostly vacant and have potential. Important for leadership is go out and actively recruit people to utilize these properties, where there are properties to be developed or redeveloped and bring in businesses. Commercial businesses in the market, medium sized boxed retail is dying, big boxes, doing okay. Commissioner Walton asked regarding the potential retail, and was there an analysis of current vacancy rate, empty store fronts. Mr. Woodward said would have been more of an expensive study. Commissioner Hatch said this is a plan change from storage unit and would it be absorbed. Mr. Woodward said would be residential, 85 units and takes in to account the extra acreage.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Bryan Bayles

Address: 1656 Equestrian Parkway

Comments: Mr. Bayles said it would be 85 units. Hasn't calculated the office and would like to start the process. Plan has not changed from the look. Satisfied with staff recommendation and a great project.

Commissioner Robertson motioned to open the public hearing.

Speaker # 2: Kearns Community Council

Name: Roger Snow

Address: 5977 South Parkwood Drive

Comments: Mr. Snow said he wondered about little piece of property designated for open space. Kearns Community Council gives a positive recommendation with staff recommendation.

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

PUBLIC PORTION OF MEETING CLOSED

Commissioners had a brief discussion regarding education with the studies, traffic is still a concern.

Motion: To recommend approval of application #30737 to Kearns Metro Township council as presented with staff recommendation number one, adding M-1 zone no more than .7 acres and clarification of the legal description.

Motion by: Commissioner Wellman

2nd by: Commissioner Walton

Vote: Commissioners voted unanimous in favor

Commissioner Robertson suggested looking more carefully at tax base and remaining open space and underutilized properties and resources.

MEETING ADJOURNED

Time Adjourned – 6:08 p.m.