



Planning and Development Services

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**MEETING MINUTE SUMMARY
KEARNS METRO TOWNSHIP PLANNING COMMISSION MEETING
Monday, March 11, 2019 5:30 p.m.**

****Meeting minutes approved on April 8, 2019****

Approximate meeting length: 55 minutes

Number of public in attendance: 3

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
Diana Martinez		

BUSINESS MEETING

Meeting began at – 5:32 p.m.

- 1) Approval of Minutes from the January 14, 2019 meeting.

Motion: To approve minutes from the January 14, 2019 meeting as presented.

Motion by: Commissioner Wellman

2nd by: Commissioner Hatch

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

- 2) Other Business Items (as needed)

No other business items to discuss.

PUBLIC HEARINGS

Hearings began at – 5:35 p.m.

30882 – An application to adopt a new chapter to the Kearns Metro Zoning Ordinance to create two “public facilities” zones, the PF and PI zones, as zoning in which public uses like parks, schools, recreation centers, civic buildings, churches, utility buildings, and similar uses are allowed. **Planner:** Curtis Woodward

Salt Lake County Planning and Development Services Zoning Administrator Curtis Woodward provided an analysis to the new zoning chapter.

Commissioner Walton said uses allowed B3 Solar energy systems should have its own line. Mr. Woodward said there may be push back from the Granite School District and are in the process of working with Magna on a site. Insisted on having a development agreement state, if and when that school went away, that site was entitled to a certain number of residential units. Commissioner Walton asked about Chapter 19.83 and what does it say and is it an allowed use. Mr. Woodward said it has cell sites by zone, category zones are only allowed in public or Quasi public. Conditional use if its free standing. Commissioner Hatch asked if it would affect any potential business owner's resale. Mr. Woodward said if there was extra ground and allow someone to subdivide, that would trigger a rezone application. All types of facilities are in residential zones. Commissioner Walton said seminary buildings for Jr. Highs and are for sale right now. Mr. Woodward said they present a quandary, spoke to Kearns Mayor as seminary building for UPD, but are too small. Commissioner Nelson said maximum height is 35 feet and does that cause any problems with church spires. Mr. Woodward said there is an exception under building height. Commissioner Walton asked about maximum square footage above ground level. Mr. Woodward said 40% foot print.

Commissioner Walton motioned to open the public hearing.

PUBLIC PORTION OF MEETING OPENED

No one from the public was present to speak.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To continue application #30882 to the April 8th meeting to allow for changes to be made as discussed.

Motion by: Commissioner Nelson

2nd by: Commissioner Wellman

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

30869- Atlas Towers/Ken Bradtke is requesting approval of a Conditional Use – Monopole Cell Tower and Equipment Building. **Acreage:** 1.26 acres. **Location:** 5408 South 5600 West. **Zone:** C-2. **Planner:** Diana Martinez

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

Commissioner Walton motioned to open the public hearing.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Ken Bradtke

Address: 3002 Bluff Street #300, Boulder, Colorado

Comments: Mr. Bradtke said they are a small Boulder based tower company. Build own, operate and lease space. Started in early 2000's main market was Alaska. A carrier will give them coordinates and ask if there is a parcel to meet requirements. Willing landlord and get the height they needed. Everything is data and search engines were getting smaller. Emergency crews don't have enough to pull up on their computers. More people start using and getting stressed on coverage and capacity. Demand has increased 236% and over 50% of households are wireless.

Commissioner Wellman asked if the tower would be FCC licensed. Mr. Bradtke said FAA approved and good at 64 feet. Commissioner Wellman asked if first net. Mr. Bradtke said that's up to AT&T. Commissioner Hatch asked access to area, would be southside of Holiday dirt access. Mr. Bradtke said he is using existing access and construction is quick. Commissioner Hatch asked if they were bringing in more equipment to utilize the extra pads. Mr. Bradtke said will actively try. Commissioner Hatch said there was a retainment pond. Mr. Bradtke said environment came back clean. Only light 2% of their towers. Dull galvanized grey color and blends in with the sky. Commissioner Nelson said this is on West Valley land. Mr. Woodward said the little corner is still Kearns and surrounding is West Valley. UDot took control of the property when Smith's wanted to build.

Speaker # 2: Kearns Improvement District

Name: Cheryle Hatch

Address: 5350 West 5400 South

Comments: Ms. Hatch said that corner is prone to accidents, would it be suggested to have some type of light because life flight comes to that area.

Commissioner Walton said to be consistent with lighting with other poles.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #30869 with one additional condition:

4. Staff reviews FAA application and existing lighting requirements with 5600 West.

Motion by: Commissioner Wellman

2nd by: Commissioner Hatch

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

MEETING ADJOURNED

Time Adjourned – 6:27 p.m.