



**Planning and Development Services**

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**MEETING MINUTE SUMMARY  
KEARNS METRO TOWNSHIP PLANNING COMMISSION MEETING  
Monday, July 22, 2019 5:30 p.m.**

**\*\*Meeting minutes approved on September 9, 2019\*\***

**Approximate meeting length:** 57 minutes

**Number of public in attendance:** 7

**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 – 5:31 p.m.**

- 1) Approval of Minutes from the June 10, 2019 meeting.

**Motion:** To approve minutes from the June 10, 2019 meeting as presented.

**Motion by:** Commissioner Wellman

**2<sup>nd</sup> 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 – 5:34 p.m.**

*Commissioner Robertson arrived at 5:36 pm.*

**30882(A)** - A request to rezone from existing zoning to the PF (public facilities) zone various parcels owned by: Salt Lake County, Salt Lake Valley Fire Service Area, Kearns Improvement District, Mountain States

Telephone & Telegraph, Rocky Mountain Power, Oquirrh Recreation and Parks District, Utah Athletic Foundation, Taylorsville-Bennion Improvement District, and the Utah Department of Transportation. **Planner:** Curtis Woodward

**30882(B)** – A request to rezone from existing zoning to the PI (public facilities) zone various parcels owned by: The Church of Jesus Christ of Latter-Day Saints, United Methodist Church, the Catholic Diocese of Salt Lake City, First Baptist Church, New Pilgrim Baptist Church, Entheos Academy, Kearns Utah Congregation, Pentecostal Church of God, and Granite School District. **Planner:** Curtis Woodward

*Salt Lake County Planning and Development Services Zoning Administrator Curtis Woodward provided an analysis of the zone changes.*

### **PUBLIC PORTION OF MEETING OPENED**

**Speaker # 1:** Kearns Community Council

**Name:** Roger Snow

**Address:** 5977 South Parkwood Drive

**Comments:** Mr. Snow said the Kearns Community Council gives a favorable recommendation.

*Commissioner Walton motioned to close the public hearing on 30882(A) and 30882(B), Commissioner Wellman seconded that motion.*

### **PUBLIC PORTION OF MEETING CLOSED**

*Commissioner Hatch advised his spouse is a Board Trustee of Kearns Improvement District and didn't feel he needed to recuse himself.*

**Motion:** To recommend file #30882(A) to the Kearns Metro Township Council for approval as presented.

**Motion by:** Commissioner Wellman

**2<sup>nd</sup> by:** Commissioner Walton

**Vote:** Commissioners voted unanimous in favor

**Motion:** To recommend file #30882(B) to the Kearns Metro Township Council for approval as presented.

**Motion by:** Commissioner Wellman

**2<sup>nd</sup> by:** Commissioner Walton

**Vote:** Commissioners voted unanimous in favor

**30983** - Rezone 8.19 acres of vacant land at 5622 South 5600 West from R-M to C-2. **Property owner:** Wright Development Group. **Planner:** Curtis Woodward

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

*Commissioner Robertson said it doesn't force them to build commercial, but it opens the door for them. Mr. Woodward said it allows conditional zoning. Commissioner Walton asked what the two spots in West Valley are zoned. Mr. Woodward said the time it was annexed, it was C-2, but isn't certain now.*

## PUBLIC PORTION OF MEETING OPENED

**Speaker # 1:** Kearns Community Council

**Name:** Roger Snow

**Address:** 5977 South Parkwood Drive

**Comments:** Mr. Snow said the Kearns Community Council gives favorable recommendation.

**Speaker # 2:** Citizen

**Name:** Nolan Stan

**Address:** Not provided

**Comments:** Mr. Stan said he resides across from the north boundary. Busy street and anything put in there to increase the traffic doesn't think it's a good thing. Small children living around there and people drive like they don't care. Anything that shuts off the traffic and not significantly increase traffic.

**Speaker # 3:** Citizen

**Name:** Evelyn Stan

**Address:** Not provided

**Comments:** Ms. Stan said there is crime in the area, if you put commercial stores and robberies could duck there, crime rate would go up that they don't need.

**Speaker # 4:** Citizen

**Name:** Holly Leany

**Address:** 5698 Suncrest View Place

**Comments:** Ms. Leany said mostly apartments and commercial, rather than single family dwellings.

*Commissioner Robertson said if they did change, they could come and say we want to build all apartments or all commercial, or both. Under R-M they could only build multi-family. Mr. Woodward said the R-M allows apartments, office buildings, banks, and non-retail. Technically in R-M, subdivide and build single-family, knowing what was paid you couldn't convince them to do that. Access street of Chateau Way and need discussion regarding road policies. Commissioner Robertson asked whether apartments and what's the impact to the township for retail component if they build or don't for tax base. Mr. Woodward said the townships have not enacted a property tax to pay for municipal services, now all services are all funded from sales tax revenue. More sales tax, the better.*

**Speaker # 5:** Citizen

**Name:** Cheryle Hatch

**Address:** 5445 South Rockford Street

**Comments:** Ms. Hatch said she lives in the community, thinks it would be a good idea for retail right there, bringing planning to the planning commission and not concerned about traffic, traffic would get most of the traffic and could handle that and have zoning conditions for retail and is for the application.

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

## PUBLIC PORTION OF MEETING CLOSED

*Commissioners and staff had a brief discussion regarding restrictions and conditional use.*

**Motion:** To recommend file #30983 to the Kearns Metro Township Council for approval as presented.

**Motion by:** Commissioner Walton

**2<sup>nd</sup> by:** Commissioner Hatch

**Vote:** Commissioners voted unanimous in favor

**30835** – Parkwood Estates Subdivision – Update and final plan approval of a 39 lot subdivision. **Location:** 5928 South Parkwood Drive. **Planner:** Curtis Woodward

*Salt Lake County Planning and Development Services Zoning Administrator provided an analysis of the staff report and plan approval.*

**PUBLIC PORTION OF MEETING OPENED**

**Speaker # 1:** Kearns Community Council

**Name:** Roger Snow

**Address:** 5977 South Parkwood Drive

**Comments:** Mr. Snow asked about lot 30 and where is the driveway going to access and how wide is the access to Beehive.

*Commissioner Nelson asked how many lots were added. Mr. Woodward said additional seven lots.*

**PUBLIC PORTION OF MEETING CLOSED**

**Motion:** To approve file #30835 as presented.

**Motion by:** Commissioner Wellman

**2<sup>nd</sup> by:** Commissioner Walton

**Vote:** Commissioners voted unanimous in favor

**MEETING ADJOURNED**

**Time Adjourned – 6:28 p.m.**