



Planning and Development Services

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**MEETING MINUTE SUMMARY
KEARNS METRO TOWNSHIP PLANNING COMMISSION MEETING
Monday, September 9, 2019 5:30 p.m.**

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

Approximate meeting length: 57 minutes

Number of public in attendance: 10

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
Todd Draper	x	

BUSINESS MEETING

Meeting began at – 5:34 p.m.

- 1) Approval of Minutes from the July 22, 2019 meeting.

Motion: To approve minutes from the July 22, 2019 meeting as presented.

Motion by: Commissioner Wellman

2nd by: Commissioner Hatch

Vote: Commissioners voted unanimous in favor

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

PUBLIC HEARINGS

Hearings began at – 5:37 p.m.

30670 – Randy Moore is requesting preliminary plat approval to create the 30 lot Olympic Park Subdivision including Conditional Use Approval for a single-family development plan for that subdivision. **Location:**

5944 South Cougar Lane. **Zone:** R-1-5 (Single-Family Residential). **Planner:** Todd A. Draper, AICP

Commissioner Robertson asked the applicant, Randy Moore if he would like to proceed or continue, as he just received his staff report. Mr. Moore confirmed he would like to proceed.

Salt Lake County Planning and Development Services Planner Todd Draper provided an analysis of the staff report.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Moore Homes

Name: Randy Moore

Address: 9691 South Granite Woods

Comments: Mr. Moore said he does not want a continuance and request approval of the application. Property was rezoned a year ago, when purchased. Rezoned to R-1-5. Not asking for anything not meeting R-1-5 or variances or changes. All lots meet requirements. Application went out two months ago to staff, with the traffic study exception. Delayed because the county engineer request not done until high school was back in session. His engineer has done all the data, told them he hasn't seen any issues, county request goes from 6200 to 5400 south. Neighbors have all been noticed. One neighbor they will work with and try to accommodate.

Commissioner Hatch asked about the grading review on nine lots on the south side on storm water. Mr. Moore said addressed all of that, running a pipe that will go up the southside and have three inlets in the back of the yards. The soil is very sandy and provide in the backyards some drainage. Commissioner Walton said the other subdivision going in, there were a couple of lots made allowance where the snow piles and doesn't see that and lot 101 will be packed and lot 110 and any remediation. Mr. Moore said the issue of that usually comes in where you do not have a park strip. They have a project in Magna, but all of this will have park strip, even the access road coming out.

Commissioner Robertson opened the public hearing.

Speaker # 2: Kearns Community Council

Name: Roger Snow

Address: 5977 South Parkwood Drive

Comments: Mr. Snow said he noticed in earlier talks still single entry and UFA approved. Other subdivision was required to build a retention pond and would like to see a traffic report, and this is the first eyes community council has seen to come to a meeting as a stakeholder. He would request both councils get more time to review the plats.

Speaker # 3: Moore Homes

Name: Randy Moore

Address: 9691 South Granite Woods

Comments: Mr. Moore said the number of units on one entrance is set by code and maximum of thirty units. If they had thirty-one without another access. Detention they are installing through the entrance, there is an underground storm water detention. Looked at having one lot as a detention lot. One issue is a lot and maintenance.

Commissioner Wellman asked how it will be cleaned. Mr. Moore said there is manholes and hopes the storms push it out, it's more length and three feet deep.

Salt Lake County Planning and Development Services Planner Todd Draper provided an analysis of the staff report.

Speaker # 4: Kearns Community Council

Name: Roger Snow

Address: 5977 South Parkwood Drive

Comments: Mr. Snow said problem exists that community stakeholders this is the first time they've seen this, can't see plans and plats and can't make decisions in 20 minutes and everyone be on the same page. Council would give a favorable recommendation on this project if they had more than 10 minutes.

Commissioners and staff had a brief discussion regarding recommendation and continuance.

Speaker # 5: Citizen

Name: Nikki Beeny

Address: 4944 West Coriander Court

Comments: Ms. Beeny said the field is small for 30 houses and so much traffic as it is on 5400, 6200, and 4800 and is a parking lot, doesn't see a benefit in putting houses there and with the kids in foster care and the birds, need green spaces and peace and quiet. Nice little area, open area and she bought her house because she doesn't have anyone behind her and totally opposed.

Commissioners expressed concern with the foster home and sharing the driveway. Mr. Moore said they are staying with an easement.

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

PUBLIC PORTION OF MEETING CLOSED

Commissioners and staff had a brief discussion regarding different lot sizes, recommendation and approval, and dislike of disconnect.

Speaker # 6: Moore Homes

Name: Randy Moore

Address: 9691 South Granite Woods

Comments: Mr. Moore said When they looked at this parcel, were looking at multi-family, recommended for high density or hotel. Then looked at town homes. What they're looking at is lower density than any of that. Walkways would be nice, no one wants them. Don't want access of liability, many parks don't want access, majority of municipalities do not approve for maintenance. He doesn't see that access really helping any for the park.

Motion: To recommend approval of application #30670 for preliminary plat approval to create the 30 lot Olympic Park Subdivision to the Kearns Metro Township Council with staff recommendations.

Motion by: Commissioner Wellman

2nd by: Commissioner Hatch

Vote: Commissioners voted unanimous in favor

Motion: To approve application #30670 for a conditional use.

Motion by: Commissioner Wellman

2nd by: Commissioner Hatch

Vote: Commissioners voted unanimous in favor

30895 – Brian Pearson representing Liberty Homes is requesting approval of an 87 unit Planned Unit Development and Subdivision Preliminary Plat. **Acreage:** 5.8 Acres. **Location:** 4702 West 6200 South. **Zone:** RM (Residential Multi-Family). **Planner:** Todd A. Draper AICP

Salt Lake County Planning and Development Services Planner Todd Draper provided an analysis of the staff report.

Commissioner Wellman said at one point there was discussion open space would be shared with Entheos Academy. Mr. Draper said talk of water retention and lawn area down 6200 South for use of this property.

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

PUBLIC PORTION OF MEETING OPENED

Due to time restraints, public portion of this meeting will be held at the next meeting.

PUBLIC PORTION OF MEETING CLOSED

Motion: Due to time restraints, application #30895 will be heard at the October 14th meeting.

Motion by:

2nd by:

Vote:

MEETING ADJOURNED

Time Adjourned – 6:31 p.m.