



**Planning and Development Services**

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

**\*\*Meeting minutes approved on November 18, 2019\*\***

**Approximate meeting length:** 58 minutes

**Number of public in attendance:** 6

**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
Max Johnson	x	x
Todd Draper	x	x
Mikala Jordan	x	x

**BUSINESS MEETING**

**Meeting began at – 5:30 p.m.**

- 1) Approval of Minutes from the September 9, 2019 meeting.

**Motion:** To approve minutes from the September 9, 2019 meeting as presented.

**Motion by:** Commissioner Walton

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

**Vote:** Commissioners voted unanimous in favor

- 2) Other Business Items (as needed)

*Commissioners discussed location and time change of their meeting. They will keep it tabled and discussed the option of having the agenda rearranged as needed.*

**PUBLIC HEARINGS**

**Hearings began at – 5:35 p.m.**

**30895 – (Continued from 09/09/2019 meeting)** - 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

*The Greater Salt Lake Municipal Services District Planner Todd Draper provided an analysis of the staff report.*

*Commissioner Wellman asked if the road is not accessible now will it ever be opened up or traffic to that area. Mr. Draper said not accessible, it is private and would need to connect to a public road and sees grade issues. Commissioner Wellman asked about the side walk on 6200 and will it continue or issues with crossing. Mr. Draper said stays as is and required to put it in. Crossing with railroad is outside of their site and larger community. Commissioner Robertson asked on the southwest corner, is the intention to fence between the road and common area. Mr. Draper said they may ask for fencing, that would be something they could do and talked about initially leaving open. Commissioner Nelson asked if it's okay to walk around on that half to get to the school. Mr. Draper said they might, but that would not be a direct route. Commissioner Hatch said if trash pickup is by a private company. Mr. Draper said they are required to contract with their own company.*

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

**Speaker # 1:** Applicant

**Name:** Brian Pearson

**Address:** 9075 South 1300 East

**Comments:** Mr. Pearson said county has had the new landscaping, fencing and floor plans and they have been improved. There are new items from the last summary. From staff recommendations, there were four items to be worked on and they submitted. They were talking about vinyl fencing, they would do solid fencing between the school and the railroad and pillars out in the front on 6200.

*Commissioner Nelson asked during construction will there be fencing around, because kids walk through there to get to school. Mr. Pearson said he hasn't thought about that. Commissioner Nelson asked if there will be heavy trucks on the east street. Mr. Pearson said will try to use the site for staging and try not to use the roads. Commissioner Nelson asked about common area towards 6200, is it going to be an area kids could get in to and distracted. Mr. Pearson said it is more private area, not intended to put gates to make private, will be fencing but not gates. Commissioner Wellman asked if there would be an office. Mr. Pearson said no clubhouse or office.*

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

**Speaker # 2:** Kearns Community Council

**Name:** Roger Snow

**Address:** 5977 South Parkwood Drive

**Comments:** Mr. Snow asked from original land owner dealt with, has the density changed, fourteen per acre. Asked if the traffic study was done during the school year and the second one during school. Favorable recommendation.

**Speaker # 3:** Liberty Homes Consultant

**Name:** Dave Tolman

**Address:** 3813 Highland Court

**Comments:** Mr. Tolman said he met with Entheos and Blackman. Traffic of children and cutting through vacant property is a liability. They will put the fence up so the kids can't access and be careful in dealing with the school children. Make sure kids moving out to the sidewalk.

*Commissioner Walton asked if any discussion of parents using the new streets as drop offs. Mr. Tolman said a challenge because a private community and people will use the old system and new system. Commissioner Nelson said afterschool events and parents maybe wanting to park there, not enough parking. Mr. Tolman said people will find a parking spot and they don't have a problem continuing with that. Commissioner Hatch said each unit has its own garage and, alleyway and front loader.*

*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 recommendations and requirements.*

**Motion:** To recommend application #30895 to the Land Use Hearing Officer for approval for solid fence.

**Motion by:** Commissioner Walton

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

**Vote:** Commissioners voted unanimous in favor

**Motion:** To approve application #30895 conditional use with staff recommendations and one additional condition:

5. Recommend consideration of a variance on solid vinyl fence on north and west sides of the property.

**Motion by:** Commissioner Walton

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

**Vote:** Commissioners voted unanimous in favor

**31049** – MSD Planning Staff is seeking public input as well as discussion and/or a recommendation regarding the Kearns Housing Element, which will become a component of the Kearns Metro Township General Plan. **Planner:** Max Johnson, AICP

*The Greater Salt Lake Municipal Services District Long Range Planner Mikala Jordan provided an analysis of the Housing Element component of the general plan.*

*Mr. Johnson introduced Mikala Jordan.*

*Commissioners and staff had a brief discussion regarding the resolution, recommendation and open period. Top three E, C, and L for Kearns Metro Township. Landlord programs, and purpose of the general plan.*

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

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

**Speaker # 1:** Kearns Community Council

**Name:** Roger Snow

**Address:** 5977 South Parkwood Drive

**Comments:** Mr. Snow said Kearns Community Council was not aware of the meeting. Contingency to be included. General plan was 2015, and no general plan to put this on. Time to take this to the community council and go over it with them.

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

## **PUBLIC PORTION OF MEETING CLOSED**

**Motion:** To recommend approval of file #31049 to the Kearns Metro Township Council in agreement with findings of Menu items B, C, E, F, G, and L from the 2019 Senate Bill 34 with the following changes:

1. Elimination of “rent-control.”
2. Addition of specific action pieces that will go into writing an ADU Ordinance, such as considering the type of ADUs that Kearns residents desire for their community.
3. Addition of background information for interested residents. Information on ADUs, Good Landlord Programs, Short-term Rentals, and Zoning were provided.
4. Addition of example ordinances for ADUs and Good Landlord Programs.
5. Addition of resources list which includes government websites and housing non-profit websites, among others.
6. Addition of methods section, in which the calculations for housing availability and need are depicted.

**Motion by:** Commissioner Hatch

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

**Vote:** Commissioners voted unanimous in favor

## **MEETING ADJOURNED**

**Time Adjourned – 6:28 p.m.**