



## Planning and Development Services

2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050

Phone: (385) 468-6700 • Fax: (385) 468-6674

**\*\*Notice of this meeting posted February 22, 2024 to <https://www.utah.gov/pmn/sitemap/notice/895087.html> \*\***

### MEETING MINUTE SUMMARY KEARNS PLANNING COMMISSION MEETING Monday, March 4, 2024 5:30 p.m.

**\*\*Meeting minutes approved on May 6, 2024\*\***

**Approximate meeting length:** 1 hour 8 minutes

**Number of public in attendance:** 3

**Summary Prepared by:** Wendy Gurr

**Meeting Conducted by:** Commissioner Taylor

**\*NOTE:** Staff Reports referenced in this document can be found on the State and County websites, or from Planning & Development Services.

### ATTENDANCE

| Commissioners            | Public Mtg | Business Mtg | Absent |
|--------------------------|------------|--------------|--------|
| David Taylor (Chair)     | x          | x            |        |
| Joy Nelson               | x          | x            |        |
| Joe Hatch                | x          | x            |        |
| Laura Koester            |            |              | x      |
| Gray Thomas (Vice Chair) | x          | x            |        |

| Planning Staff / DA | Public Mtg | Business Mtg |
|---------------------|------------|--------------|
| Wendy Gurr          | x          | x            |
| Gordon Bennett      | x          | x            |
| Curtis Woodward     | x          | x            |
| Bianca Paulino      | x          | x            |
| Nathan Bracken      | x          | x            |

### BUSINESS MEETING

**Meeting began at – 5:31 p.m.**

- 1) Welcome and Approval of the Agenda. (Motion/Voting)

*Commissioner Hatch motioned to approve the agenda, Commissioner Nelson seconded that motion.*

*Commissioner Taylor read the Chairs Opening Statement.*

- 2) **Commissioner Discussion and Staff Assignments:** this standing agenda item allows Planning Commissioners the opportunity to raise and discuss important issues related to current and long range planning in Kearns Metro Township. The Commission may direct assignments to planning staff related to discussion items. (Discussion and Staff Direction: Planning Staff)

*Mr. Bracken and commissioners had a brief discussion regarding a code enforcement issue regarding a potential rule change subdivision south of the oval, quite a few driveways that exceed the requirements. Looking with code enforcement there are several residents that don't meet the requirements are storm water permitting requirements with the county. Can increase the width of the driveways without meeting stormwater requirements. Potential ordinance change.*

## **LAND USE APPLICATION(S)**

**Hearing began at – 5:40 p.m.**

**CUP2024-001077** - James Woodruff is requesting conditional use approval to build a 50' communications pole for the Kearns Improvement District which will transmit data from water meters throughout Kearns. **Acres:** 0.03. **Location:** 6040 South Impressions Drive. **Zone:** R-1-8. **Planner:** Gordon Bennett (Motion/Voting)

*Greater Salt Lake Municipal Services District Planner Gordon Bennett provided an analysis of the Staff Report.*

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

**Speaker # 1:** District Engineer Kearns Improvement District

**Name:** James Woodruff

**Address:** 5450 West 5400 South

**Comments:** Mr. Woodruff said he is installing five poles in the district. This is one of their wells and to collect meter data from residents. It will record all the new meters and read by the pole and directed to the cloud, then to the district and residents. Will identify leaks and high flows with a quicker response time. Is on the west side toward the park and locate and have less of an impact.

*Commissioners, Mr. Woodruff, and counsel had a brief discussion regarding the plastic meter added to the meter, setting time to be read on a regular basis, freestanding painted pole, and no wires.*

*Commissioner Hatch recused himself, as his wife is on the board.*

*Commissioner Thomas motioned to open the public Meeting, Commissioner Nelson seconded that motion.*

*No one from the public was present to speak.*

*Commissioner Thomas motioned to close the public Meeting, Commissioner Hatch seconded that motion.*

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

**Motion:** To approve application #CUP2024-001077 James Woodruff requesting conditional use approval to build a 50' communications pole for the Kearns Improvement District which will transmit data from water meters throughout Kearns as presented.

**Motion by:** Commissioner Thomas

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

**Vote:** Commissioner Hatch recused himself, all other commissioners voted in favor (of commissioners present). Motion passed.

*Curtis Woodward said all the other poles will not come before the commission, because they are a permitted use and not in a residential area. Mr. Woodward will forward the other addresses to the commission.*

## **BUSINESS MEETING (Cont.)**

- 3) Approval of the February 5, 2024 Planning Commission Meeting Minutes. (Motion/Voting)  
**Motion:** To approve the February 5, 2024 Planning Commission Meeting Minutes as written.  
**Motion by:** Commissioner Hatch  
**2<sup>nd</sup> by:** Commissioner Nelson  
**Vote:** Commissioners voted unanimous in favor (of commissioners present)

- 4) **Presentation of Town Center Survey Results and Draft Vision:** Planning staff will present the results of the 2023 Kearns Town Center Survey. They will also share the draft vision statement, values, and goals that were crafted based on responses and stakeholder feedback. **Planner:** Bianca Paulino (Presentation / Discussion)

*Ms. Paulino provided a presentation of the Town Center Survey Results and the Draft Vision.*

*Commissioners, staff, and counsel had a brief discussion regarding the vision statement with accessibility key to joining vibrant town center, walkability and cycling, all abilities inclusivity. Goals on transportation and 5400 south. Arts and culture within the town center and encouraged initiatives, grants for initiatives and procuring funding and use. Commercial property owners participation and maintenance responsibility, discussion regarding the elementary school and use of the property.*

*Commissioner Thomas motioned to open public comment, Commissioner Nelson seconded that motion.*

**Speaker # 1:** Citizen

**Name:** Roger Snow

**Address:** 5977 South Parkwood Drive

**Comments:** Mr. Snow said there needs to be emphasis on economic viability. Now becoming a city opportunity to bring in businesses. More opportunities to bring in developers, shops, and residential and keep local businesses, not just whitewashing.

*Commissioners and staff had a discussion regarding the Millcreek Town Center with the resources and any plans to chat with their mayor and how to rev up development. Spoke to Midvale as their main street had mixed use and will talk to different cities to attract development. Town Center website is up now and making sure none of the businesses are ran out. Updating the general plan and may want to prohibit different uses, redevelopment agency using tax increment financing to incentivize businesses and making the most of what they have.*

- 5) Other Business Items (as needed)

*No other business items to discuss.*

*Commissioner Thomas motioned to close the public comment and adjourn, Commissioner Hatch seconded that motion.*

**MEETING ADJOURNED**

**Time Adjourned – 6:39 p.m.**