Kearns Metro Township Planning Commission
Public Meeting Agenda
Monday, February 13, 2017 4:00 P.M.

Location
SALT LAKE COUNTY GOVERNMENT CENTER
2001 SOUTH STATE STREET, ROOM N1-110
NORTH BUILDING, MAIN FLOOR
(385) 468-6700

BUSINESS MEETING

1) Approval of Minutes from the November 14, 2016 meeting.
2) Election of Chair and Vice Chair for 2017
3) Other Business Items (as needed)

PUBLIC HEARINGS

30191 – Randy Moore is requesting preliminary plat approval to create a seventeen-lot subdivision and amend the underlying Park Ridge Phase 1 Subdivision. Location: 5825 South Vista Ridge Way. Zone: R-1-8 (Single-Family Residential). Community: Kearns. Planner: Jeff Miller

ADJOURN
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MEETING MINUTE SUMMARY
KEARNS TOWNSHIP PLANNING COMMISSION MEETING
Monday, November 14, 2016 4:00 p.m.

Approximate meeting length: 15 minutes
Number of public in attendance: 2
Summary Prepared by: Wendy Gurr
Meeting Conducted by: Commissioner Glines

ATTENDANCE

Commissioners and Staff:

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<tr>
<th>Commissioners</th>
<th>Public Mtg</th>
<th>Business Mtg</th>
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<tr>
<td>Dave Stanworth</td>
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<td>Joy Nelson</td>
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<td>Kim Barbushev</td>
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<td>Jeff Robertson (Vice Chair)</td>
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<td>John A. Glines (Chair)</td>
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<td>Jerry Wellman (Alternate)</td>
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<td>Bruce Walton (Alternate)</td>
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<td>Marlo Davis</td>
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<tr>
<th>Planning Staff / DA</th>
<th>Public Mtg</th>
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<tbody>
<tr>
<td>Chris Preston (DA)</td>
<td>x</td>
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<tr>
<td>Wendy Gurr</td>
<td>x</td>
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<td>Max Johnson</td>
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<td>Todd Draper</td>
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*NOTE: Staff Reports referenced in this document can be found on the State and County websites, or from Salt Lake County Planning & Development Services.

BUSINESS MEETING
Meeting began at – 4:01 p.m.

1) Approval of Minutes from the April 11, 2016 meeting.
   Motion: To approve minutes from the April 11, 2016 meeting as presented.
   Motion by: Commissioner Walton
   2nd by: Commissioner Davis
   Vote: Commissioners voted unanimous in favor (of commissioners present)

2) Other Business Items (as needed)

PUBLIC HEARINGS
Hearings began at – 4:03 p.m.

29976 – Kevin Wayman requests conditional use approval for use of the subject property by an electrical contractor including the associated truck and equipment storage yard. Location: 5485 West 4700 South. Zone: M-1. Community Council: Kearns. Planner: Todd A. Draper
Salt Lake County Township Services Planner Todd Draper provided an analysis of the staff report.

Commissioner Walton asked about the solid concrete wall and how much will the visibility be affected. Mr. Draper said there is a fair amount of distance and the wall is set back a few feet from the sidewalk.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Kearns Community Council
Name: Roger Snow
Address: Not provided
Comments: Mr. Snow advised the Kearns Community Council gave a favorable recommendation to the project.

Speaker # 2: Applicant
Name: Kevin Wayman
Address: 5485 West 4700 South
Comments: Mr. Wayman said they have prints in for review. They have been in business since 1995 and do a fair amount of work in Salt Lake City. They don’t do residential, but commercial and industrial. When he began, Copper Hills was the last job he did. They met city requirements and set back meets requirements. They shouldn’t create any hazards, just getting approvals and taking their time.

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #29976 with staff recommendations as presented.
  Motion by: Commissioner Davis
  2nd by: Commissioner Robertson
  Vote: Commissioners voted unanimous in favor (of commissioners present)

MEETING ADJOURNED

Time Adjourned – 4:16 p.m.
Amended Subdivision Summary and Recommendation

Public Body: Kearns Metro Township Planning Commission  
Parcel ID: 20-13-326-006  
Property Address: 5825 South Vista Ridge Way  
Request: 17-lot Amended Subdivision

Community Council: Kearns  
Planner: Jeff Miller  
Planning Commission Recommendation: Not Yet Received  
Planning Staff Recommendation: Approval with Condition  
Applicant Name: Randy Moore

PROJECT DESCRIPTION

Randy Moore is requesting preliminary plat approval to create a seventeen-lot subdivision and amend the underlying Park Ridge Phase 1 Subdivision. The existing parcel located at 5825 South Vista Ridge Way is 4.23 acres in size (approximately 184,259 square feet). This large parcel has been held in ownership by The Church of Jesus Christ of Latter-day Saints, for the possible location of a religious building.

SITE & VICINITY DESCRIPTION (see attached map)

The immediate vicinity surrounding the proposed subdivision is predominantly single-family residential in the R-1-8 and R-1-7 zones. Further Northeast from the subject property is the Beehive Elementary School. The Utah Olympic Oval is located immediately East of the subject property. A neighborhood park is located a couple blocks South.
LAND USE CONSIDERATIONS (R-1-8 Zone)

<table>
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<tr>
<th>Requirement</th>
<th>Standard</th>
<th>Compliance Verified</th>
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<tbody>
<tr>
<td>Height</td>
<td>35 Feet</td>
<td>N/A</td>
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<tr>
<td>Front Yard Setback</td>
<td>25 Feet</td>
<td>Yes</td>
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<tr>
<td>Side Yard Setback</td>
<td>5 Feet one side and 11 Feet on the garage or</td>
<td>Can Comply</td>
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<tr>
<td></td>
<td>driveway side or 8 Feet on each side.</td>
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<tr>
<td>Rear Yard Setback</td>
<td>30 Feet</td>
<td>Can Comply</td>
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<tr>
<td>Lot Width</td>
<td>65 Feet at a distance 25 Feet from the front</td>
<td>Yes</td>
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<tr>
<td>Lot Coverage</td>
<td>No accessory building or accessory buildings</td>
<td>N/A</td>
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<tr>
<td></td>
<td>shall cover more than twenty-five percent of</td>
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<td></td>
<td>the rear yard</td>
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<tr>
<td>Lot Area</td>
<td>8,000 Square Feet</td>
<td>Yes</td>
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Compatibility with existing buildings in terms of size, scale and height. Yes
Compliance with the General Plan. Yes

ISSUES OF CONCERN/PROPOSED MITIGATION

Planning Staff has not identified any issues of concern with the proposed subdivision requested by the applicant.

NEIGHBORHOOD RESPONSE

Planning Staff has not received any responses from the surrounding neighbors as of the completion of this report on February 2, 2017. Any responses that are received will be presented to the Kearns Metro Township Planning Commission at the meeting on February 13, 2017.

KEARNS METRO TOWNSHIP PLANNING COMMISSION RESPONSE

This item will be heard by the Kearns Metro Township Planning Commission on February 13, 2017.

REVIEWING AGENCIES RESPONSE

AGENCY: County Geology DATE: 12/21/2016
RECOMMENDATION: Conceptual Approval – Technical Review Required – 1. Footing excavations shall be inspected and approved in writing by a qualified Geotechnical Engineer prior to placement of concrete forms & rebar, where applicable.

AGENCY: County Grading DATE: 12/08/2016
RECOMMENDATION: Conceptual Approval – Technical Review Required – 1. Site has non-engineered fills located throughout the site. 2. Need to provide a copy of the Geotechnical Engineer Report for review and comment. At time of permit: 1. At the time of the Permit a SWPPP and NOI is required to be submitted as the site is in excess of one acre.

AGENCY: County Hydrology DATE: 12/16/2016
RECOMMENDATION: Conceptual Approval – Technical Review Required – 1. How is storm water quality being addressed before storm water enters detention/retention basin, infiltrates into the ground, and/or approved
Request: 17-lot Amended Subdivision  

File #: 30191

conditional use summary

storm water system?  2. Provide drainage plan and calculations showing how storm water from 10 year 24-hour storm will be contained on the property or routed to an approved Salt Lake County system.  3. Provide calculations for orifice plate and show location of orifice plate on plans. Maximum release rate into county facility is 0.2 cfs/acre.  4. Provide details of how 100-year storm will be directed safely away from adjoining properties.  5. Salt Lake County suggests using Low Impact Development BMPs to manage storm water.  6. Check cover on all pipes. Cover is to be 2 feet on all pipes, except 1 foot cover is acceptable on all RCP pipes.  7. If there is an irrigation component, water master must approve all drawings that show irrigation. Water master’s approval is required as a signature block on the final irrigation drawings prior to approval.  8. All catch basins and manholes must conform to Salt Lake County standards.  9. All road cuts in High County Lane must be restored to Salt Lake County Standards.  Show details conforming to Salt Lake County standards.

AGENCY: County Health Department  
DATE: 12/9/2016  
RECOMMENDATION: Conceptual Approval – Water and Sewer Availability Letters are required.

AGENCY: County Planning  
DATE: 12/27/2016  
RECOMMENDATION: No Zoning related issues at this time.

AGENCY: County Traffic  
DATE: 12/19/2016  
RECOMMENDATION: Conceptual Approval – Technical Review Required – Tie into other access roads available to main streets.

AGENCY: County Surveyor  
DATE: 12/12/2016  
RECOMMENDATION: Conceptual Approval – Technical Review Required – 1. Please provide a Record of Survey of Parcel “A” specifically showing the northeasterly line adjoining Valley View Park No. 5.  2. Legal description and plat need revisions. Please contact Brian Mitchell in the S. L. County Surveyor’s Office for further details.  3. Must have accurate angular and lineal dimensions for all lines, angles and curves used to describe boundaries, streets, alleys, easements, areas to be reserved for public use and other important features to complete final review.  4. Submit current title report at final stage of project with revised legal description.  5. Submit letter of confirmation regarding the staking of corners.

AGENCY: Unified Fire Authority  
DATE: 12/08/2016  
RECOMMENDATION: Conceptual Approval – Technical Review Required

AGENCY: County Building  
DATE: 12/05/2016  
RECOMMENDATION: Conceptual Approval – Technical Review Required – Building permits are required for the construction of the new homes. At time of building permit application, provide complete building plans showing compliance with current building code. At time of building permit application, provide fire flow verification for the nearest fire hydrant and show how compliance is going to be made with any Unified Fire District Guidelines.

AGENCY: County Operations  
DATE: 12/29/2016  
RECOMMENDATION: Conceptual Approval

Compliance with current building, construction, engineering, fire, health, landscape and safety standards will be verified prior to final approval.

PLANNING STAFF ANALYSIS

Minimum lot sizes in the R-1-8 zone are required to be a minimum of 8,000 square feet. All seventeen proposed lots exceed minimum lot sizes in the R-1-8 zone (please see the attached Site Plan, which shows the lot size for each proposed lot).
Planning Staff has analyzed this subdivision request and has found that it meets all subdivision requirements.

**PLANNING STAFF RECOMMENDATION**

Staff recommends that the Kearns Metro Township Planning Commission makes a motion to grant approval to the preliminary plat for the proposed 17-lot subdivision.

Subject to the following condition:

1. Comply with all requirements of the reviewing agencies identified during the agency review and subsequent technical review process.

In addition, Staff recommends a separate motion from the Planning Commission to provide a favorable recommendation to the Kearns Metro Town Council to amend the underlying Park Ridge Phase 1 Subdivision,
File #30191: 17 Lot Amended Subdivision

5825 South Vista Ridge Way (Parcel ID: 20-13-326-006)
STORM DRAINAGE CALCULATIONS
(PRE-DEVELOPMENT)

Rational Method (Q=CIA)

<table>
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<tr>
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<th>Rational Coefficient</th>
<th>Results</th>
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STORM DRAINAGE CALCULATIONS
(POST-DEVELOPMENT)

Rational Method (Q=CIA)

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