



## Planning and Development Services

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

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

<https://msd.utah.gov/msd-home/pds/>

# Kearns Planning Commission

## Public Meeting Agenda

### Monday, April 11, 2022 5:30 P.M.

*Pursuant to Utah Code Ann. § 52-4-207(5), Joe Hatch has determined in his capacity as Chair of the Kearns Planning Commission that this meeting and/or public hearing will be held electronically without an anchor location given the ongoing Coronavirus disease 2019 (COVID-19) pandemic, which the Chair has determined to present a substantial risk to the health and safety of those who may be present at an anchor location. To participate in the meeting and to make public comments where indicated in the agenda, please use the below webinar instructions.*

#### Location

##### Join meeting in WebEx

Meeting number (access code): 961 841 420

<https://slco.webex.com/join/wgurr>

Join meeting in WebEx (download available at <https://www.webex.com/downloads.html> for Windows, Android, and Apple devices)

##### Tap to join from a mobile device (attendees only)

[+1-213-306-3065,961841420##](tel:+1-213-306-3065,961841420##) United States Toll (Los Angeles)

[+1-602-666-0783,961841420##](tel:+1-602-666-0783,961841420##) United States Toll (Phoenix)

##### Join by phone

+1-213-306-3065 United States Toll (Los Angeles)

+1-602-666-0783 United States Toll (Phoenix)

Access code: 961 841 420

[Global call-in numbers](#)

##### Join from a video conferencing system or application

Dial [wgurr@slco.webex.com](mailto:wgurr@slco.webex.com)

You can also dial 173.243.2.68 and enter your meeting number.

Need help? Go to <http://help.webex.com>

*UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-468-6707.  
TTY USERS SHOULD CALL 711.*

The Planning Commission Public Meeting is a public forum where, depending on the agenda item, the Planning Commission may receive comment and recommendations from applicants, the public, applicable agencies and MSD staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items, which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

### **BUSINESS MEETING**

- 1) Welcome and approval of the agenda. (Motion/Voting)
- 2) Approval of the February 14, 2022 Planning Commission Meeting Minutes. (Motion/Voting)
- 3) Discussion on height limits in the M-1 zone at the former Condie's Food site, 4825 Honey Bear Lane. **Presenter:** Melissa Anderson
- 4) Other Business Items. (As Needed)

**LAND USE APPLICATION(S)**

**CUP2021-000479** – Brixton Partners is requesting a Site Plan/Conditional Use approval for an Office Warehouse project. **Acreage:** 3.47. **Location:** 5147 West Liberator Drive. **Zone:** M-2 (Manufacturing). **Planner:** Brian Tucker (Motion/Voting)

The Planning Commission, in its discretion, may request public input on these applications prior to acting on the application. If public input is requested, public comment will be limited to three minutes per person.

**ADJOURN**

# Rules of Conduct for Planning Commission Meetings

## PROCEDURE FOR PUBLIC COMMENT

1. Any person or entity may appear in person or be represented by an authorized agent at any meeting of the Commission.
2. Unless altered by the Chair, the order of the procedure on an application shall be:
  - a. The supporting agency staff will introduce the application, including staff's recommendations and a summary of pertinent written comments and reports concerning the application
  - b. The applicant will be allowed up to 15 minutes to make their presentation.
  - c. The Community Council representative can present their comments as applicable.
  - d. Where applicable, persons in favor of, or not opposed to, the application will be invited to speak.
  - e. Where applicable, persons opposing the application, in whole or in part will be invited to speak.
  - f. Where applicable, the applicant will be allowed 5 minutes to provide concluding statements.
  - g. Surrebuttals may be allowed at the discretion of the Chair.

## CONDUCT FOR APPLICANTS AND THE PUBLIC

1. Speakers will be called to the podium by the Chair.
2. Each speaker, before talking, shall give his or her name and address.
3. All comments should be directed to the Commissioners, not to the staff or to members of the audience.
4. For items where there are several people wishing to speak, the Chair may impose a time limit, usually 3 minutes per person, or 5 minutes for a group spokesperson. If a time limit is imposed on any member or spokesperson of the public, then the same time limit is imposed on other members or spokespersons of the public, respectively.
5. Unless otherwise allowed by the Chair, no questions shall be asked by the speaker or Commission Members.
6. Only one speaker is permitted before the Commission at a time.
7. The discussion must be confined to essential points stated in the application bearing on the desirability or undesirability of the application.
8. The Chair may cease any presentation or information that has already been presented and acknowledge that it has been noted in the public record.
9. No personal attacks shall be indulged in by either side, and such action shall be sufficient cause for stopping the speaker from proceeding.
10. No applause or public outbursts shall be permitted.
11. The Chair or supporting agency staff may request police support to remove offending individuals who refuse to abide by these rules.
12. After the public comment portion of a meeting or hearing has concluded, the discussion will be limited to the Planning Commission and Staff.

This page intentionally left blank



**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 3, 2022 to <https://www.utah.gov/pmn/sitemap/notice/733419.html> and notices mailed February 3, 2022\*\***

**MEETING MINUTE SUMMARY  
KEARNS PLANNING COMMISSION MEETING  
Monday, February 14, 2022 5:30 p.m.**

**Approximate meeting length:** 43 minutes  
**Number of public in attendance:** 4  
**Summary Prepared by:** Wendy Gurr  
**Meeting Conducted by:** Commissioner Hatch

**\*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 (Vice Chair)	x	x	
Joy Nelson	x	x	
Jerry Wellman	x	x	
Joe Hatch (Chair)	x	x	
Laura Koester	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Brian Tucker	x	x
Molly Gaughran	x	x
Melissa Anderson	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 read the Chairs Opening Statement.*

- 2) Approval of the January 10, 2022 Planning Commission Meeting Minutes. (motion/Voting)

**Motion:** To Approve the January 10, 2022 Planning Commission Meeting Minutes as presented.

**Motion by:** Commissioner Wellman

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

**Vote:** Commissioners voted unanimous in favor.

- 3) Other Business Items (as needed)

*No other business items to discuss.*

## LAND USE APPLICATION(S)

Hearings began at – 5:35 p.m.

**PAM2022-000512** – Liberty Homes is requesting approval of the Montebello at Liberty Village Amended Subdivision plat which amends 20 building pad sites to account for a larger building footprint for the Type A unit. **Acreage:** 5.725 acres. **Location:** 4678 West 6200 South. **Zone:** R-M. **Planner:** Brian Tucker (Motion/Voting)

The Planning Commission, in its discretion, may request public input on these applications prior to acting on the application. If public input is requested, public comment will be limited to three minutes per person.

*Greater Salt Lake Municipal Services District Planning and Development Planner Brian Tucker provided an analysis of the staff report.*

*Commissioner Nelson asked if it reduces the number of units built, or just the open space. Mr. Tucker confirmed just the open space. Commissioner Hatch asked if governing bodies and entities must sign off. Mr. Tucker said Planning Commission is the only approval Per Se, but others need to sign off. Commissioner Wellman asked if the basins reduction. Mr. Tucker said it isn't changing dimensions of retention area but adding 840 square feet of hard scape and hydrology wants to be shown the retention and needs a new calculation. Commissioner Koester asked if any units sold. Mr. Tucker said pending sales, but none sold yet.*

**Motion:** To recommend approval application #PAM2022-000512 of the Montebello at Liberty Village Amended Subdivision plat which amends 20 building pad sites to account for a larger building footprint for the Type A unit to Kearns Metro Council as presented with staff recommendations.

**Motion by:** Commissioner Wellman

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

**Vote:** Commissioners voted unanimous in favor

## PUBLIC HEARING(S)

**OAM2022-000521** - Amendment to Kearns Code section 19.77, Water Efficient Landscape Design and Development Standards. The proposed amendment replaces the water efficiency standards with the Jordan Valley Water Conservation District water efficiency standards, establishes minimum plant quantity standards for residential and non-residential uses, and amends the buffering standards for non-residential uses when located next to residential uses. **Presenter:** Melissa Anderson (Motion/Voting)

The Planning Commission will act on the proposed Code Amendment after taking comments from the public during their respective public hearings. Public comments will be provided pursuant to the planning commissions' rules of conduct. Public comments will be limited to three minutes per person. The public is also invited to review and inspect the proposed ordinances at <https://www.utah.gov/pmn/index.html> under the respective Planning Commissions' agendas.

*Greater Salt Lake Municipal Services District Planning and Development Planning Manager Melissa Anderson provided an analysis of the staff report. Mr. Bracken said recodifying the entire code and keep individual changes to a minimum. KID needs to enter into a new contract with JVWD and best possible rate.*

*Greg Anderson with KID said grateful the council could do this and currently in the process of a new contract. Would end up having to go to tier 2 and doubling water prices without going through this process to consider.*

*Commissioner Wellman said he is looking at trees, does this apply to residential trees and get an arborist to remove certain percentage of trees. Ms. Anderson said is in the code now. Commissioner Wellman said concerned about citizens on limited income and can't afford an arborist. Mr. Bracken said this is based on new development and has every intention of coming back and fixing the ordinance, just trying to go with KID to negotiate.*

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

### **PUBLIC PORTION OF HEARING OPENED**

*No one from the public present to speak.*

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

### **PUBLIC PORTION OF HEARING CLOSED**

*Commissioners, Counsel and Staff had a brief discussion regarding amended language of the adopting language.*

**Motion:** To recommend approval of file #OAM2022-000521 an Amendment to Kearns Code section 19.77, Water Efficient Landscape Design and Development Standards. The proposed amendment replaces the water efficiency standards with the Jordan Valley Water Conservation District water efficiency standards, establishes minimum plant quantity standards for residential and non-residential uses, and amends the buffering standards for non-residential uses when located next to residential uses to the Kearns Metro Township Council with language amendment.

**Motion by:** Commissioner Wellman

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

**Vote:** Commissioner Hatch recused himself s voted unanimous in favor

*Greg Anderson will send invitations to Planning Commission for a tour. of new????*

*Discussed training opportunities.*

*Commissioner Taylor motioned to adjourn, Commissioner Nelson seconded that motion.*

### **MEETING ADJOURNED**

**Time Adjourned – 6:14 p.m.**