



G R E A T E R S A L T L A K E
**Municipal Services
District**

MSD Planning and Development Services

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

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

MSD.UTAH.GOV

To: Kearns Metro Township Planning Commission
From: Melissa Anderson, MSD Planning Manager
Date: April 8, 2022
Re: **Discussion on height limits in the M-1 Manufacturing Zone**

This discussion relates to building heights in the M-1 Manufacturing Zone in Kearns. This issue pertains to 1) a specific example for the former Condie's Food site in Camp Kearns (see attached map), and 2) a broader perspective to establish height limits for future zoning code standards for the M-1 zone.

The reason for this discussion is due to the fact that the M-1 zone currently does not identify a height limit; however, the adopted Kearns General Plan does identify a target height limit between 1 to 4 stories for this area of Kearns. The height of a story is not defined in the general plan, but a story could range from 10 to 15 feet resulting in a total building height between 40 and 60 feet for a four-story building.

The property owner of the Condie's Food site, Chris Mann, is considering applying for a conditional use permit to redevelop the site for an industrial use, and he would like to receive input from the Planning Commission regarding height limits this site. Mr. Mann has provided renderings for potential building height scenarios; these include building heights of 75 feet, 100 feet and 120 feet. The images of these scenarios are included in the attachments.

MSD staff has also created a web-based model to illustrate alternative building height scenarios. The Commission can start exploring on your own by clicking the link below and selecting the [Open in ArcGIS Urban option](https://qslmsd.maps.arcgis.com/home/item.html?id=709796a159744c7fb027c698f5d2552f). Once open, click on the [projects tab](#) and then [Honey Bear Lane](#). You can toggle the different build-out scenarios (existing, 40', 50', etc.) along the top. There are several different analysis/visualization tools in the bottom right to explore.

<https://qslmsd.maps.arcgis.com/home/item.html?id=709796a159744c7fb027c698f5d2552f>

Staff will show different perspectives using this mapping model at the Planning Commission meeting on Monday, April 11th.



Viewpoints for Building Height Study



Applicant Supplied Renderings

Scenario #1

75-Foot Building Height





















Applicant Supplied Renderings

Scenario #2

100-Foot Building Height



100-Foot Scenario



100-Foot Scenario



100-Foot Scenario



100-Foot Scenario



100-Foot Scenario



100-Foot Scenario



100-Foot Scenario



100-Foot Scenario



100-Foot Scenario



Applicant Supplied Renderings

Scenario #3

120-Foot Building Height



120-Foot Scenario





120-Foot Scenario



120-Foot Scenario



120-Foot Scenario



120-Foot Scenario



120-Foot Scenario



120-Foot Scenario



