



G R E A T E R   S A L T   L A K E

## Municipal Services District

2001 So. State Street, Ste. N3-600  
Salt Lake City, UT 84190  
(385) 468-6700 [MSD.UTAH.GOV](http://MSD.UTAH.GOV)



4956 West 6200 South Suite 527  
Kearns, Utah, 84118

[kmtutah.org](http://kmtutah.org)

To: Kearns Metro Township Council  
From: Brian Tucker, MSD Interim Senior Planner  
Kayla Mauldin, MSD Senior Long Range Planner  
Date: May 9, 2022  
Re: **Discussion on height limits and use provisions 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 and use provisions for future Title 19 (Zoning Code) standards for the M-1 Zone.

The reason for this discussion is 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 reasonably 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 a high-cube storage industrial use. On April 11th, 2022, Mr. Mann received input from the Planning Commission regarding agreeable height limits on this site. Mr. Mann provided renderings for potential building height scenarios; these included building heights of 75 feet, 100 feet and 120 feet. The images of these scenarios are included in the attachments. One Planning Commissioner strongly opposed the heights that Mr. Mann illustrated. The rest indicated that they would be willing to accept more height if it resulted in the addition of employment opportunities.

MSD staff have also created a web-based model to illustrate alternative building height scenarios. Council members can start exploring on their own by clicking the link below and selecting the 'Open in ArcGIS Urban' option. 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://gslmsd.maps.arcgis.com/home/item.html?id=709796a159744c7fb027c698f5d2552f>

Staff will show different perspectives using this mapping model at the City Council meeting on Monday, May 9<sup>th</sup>, 2022. This should include a larger discussion of M-1 height restrictions and use regulations, including potential zoning considerations for high-cube in the Warehouse District.







## Viewpoints for Building Height Study





**Prospective Applicant  
Supplied Renderings**

**Scenario #1**

**75-Foot Building Height**

































**Prospective 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



**Prospective 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





