



## 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, August 8, 2022 5:30 P.M.**

**\*\*AMENDED\*\***

*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/meet/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](tel:+12133063065), [961841420##](tel:+16026660783) United States Toll (Los Angeles)

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#### 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 April 11, 2022 Planning Commission Meeting Minutes. (Motion/Voting)
- 3) Discussion on Potential ordinance changes to better facilitate Accessory Dwelling Units (ADU's) in existing accessory buildings. **Location:** Kearns entirety. **Planners:** Morgan Julian and Brian Tucker



- 4) Other Business Items. (As Needed)

**PUBLIC HEARING(S)**

**REZ2022-000621** - Jody Jones is requesting an amendment to the General Plan Future Land Uses and Character Areas from the “Existing Commercial Character Area” to the “Medium to High Density Character Area”. This reclassification would match the existing R-M zoning and allow for a density of 20 units per acre. **Acres:** 3.13. **Location:** 5000 West 5035 South. **Zone:** R-M. **Planner:** Justin Smith (Motion/Voting)

**LAND USE APPLICATION(S)**

**PER2022-000625** - Robert Vaccaro is requesting an exception be made for sidewalk improvements. **Zone:** M-1 (Manufacturing). **Location:** 4748 South Cable Ridge Road. **Planner:** Morgan Julian (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.



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**\*\*Notice of this meeting posted March 31, 2022, to <https://www.utah.gov/pmn/sitemap/notice/745499.html>\*\***

### MEETING MINUTE SUMMARY KEARNS PLANNING COMMISSION MEETING Monday, April 11, 2022 5:30 p.m.

**Approximate meeting length:** 1 hour 3 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
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
Kayla Mauldin	x	x
Nathan Bracken		

## 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 February 14, 2022 Planning Commission Meeting Minutes. (motion/Voting)

**Motion:** To Approve the February 14, 2022 Planning Commission Meeting Minutes as presented.

**Motion by:** Commissioner Wellman

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

**Vote:** Commissioners voted unanimous in favor (of commissioners present).

- 3) Discussion on height limits in the M-1 zone at the former Condie's Food site, 4825 Honey Bear Lane. **Presenter:** Melissa Anderson

*Greater Salt Lake Municipal Services District Planning and Development Planning Manager Melissa Anderson introduced Chris Mann seeking input in the future prospective of the commission. Ms. Anderson asked if the code was to be updated, what is the height limit. General plan sites one to four stories and story*



height is not defined. Ms. Anderson provided images of the site.

Mr. Chris Mann managing constructor and owners of Condies Foods site. Introduced scenarios in industrial areas, cube is most important in warehouse, higher is less than wider. Cost basis is more to go square footage than cube. Automation is bigger, and effective in the cube. Getting attention from respective tenants. Cost wise for a 75-foot building, can put in 33,000 pallet positions, 100 feet up to 43,000, same growth in 10,000 to 120 feet. Mr. Mann provided photos from different areas and some views of buildings and from the streets.

Ms. Anderson referred to her images and prospective at 40 feet, 60 feet, 100 feet, and 120 feet.

Commissioner Wellman had comments. Mr. Mann said he understands what he's saying and if they must get everyone's approval, then they will. General Plan said this area is warehousing. By the airport everything is 40 to 50 feet. Commissioner Wellman said they don't have nice homes, they have a view. Mr. Mann said he didn't write the General Plan, but this is zoned warehousing. Commissioner Taylor said passion putting up a building and commissions point of view. Looking for 120-foot building, what if they said 75 feet and find out what the compromise is. Mr. Mann said there is interest at 75 feet. Commissioner Taylor said 120 feet is massive and will stand out, 75 feet would work for him. Mr. Mann said don't want to just build a building. General Plan is an intent to have better looking and more functional than it is today. Looking at other areas to beautify and attractive to Kearns. To the west is a blue building that is massive and is in West Valley. Commissioner Koester said with more cube how many more jobs is there for a higher building. Mr. Mann said yes, more pallets, more turns, more trucks, more people. Commissioner Koester said he would hate it if a 30 to 50 foot and doesn't see a difference up to 120, opinion going up higher and creating more jobs if going up. Mr. Mann said building height is not the full length of the building.

Mr. Roger Snow said will bring to Kearns Community Council. His thinking is Kearns always comes first, all of Kearns. Looking to bring commercial to Kearns, more tax revenue, what benefits all of Kearns is concerning to him. He will take it to the council and 120 feet is a behemoth. 75 feet if it brings jobs and stability and will take to the council. Mr. Mann said jobs to create and jobs to build. Construction is longer than it used to be and is pushing in to two years. Commissioner Hatch echoes Commissioner Taylor and Mr. Snow, over 75 feet is imposing. Mr. Mann said wants to be good neighbors.

#### 4) Other Business Items (as needed)

*No other business items to discuss.*

Commissioner Wellman motion to open the public meeting, Commissioner Koester seconded that motion.

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

**Hearings began at – 6:18 p.m.**

**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.



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

*Commissioners and staff had a brief discussion regarding retail, landscaping, and irrigation plan effecting the property.*

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

**Speaker # 1:** Applicant

**Name:** Shivam Shah

**Address:** Not Provided

**Comments:** Mr. Shah said will be 16 to 20 feet tall. Specific CC&R's and every tenant signs not to have risky businesses. Parking will be monitored, HOA board or COA will police the park. Tenants' online sales 60 to 70 percent, Amazon fulfillment guys, skateboard warehousing, and candy sales. For every \$100.00 spent, \$60.00 dollars stays within the local economy.

*Commissioner Koester asked what type of trucking. Mr. Shah said basic UPS or Amazon trucks.*

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

**Motion:** To approve application #CUP2021-000479 Brixton Partners is requesting a Site Plan/Conditional Use approval for an Office Warehouse project as presented with staff recommendations one through four.

**Motion by:** Commissioner Taylor

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

**Vote:** Commissioners voted unanimous in favor (of commissioners present)

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

### **MEETING ADJOURNED**

**Time Adjourned – 6:34 p.m.**





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## Memorandum

DATE: 08/08/2022

TO: Kearns Planning Commission

FROM: Municipal Services District Planning Staff

SUBJECT: Accessory Dwelling Unit in Existing Detached Structures

As a part of the Middle-Income Housing Code Amendment initiative, the Municipal Services District (MSD) current planning staff has identified areas of discussion regarding Accessory Dwelling Units (ADU). The MSD current planning staff have received several applications from Kearns residence to convert an existing structure on their property into an ADU. These structures are usually detached garages. However, the standards for detached garages and ADUs do not align, namely setback standards. This creates a challenge for existing residence who are trying to utilize existing resources for passive income and housing opportunities for family members.

Currently, the side yard setback requirements for an ADU revert to single-family dwelling setback standards. These requirements are inconsistent with those of detached garage (see Attachment 1). To remedy this issue without making the resident move their existing structure to meet setback standards of an ADU, the MSD current planning staff have been allowing residents to build within their existing structure. Whereas the walls of the ADU would be located within the existing structure and setback the required amount from the property line (see Attachment 2). This approach creates wasted space and is an inefficient solution for the homeowner.

After speaking with our team in the building department, we learned that it is possible for an ADU to meet the same setback standards as a detached garage so long as they meet building code regulations (see Attachment 3). When a structure is closer than five feet to a property line it must meet a certain fire-resistance rating. However, if the existing structure was legally constructed, then this will not be an issue. There are a few building code regulations that may determine the interior configuration of an ADU with in an existing detached structure but does not hinder the use as an ADU.

The MSD current planning staff recommends that the Kearns Planning Commission have an open discussion on allowing ADU setback standards to meet those of a detached structure when a resident wishes to utilize their existing detached structure for the purpose of an ADU. Doing so will provide Kearns residents an easier pathway for passive income as well as an affordable housing option for family members. The MSD current planning staff encourages this option as the Kearns Planning Commission thinks about the Middle-Income Housing Amendment.



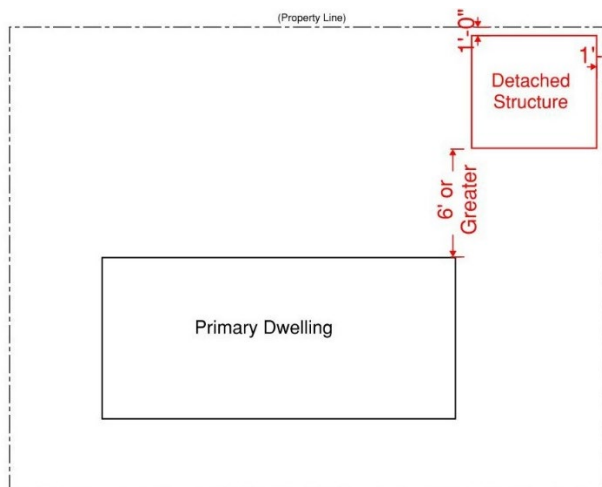
# Attachment 1

## Kearns Municipal Code Setback Standards for Detach Accessory Structures in Residential Single-Family Zones:

### Detached Accessory Structure

For All Residential Single-Family Zones:

- Must be in the rear 6 ft away from the primary dwelling
- Must be 1 ft away from the side property line (unless over 14 ft, then it must set back 1 ft for every foot over 14 ft)
- Must be 1 ft away from the rear property line (unless over 14 ft, then it must set back 1 ft for every foot over 14 ft)



Example of Detached Accessory Structure:

### Detached Accessory Dwelling Unit

For All Residential Single-Family Zones:

- Must be in the rear 6 ft away from the primary dwelling
- Must be 10 ft away from the rear property line

For R-1, R-1-2, R-1-3, R-1-4, R-1-5, R-1-6, R-1-7, R-1-8:

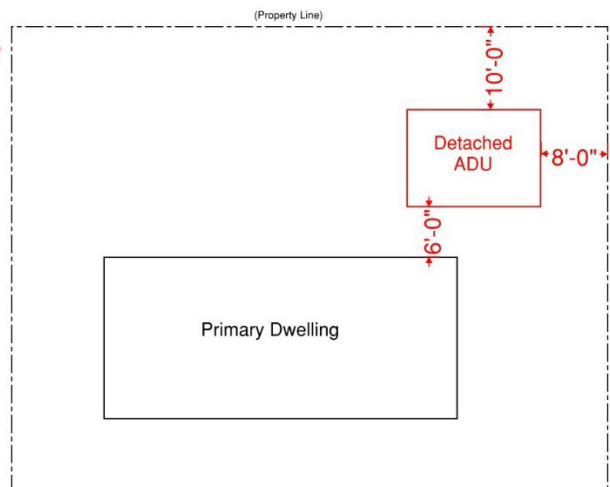
- Must be 5 feet one side and 11 feet on the garage or driveway side or 8 feet from the side property line

For R-1-10, R-1-15, R-1-21:

- Must be 10 ft from the side property line

For R-1-43:

- Must be 15 ft from the side property line

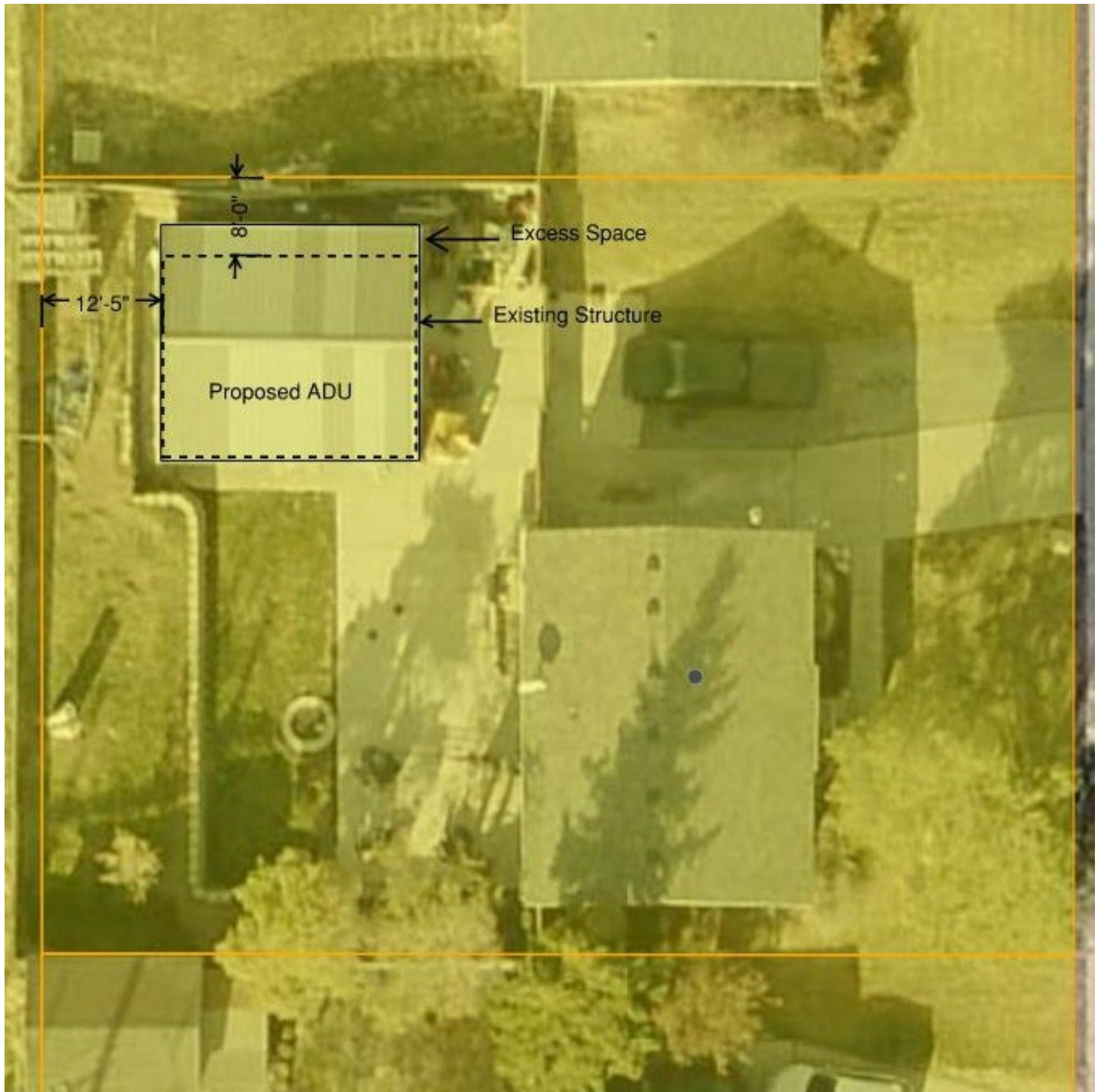


Example of Detached ADU in R-1, R-1-2, R-1-3, R-1-4, R-1-5, R-1-6, R-1-7, R-1-8:



## Attachment 2

### Current Process of Accepting ADUs in Existing Structure





# Attachment 3

## Building Requirements for Detached Structures:

### Interior Requirements:

TABLE R302.6 DWELLING-GARAGE SEPARATION

SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2-inch gypsum board or equivalent applied to the garage side
From habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 1/2-inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

#### R304.1 Minimum area.

Habitable rooms shall have a floor area of not less than 70 square feet (6.5 m<sup>2</sup>).

**Exception:** Kitchens.

#### R304.2 Minimum dimensions.

Habitable rooms shall be not less than 7 feet (2134 mm) in any horizontal dimension.

**Exception:** Kitchens.

#### R304.3 Height effect on room area.

Portions of a room with a sloping ceiling measuring less than 5 feet (1524 mm) or a furred ceiling measuring less than 7 feet (2134 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required habitable area for that room.

### Exterior Requirements:

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E119, UL 263 or Section 703.3 of the <i>International Building Code</i> with exposure from both sides	0 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Projections	Not allowed	NA	< 2 feet
	Fire-resistance rated	1 hour on the underside, or heavy timber, or fire-retardant-treated wood <sup>a, b</sup>	≥ 2 feet to < 5 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Openings in walls	Not allowed	NA	< 3 feet
	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R302.4	< 3 feet
		None required	3 feet

#### R302.5.1 Opening protection.

Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1<sup>3</sup>/<sub>8</sub> inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 1<sup>3</sup>/<sub>8</sub> inches (35 mm) thick, or 20-minute fire-rated doors. **Doors shall be self-latching and** equipped with a self-closing or automatic-closing device.





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**Files # REZ2022-000621**

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## Change to the General Plan

**Public Body:** Kearns Planning Commission

**Meeting Date:** August 8, 2022

**Parcel ID:** 20-12-426-002-0000

**Current Zone:** R-M

**Property Address:** 5000 W 5035 S

**Request:** General Plan Amendment to change allowed density

**Applicant Name:** Jody Jones

**MSD Planner:** Justin Smith

**MSD Planning Staff Recommendation:** Planning Commission Approval

### PROJECT SUMMARY

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The applicant is requesting a change to the Kearns General Plan to allow for a higher density. The parcel is currently zoned R-M, but is currently being used as a commercial property. The applicant wishes to redevelop this property for residential purposes, but seeks an amendment to the general plan to allow for a higher density in order to build.

### SITE & ZONE DESCRIPTION

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The location of the proposed development is currently a daycare and is zoned R-M with a general plan designation of Existing Commercial Character Area which allows a dwelling density of 0.0. The neighboring property to the west has several duplexes and is owned by the Salt Lake County Housing Authority and is zoned R-2-6.5. The density for the Salt Lake County Housing Authority parcel is 32 units on 5.78 acres for a density of 5.5 du/acre. The properties to the east are existing single family dwellings that are zoned R-1-6. This neighborhood is allowed to have up to 7.5 du/acre, but most lots are just over 7,000 square feet for roughly 6 du/acre.

The current use is not currently in line with the zoning due to the future land use designation. R-M zones are intended for high density housing





Existing commercial character area's are defined in the Kearns General Plan states that existing commercial uses in Existing Commercial Character Area's should be preserved, recognizing their value to nearby neighborhoods.



However, the Kearns General Plan then immediately states that existing commercial character area's should not increase their intensity and that new commercial growth should be focused in Kearns' Core Character Areas.

The first option would be to leave the existing site as is. This would leave the existing daycare as is. The benefit of this would be keeping the current existing commercial tax revenue on this site. The downside of this option is that it does not bring in to development to the area and does not any dwelling units on site.

The second option would be to leave the existing commercial as it stands, but amend the existing commercial character area in the General Plan to allow residential density in these general plan designated areas. The benefit of this is that it keeps the current existing commercial site, but also provides some homes. Due to the layout of this parcel as well as the layout of the daycare this option would not be able to provide a lot of homes, but only a few further to the northern and southern edges of the property. It would also have to be decided if the current building would have to be kept, or if a certain square footage of commercial space would be required.

The third option would be applying the Neighborhood Mixed-Use Designation. This would allow for both commercial and residential development on this property. This property could be used as a buffer between the warehouse district to west and the single family dwellings to the east. The neighborhood mixed-use designation would be able to provide housing and satisfy the neighborhoods commercial needs. This designation allows for up to 15 dwelling units per acre and has a target height of 1-3 stories. This designation requires a walkable environment and at least one commercial space on the parcel. The advantages of this designation are that it does provide a commercial space for the community as well as providing homes. This designation could help the area serve as a buffer between higher traffic roads like 5600 S and the residential neighborhoods, but also could also serve as a buffer between the warehouse district to the west and the existing residential neighborhood. The disadvantage of this designation is that it could potentially lead to increased traffic in the area from any potential commercial uses.

The fourth option is applying the Moderate Income Housing Designation. Moderate income housing and missing middle housing is used to describe smaller multifamily buildings such as townhomes, duplexes, triplexes, or fourplexes. Moderate income housing has a target floor ratio of 1:1 to 2:1 and a target building height of 1-3 stories. The designation calls for the development of the area to blend into and flow with the surrounding conditions. The target maximum density is 20 units per acre, but a lower Single-family detached homes would be prohibited under this designation as will any commercial use.

The fifth option would be changing the character area from Existing Commercial Character Area to Med- to High- Density Residential Character Area would allow for up to 20 units per acre while allowing for consistency with the future land use designation and current land use designation. This would eliminate the tax revenue from the existing day care, but allow for an increased number of homes on this property compared to the other options.

The applicant is requesting the Med- to High-Density Residential Character Area's are given a few densities that are intended for different types of dwellings and are included in the table below. Multi-family Dwellings are defined in Chapter 19.04 as being a building that is designed or arranged to be occupied by more than four families.



Single-family dwellings	7.0 dwelling units per acre
Double-family dwellings	12.0 dwelling units per acre
Three-family dwellings	15.0 dwelling units per acre
Four-family dwellings	18.0 dwelling units per acre
Multi-family dwellings	20.0 dwelling units per acre

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#### ISSUES OF CONCERN/PROPOSED MITIGATION

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No issues of concern are identified at this time. All agency reviewers have given an “ok” to the conceptual review with additional information and revisions being required for technical review and final approval.

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#### PLANNING STAFF ANALYSIS

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The density in the R-M zone is determined by Chapter 19.96 of the Kearns Municipal Code. The density limits are then determined by each parcels character area. The character area for this parcel is Existing Commercial Character Area which allows for a density of 0.0 dwelling units per acre. The applicant has stated that they want to develop townhomes at 20 units per acre. All of the options offer varying densities and a lower density can be chosen as the maximum density.

Should the Planning Commission and City Council choose to begin the process to amend the general plan there is a detailed general plan amendment process, which includes a 10 day “notice of intent” before any work can begin on the amendment. This decision is to decide if there will be work done to make the amendment to the general plan.

MSD staff has reviewed the application and has found that the development proposal with staff recommendations is consistent with the surrounding land uses. Full compliance with required ordinances and policies will be verified through the subsequent technical review process before the issuance of the Land Use permit, and furthermore through the building permit review and inspection process. Staff finds that the plan meets, or will meet with conditions, all required standards of the ordinance necessary for preliminary approval by the Planning Commission.

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#### PLANNING STAFF RECOMMENDATION

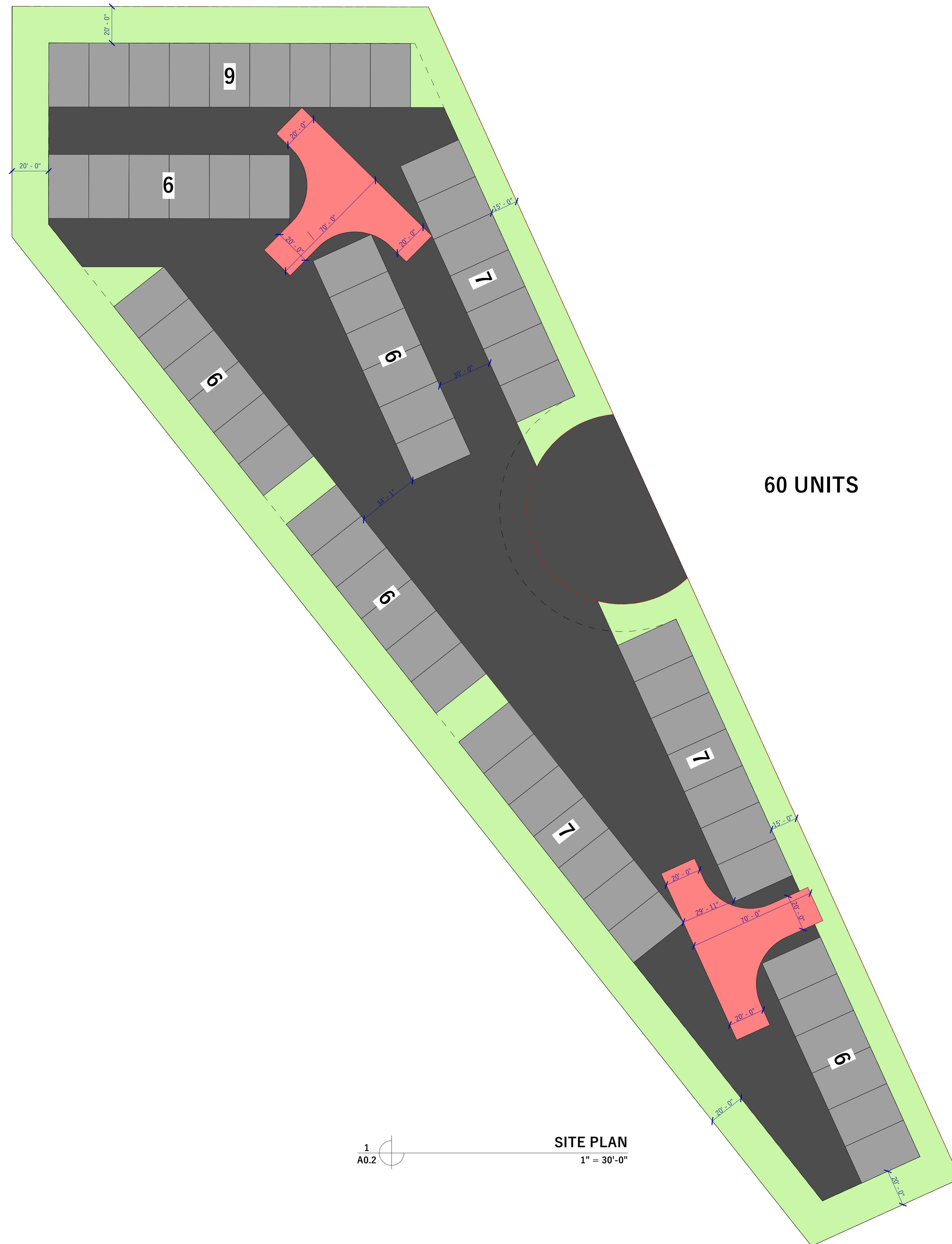
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**Based on the findings stated above, the MSD Planning Staff recommends that the Kearns Planning Commission not leave the general plan as is because it eliminates the possibility of the property being used for residential uses while it is surrounded by residential uses.**

#### ATTACHMENTS:

- A. Site Plan
- B. Elevations
- C. Aerial with zoning





60 UNITS

1  
A0.2  
SITE PLAN  
1" = 30'-0"

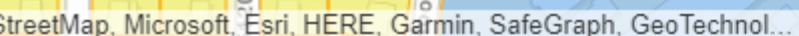
A0.2  
ARCHITECTURAL SITE  
PLAN  
5000 W 5035 S, KEARNS, UTAH















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PER2022-00625

## Exception for Sidewalk Improvements

**Public Body:** Kearns Planning Commission

**Meeting Date:** 08/08/2022

**Parcel ID:** 20-12-102-010-0000

**Current Zone:** M-1

**Property Address:** 4748 S Cable Ridge Rd

**Request:** Exception

**Applicant Name:** Robert Vaccaro

**MSD Planner:** Morgan Julian

**MSD Planning Staff Recommendation:** Approval

### SITE & ZONE DESCRIPTION

The applicant is requesting an exception for a sidewalk improvement. The property in question is located at 4748 S Cable Ridge Road. The property is located in an M-1 zone (manufacturing zone). It is surrounded by properties zoned M-1 directly to the east, west, north, and south, except for a property zoned C-2 (commercial zone) located directly northeast of the lot in question (see Figure 1). The only public access to this property is by way of Cable Ridge Road to the east. The sidewalk improvements would be located along this road.



Figure 1: Zoning Map of Area

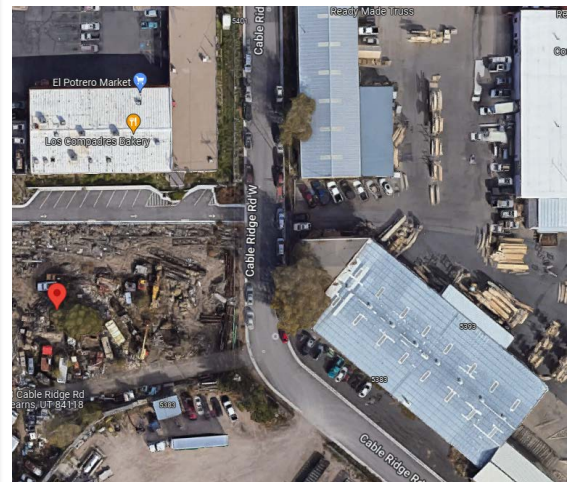


Figure 2: Aerial of Current Public Improvements



## PROJECT & BACKGROUND DESCRIPTION

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The applicant is proposing a utility equipment hut for Google Fiber to be located on the north-east corner of the property. The development will occupy roughly 2,000 sq ft of the 80,400 sq ft lot. The hut itself will occupy 360 sq ft and will be hidden by a security fence (see Attachment 1).

## PLANNING STAFF ANALYSIS

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The only concern recognized by the planning staff for an exception to sidewalk improvements are those made by Salt Lake County Public Works-Engineering staff. They identify this development as an opportunity for public improvements. However, planning staff recognizes that the proposed development for this lot will utilize a fraction of the lot (see Attachment 1) and there will be opportunity for a larger development to occur on the lot in question. This would allow for an additional opportunity for public improvements if the planning commission saw that improvements are necessary for this area. The planning staff has recognized three items to consider:

1. The development being proposed will be an unmanned use and will not generate foot traffic.
2. The surrounding properties to the north, east, and south, do not have sidewalk improvements along Cable Ridge Road.
3. The property in question is in Camp Kearns, an industrial area. In 19.76.210 of the Kearns Municipal Code, it states:

“The planning commission may grant exception to installation of the sidewalk in industrial areas where the planning commission determines that the sidewalk is not necessary to serve the public need, and the elimination of the sidewalk does not jeopardize the public health, safety or welfare, provided that the respective application includes a request for exception consistent with the provisions of chapter 84 of this title.”

## PLANNING STAFF RECOMMENDATION

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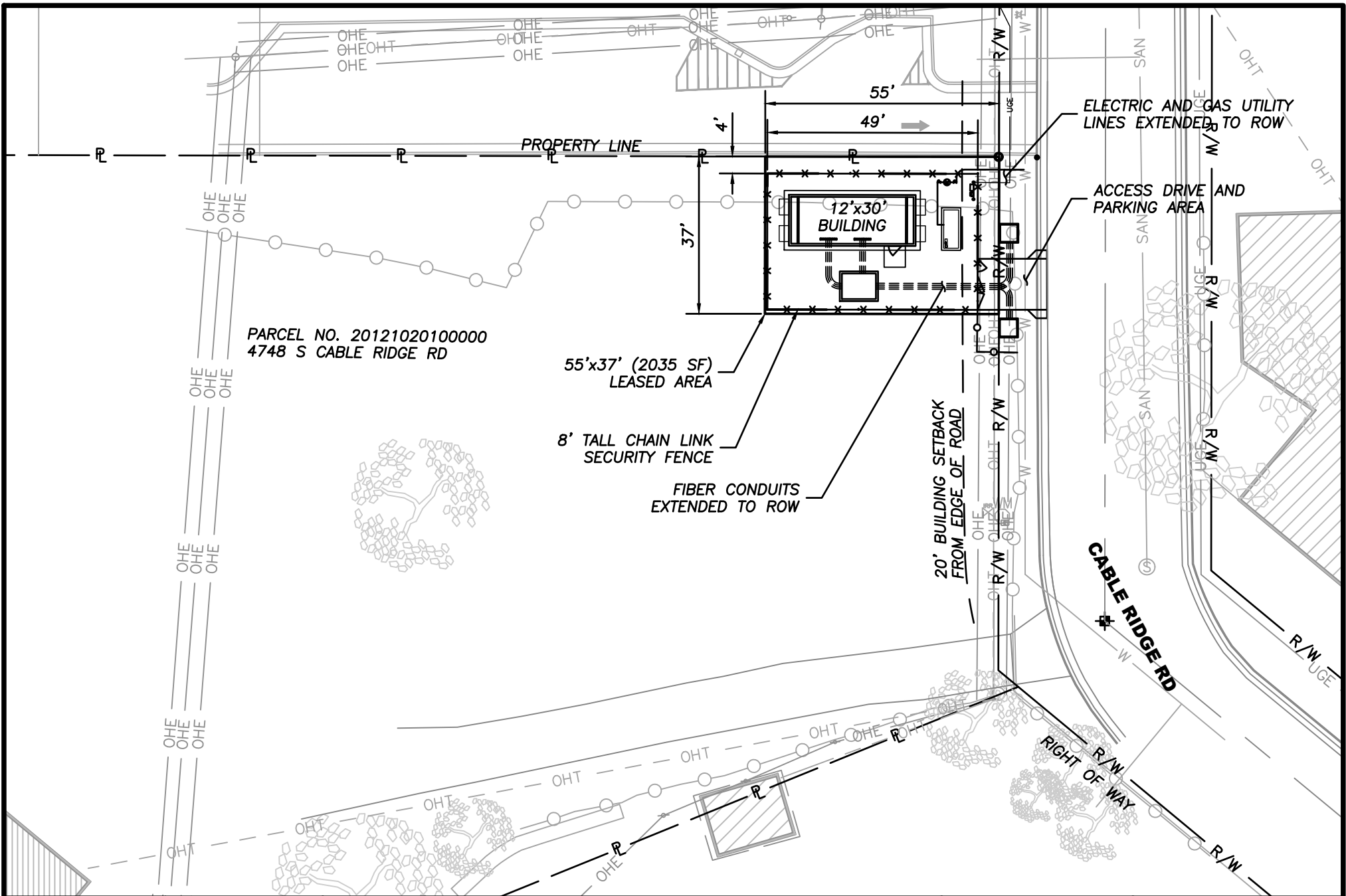
Based on the findings stated above, the MSD Planning Staff recommends that the Kearns Metro Township Planning Commission grant an exception for sidewalk improvements for 4748 S Cable Ridge Rd., Kearns, Utah.

### ATTACHMENTS:

1. Site Plan



# Attachment 1



**SITE PLAN**  
**GOOGLE FIBER UTILITY HUT SITE**  
**SLC HUT 143**

**OWNER: CRI 5407, LLC**  
**ADDRESS: 4748 S CABLE RIDGE RD**  
**KEARNS, UT 84118**

## SITE NOTES:

- **ZONING: M-1 MANUFACTURING ZONE**
- **SETBACKS: BUILDING MUST BE MIN 20' FROM ROADWAY**
- **ELECTRIC AND GAS CONNECTION ROUTE IS SHOWN FOR REFERENCE ONLY AND IS SUBJECT TO LOCAL UTILITY PROVIDER DESIGN.**
- **ACCESS DRIVE DESIGN SUBJECT TO JURISDICTIONAL REQUIREMENTS**
- **REVISED 5/19/2022**

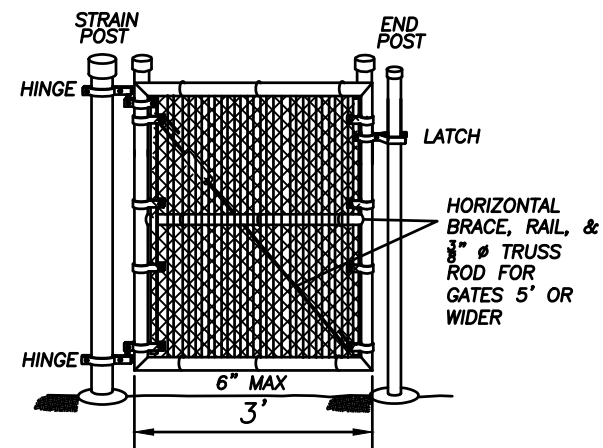
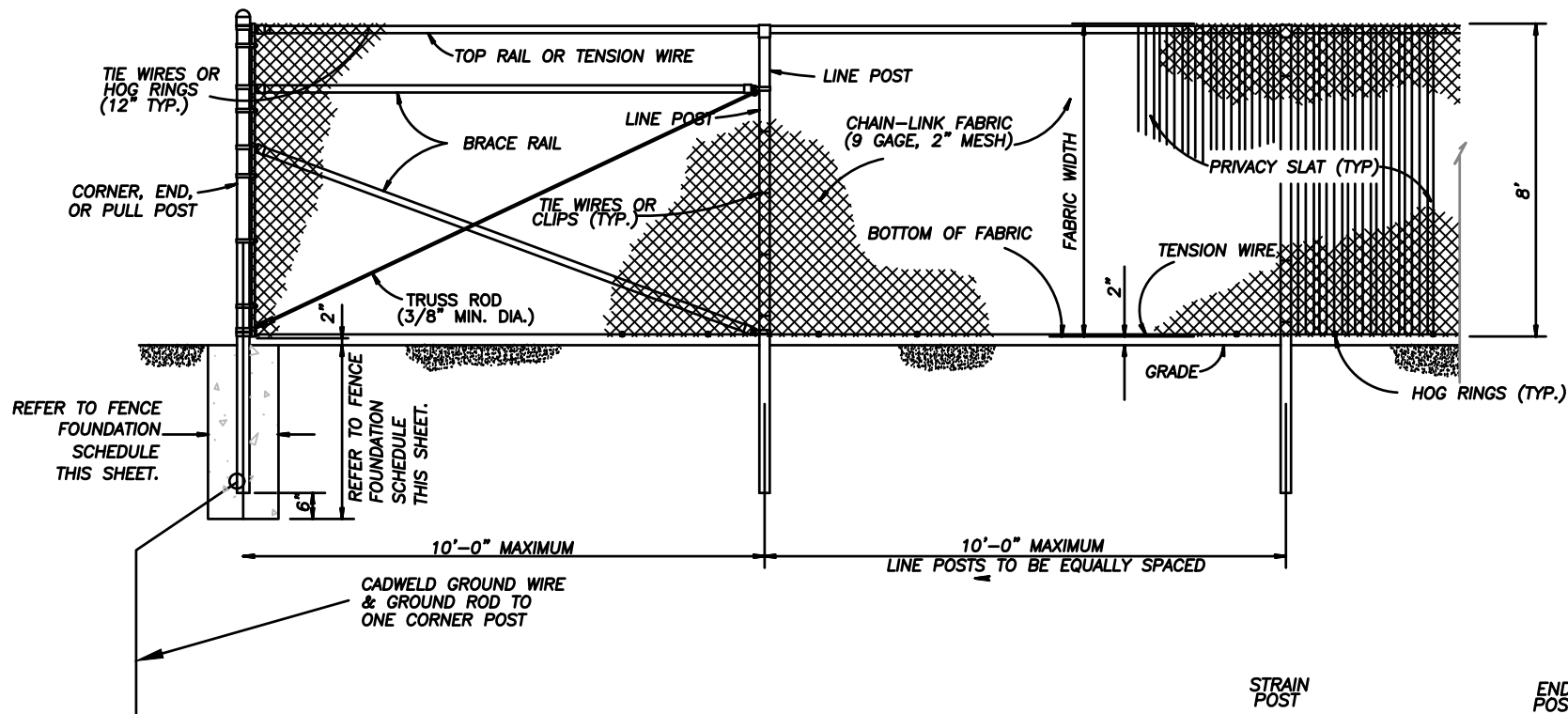


**SCALE: 1"=30'**

0 15 30

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FENCE DETAIL  
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