



Planning and Development Services

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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.**

****Meeting minutes approved on August 8, 2022****

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
2nd 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

2nd 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.