



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, September 9, 2024 5:30 P.M.

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)

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Dial wgurr@slco.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

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**Anchor Location KEARNS ATHLETIC TRAINING AND EVENT CENTER
5658 SOUTH COUGAR LANE
MEETING ROOM**

*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) Resolution of Appreciation for Joe Hatch. Action Item (Chair)
- 3) **Commissioner Discussion and Staff Assignments:** this standing agenda item allows Planning Commissioners the opportunity to raise and discuss important issues related to current and long range planning in Kearns. The Commission may direct assignments to planning staff related to discussion items. (Discussion and Staff Direction: Planning Staff)

- 4) Approval of the June 3, 2024 Planning Commission Meeting Minutes. (Motion/Voting)
- 5) Other Business Items. (As Needed)

LAND USE APPLICATION(S)

SUB2024-001146 – Kent Withers is requesting an exception to roadway improvements for the Camp Kearns Subdivision (Plat 2). **Location:** 5162 West Lightning Lane. **Zone:** M-1 (Manufacturing) Zone. **Planner:** Jeff Miller (Motion/Voting)

PUBLIC HEARING(S)

OAM2023-001246 – Proposed amendment to the Kearns Subdivision Ordinance, Title 18 of the Kearns Municipal Code, to comply with 2024 Utah Legislative Mandates. **Presenter:** Jay Springer, Attorney; Brian Tucker, Planning Manager (Discussion/Motion)

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 was mailed to affected entities, posted at the anchor location, noticed to the Utah Public Notice Website May 23, 2024 to <https://www.utah.gov/pmn/sitemap/notice/915921.html> ****

MEETING MINUTE SUMMARY KEARNS PLANNING COMMISSION MEETING Monday, June 3, 2024 5:30 p.m.

Approximate meeting length: 23 minutes

Number of public in attendance: 2

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Taylor

***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 (Chair)	x	x	
Joy Nelson	x	x	
Joe Hatch	x	x	
Laura Koester			x
Gray Thomas (Vice Chair)	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Brian Tucker		
Curtis Woodward		
Kayla Mauldin	x	x
Clayton Preece	x	x

BUSINESS MEETING

Meeting began at – 5:30 p.m.

- 1) Welcome and Approval of the Agenda. (Motion/Voting)

Commissioner Taylor read the Chairs Opening Statement.

Commissioner Thomas motioned to approve the agenda, Commissioner Hatch seconded that motion.

- 2) **Commissioner Discussion and Staff Assignments:** this standing agenda item allows Planning Commissioners the opportunity to raise and discuss important issues related to current and long range planning in Kearns. The Commission may direct assignments to planning staff related to discussion items. (Discussion and Staff Direction: Planning Staff)

- 3) Approval of the March 6, 2024 Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To continue approval of the May 6, 2024 Planning Commission Meeting Minutes to July.

Motion by: Commissioner Hatch

2nd by: Commissioner Nelson

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

4) Other Business Items. (As Needed)

PUBLIC HEARING(S)

Hearing began at – 5:41 p.m.

OAM2024-001167 - The City of Kearns is considering a text amendment to Section 19.38.030 of Municipal Code. The proposed amendment would expand the permitted uses allowed in the Public Facilities (PF) Zone to include Recreational Facilities and Administrative Offices as an accessory use. If adopted, the amendment would affect all parcels zoned PF. On June 3rd, staff will give a presentation to the Commission outlining the proposed amendments. Following the presentation, the Commission will hold a public hearing to obtain public input on the matter. After the hearing, the Commission may recommend that the Council adopt, adopt with revision, or not adopt the amendment as drafted. **Planner:** Kayla Mauldin (Discussion / Motion)

Greater Salt Lake Municipal Services District Long Rang Planner Kayla Mauldin provided an analysis of the Staff Report.

Commissioner Thomas motioned to open the public hearing, Commissioner Hatch seconded that motion.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Kearns Community Council

Name: Roger Snow

Address: 5977 South Parkwood Drive

Comments: Mr. Snow advised the Kearns Community Council gave a favorable recommendation.

Commissioner Thomas motioned to close the public hearing, Commissioner Hatch seconded that motion.

PUBLIC PORTION OF MEETING CLOSED

Motion: To recommend file #OAM2024-001167 The City of Kearns is considering a text amendment to Section 19.38.030 of Municipal Code. The proposed amendment would expand the permitted uses allowed in the Public Facilities (PF) Zone to include Recreational Facilities and Administrative Offices as an accessory use. If adopted, the amendment would affect all parcels zoned PF. On June 3rd, staff will give a presentation to the Commission outlining the proposed amendments. Following the presentation, the Commission will hold a public hearing to obtain public input on the matter. After the hearing, the Commission may recommend that the Council adopt, adopt with revision, or not adopt the amendment as drafted to the Kearns Council for approval as presented.

Motion by: Commissioner Hatch

2nd by: Commissioner Thomas

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

Commissioner motioned to adjourn, Commissioner seconded that motion.

MEETING ADJOURNED

Time Adjourned – 5:53 p.m.



G R E A T E R S A L T L A K E

Municipal Services District

Greater Salt Lake Municipal Services District - Planning & Development Services
2001 S. State Street #N3-600 • Salt Lake City, UT 84190 • (385) 468-6700

File # SUB2024-001146

ROADWAY EXCEPTION REQUEST SUMMARY AND RECOMMENDATION

Public Body: Kearns City Planning Commission

Meeting Date: September 9, 2024

Parcel ID: 20-12-256-003-0000

Acreage: 0.48 Acres

Current Zones: M-1 (Manufacturing) Zone

Property Address: 5162 West Lightning Lane

Request: Roadway Exception for the Camp Kearns Subdivision (Plat 2)

Planner: Jeff Miller

Planning Staff Recommendation: Approval

Applicant Name: Kent Withers

PROJECT DESCRIPTION



Kent Withers is requesting a roadway exception for streetlights, for the Camp Kearns Subdivision (Plat 2). The purpose of this subdivision plat is to clean up existing surveyor errors for the parcel associated with this subdivision.

Previously, Salt Lake County recorded a roadway dedication plat that funded and provided curb, gutter & asphalt improvements within the Camp Kearns area. There are no additional civil improvements with the proposed subdivision. The applicant is

requesting an exception from the planning commission to not require streetlights as part of the final approval for the proposed subdivision.

Request: Road Vacation for the Camp Kearns Subdivision.

SITE & VICINITY DESCRIPTION (see attached map)

The Camp Kearns Subdivision (Plat 2) is located south of 4700 South, and east of 5600 West. The subject property is zoned M-1 (Manufacturing). Other parcels within Camp Kearns are zoned either M-1 or M-2 (Manufacturing). To the northeast is a mobile home park within the RMH (Residential Mobile Home) Zone. The nearest residential uses are approximately 400 feet to the south; a single-family subdivision, in an R-1-6 zone.

GENERAL PLAN CONSIDERATIONS

The Kearns General Plan was adopted in 2021. In the general plan, Camp Kearns has been defined as The Warehouse District. Camp Kearns comprises 120.6 acres within Kearns and is seen as an important opportunity to improve the commercial and industrial tax base within Kearns. Curb, gutter and asphalt improvements that were funded and installed by Salt Lake County within Camp Kearns have improved The Warehouse district and should help improve the continued development potential of this area.

ISSUES OF CONCERN/PROPOSED MITIGATION

Planning Staff has not identified any issues of concern with the proposed roadway exception.

STAFF ANALYSIS

According to 18.14.080 (Street Lighting), Subsection E, *“The land use authority shall have the authority to waive or modify the requirement for streetlight installation in subdivisions upon finding that:*

- 1. The subdivision is located in an environmentally sensitive area; or*
- 2. The subdivision will result in three (3) or fewer new lots, or*
- 3. The subdivision will not result in any other public street improvements.”*

Planning Staff has reviewed the proposed roadway exception for streetlights and has found that it is compatible with the section of code listed above. No new lots are being created, nor is there any impact to existing street improvements

NEIGHBORHOOD RESPONSE

Planning Staff has not received any comments from the surrounding neighbors or the general public as of the completion of this staff report. Any comments that are received will be forwarded to the City of Kearns Planning Commission for review and will be summarized on September 9, 2024.

CONCLUSION AND RECOMMENDATION

The applicant has met the criteria (according to 18.14.080, Subsection E) to allow for the City of Kearns Planning Commission to waive the requirement for streetlighting for the Camp Kearns Subdivision (Plat 2).

EXHIBITS

- A. Aerial Map.
- B. Preliminary Plat

SUB2024-001146: Roadway Exception for the Camp Kearns Subdivision (Plat 2).

Parcel: 5162 West Lightning Lane (20-12-256-003-0000).



