



Planning and Development Services

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Notice of this meeting was mailed to affected entities, posted at the anchor location, and noticed to the Utah Public Notice Website April 24, 2025 to <https://www.utah.gov/pmn/sitemap/notice/989951.html>

MEETING MINUTE SUMMARY KEARNS PLANNING COMMISSION MEETING Monday, May 5, 2025, 6:00 p.m.

****Meeting minutes approved on August 4, 2025****

Approximate meeting length: 1 hour 30 minutes

Number of public in attendance: 1

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	
Laura Koester	x	x	
Gray Thomas (Vice Chair)	x	x	
Michael Reynolds	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Curtis Woodward	x	x
Chad Anderson	x	x
Nathan Bracken	x	x

BUSINESS MEETING

Meeting began at – 6:01 p.m.

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

Commissioner Taylor read the Chairs Opening Statement.

Commissioner Nelson motioned to approve the agenda, Commissioner Reynolds 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 Metro Township. The Commission may direct assignments to planning staff related to discussion items. (Discussion and Staff Direction: Planning Staff)

Commissioners and staff had a brief discussion regarding the new Reagan sign on 6200. Quite a few outdoor advertising signs. If a road project creates non-compliance, they must find a new location for the sign. They received permission from the owner of the property to install the sign, and it had to be accepted.

The laundromat didn't anticipate the extent of changing from auto repair to a laundromat. Signage is temporary.

Confirmed Atlantis Burger for dinner at the next meeting.

- 3) Approval of the March 3, 2025, Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To approve March 3, 2025, Planning Commission Meeting Minutes with amendments.

Motion by: Commissioner Nelson

2nd by: Commissioner Thomas

Vote: Commissioners voted unanimously in favor

- 4) Other Business Items. (As Needed)

Michael confirmed he has taken the 1-hour OPMA training. Reminder of the 3-hour training on May 28th. Ms. Gurr will send out links for additional training options.

PUBLIC HEARING(S)

Hearing began at – 6:19 p.m.

OAM2025-001372 – Consideration of an ordinance adopting Kearns Engineering Standard Drawings and Specifications. The proposed ordinance includes the adoption by reference of the latest revision of AASHTO “A Policy on Geometric Design of Highways and Streets” (Green Book), the Utah Manual on Uniform Traffic Control Devices (MUTCD), and APWA Manual of Standard Plans and Manual of Standard Specifications, with some exceptions noted in the document. **Presenter:** MSD Engineering (Discussion/Recommendation)

Greater Salt Lake Municipal Services District Engineering Manager Chad Anderson provided an analysis of Kearns Engineering Standard Drawings and Specifications amendments.

Commissioners, staff, and counsel had a brief discussion regarding Kearns Improvement District and specification section 255. This year making five- and ten-year plans and engineering will know what they are doing clearer. Standard requirements for park strips. Variances and Exceptions, and land use code provisions. Bike lane separator and rumble strips.

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

PUBLIC PORTION OF HEARING OPENED

No one from the public was present to speak.

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

PUBLIC PORTION OF HEARING CLOSED

Motion: To recommend file #OAM2025-001372 Consideration of an ordinance adopting Kearns Engineering Standard Drawings and Specifications. The proposed ordinance includes the adoption by reference of the latest revision of AASHTO “A Policy on Geometric Design of Highways and Streets” (Green Book), the Utah Manual on Uniform Traffic Control Devices (MUTCD), and APWA Manual of Standard Plans and Manual of Standard Specifications, with some exceptions noted in the document to the

Kearns City Council for approval with Kearns Improvement District suggested changes to specification section 255 concerning the T-patch.

Motion by: Commissioner Thomas

2nd by: Commissioner Reynolds

Vote: Commissioners voted unanimously in favor

OAM2025-001375 – Consideration of a resolution amending Kearns's land use fee schedule. **Presenter:** Brian Hartsell (Discussion/Recommendation)

Greater Salt Lake Municipal Services District Kearns Counsel Nathan Bracken provided an analysis of land use fee schedule amendments.

Commissioners, staff, and counsel had a brief discussion regarding striking FCOZ, boundary line adjustment, and short-term rentals.

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

PUBLIC PORTION OF HEARING OPENED

No one from the public was present to speak.

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

PUBLIC PORTION OF HEARING CLOSED

Motion: To recommend file # OAM2025-00137 Consideration of a resolution amending Kearns's land use fee schedule to the Kearns City Council for approval with staff recommendations with the removal of FCOZ on page 12 of the fee schedule.

Motion by: Commissioner Nelson

2nd by: Commissioner Thomas

Vote: Commissioners voted unanimously in favor

OAM2025-001376 – Consideration of an ordinance amending Title 19 of the Kearns Municipal Code to clarify when infrastructure and public improvements must be installed by a developer subject to the limitations on exactions in Utah Code. **Planner:** Brian Tucker (Discussion/Recommendation)

Greater Salt Lake Municipal Services District Senior Planner Curtis Woodward provided an analysis of the amendments to Title 19.

Commissioners, staff, and counsel had a brief discussion regarding exceptions in the industrial area and curb and gutter.

Commissioner Reynolds motioned to open the public hearing, Commissioner Nelson seconded that motion.

PUBLIC PORTION OF HEARING OPENED

No one from the public was present to speak.

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

PUBLIC PORTION OF HEARING CLOSED

Motion: To recommend file #OAM2025-001376 Consideration of an ordinance amending Title 19 of the Kearns Municipal Code to clarify when infrastructure and public improvements must be installed by a developer subject to the limitations on exactions in Utah Code to the Kearns City Council for approval as presented.

Motion by: Commissioner Thomas

2nd by: Commissioner Koester

Vote: Commissioners voted unanimously in favor

Commissioner Thomas adjourned.

MEETING ADJOURNED

Time Adjourned – 7:31 p.m.