



Planning and Development Services

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****Notice of this meeting was mailed to affected entities and affected citizens, posted at the anchor location, and noticed on the Utah Public Notice Website June 27, 2025 to <https://www.utah.gov/pmn/sitemap/notice/1006249.html>****

MEETING MINUTE SUMMARY KEARNS PLANNING COMMISSION MEETING Monday, July 7, 2025, 6:00 p.m.

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

Approximate meeting length: 1 hour 23 minutes

Number of public in attendance: 5

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
Justin Smith	x	x
Ethan Smith	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)

Mr. Woodward said ordinance amendments long range is working on, including provisions for flea markets and swap meets. Mentioned in the code but not a set of standards to come before the planning commission.

Commissioner Taylor said a lot of zones that aren't zoned the same and can the MSD go through some properties and label them properly. Mr. Woodward advised we will be focusing on water elements this year.

Commissioner Reynolds said on Zillow there is a property and zoning is flexible at the old boy's home. Mr. Woodward said there have been discussions with the owners about theoretical options.

3) Other Business Items. (As Needed)

Commissioner Taylor advised he doesn't mind doing a roll call, but with minutes or agenda does not need a roll call and the commission agreed.

PUBLIC HEARING(S)

Hearing began at – 6:17 p.m.

REZ2025-001400 - Craig Wilde is requesting a rezone from M-1 and M-2 zones to entirely an M-2 zone. **Acres:** 2.95. **Location:** 5183 West Liberator Drive. **Planner:** Justin Smith (Discussion/Recommendation)

Greater Salt Lake Municipal Services District Planner Justin Smith provided an analysis of the staff report.

Commissioners, staff, and counsel had a brief discussion regarding the general plan and future uses, zoning and potential zones,

PUBLIC PORTION OF HEARING OPENED

Speaker # 1: Applicant

Name: Craig Wilde

Address: 5183 West Liberator Drive

Comments: Mr. Wilde said the asphalt company is seeking a business license. Jobs are showing up and operating on the site. Doesn't have direct jobs and benefits. Split zoning is considered to be an inconsistency on a property. It has been used as a storage yard prior to this ownership group. Coming forth with a site plan application and carrying through to make sure all requirements are met. M-2 predominantly on the site and just moving and storage, no production or manufacturing, just parking equipment.

Commissioners and staff had a brief discussion regarding jobs and revenue, character area transformation, M-1 assembly and M-2 manufacturing differences, properties success and potential developments, jump start retail area, and rezone factors.

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

Speaker # 2: Citizen

Name: Roger Snow

Address: 5977 South Parkwood Drive

Comments: Mr. Snow said with the zone being M-1 to M-2, it obviously needs more property. If moved to M-2, does that mean asphalt will start being produced and begin producing smells and noise.

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

PUBLIC PORTION OF HEARING CLOSED

Motion: To recommend application #REZ2025-001400 Craig Wilde is requesting a rezone from M-1 and M-2 zones to entirely an M-2 zone to the Kearns Council with staff recommendations.

Motion by: Commissioner Nelson

2nd by: Commissioner Koester

Vote: Commissioner Thomas voted nay, all other commissioners voted in favor. Motion passed.

LAND USE APPLICATION(S)

CUP2025-001399 – Jake Williams is requesting Conditional Use Approval for the 50 Unit Kearns Brinshore/Housing Connect Apartments. **Location:** 4996 and 4998 West 5035 South. **Zone:** R-M (High-Density Residential) Zone. **Planner:** Jeff Miller (Motion/Voting)

Greater Salt Lake Municipal Services District Senior Planner Curtis Woodward provided an analysis of the staff report.

Commissioners and staff had a brief discussion regarding the walkway and public accessibility and connections, proposed roads on the south end, pedestrian use on the road whether there is a walkway, daycare has a jungle gym, pickle ball and fenced in dog run.

PUBLIC PORTION OF HEARING OPENED

Speaker # 1: Represents the 22-design firm

Name: Jake Williams

Address: Not provided

Comments: Mr. Williams said the idea is a looping, landscape walkway, combining the neighborhood above. Stairs will be redone and there is public access and accommodate what needs to be done. Three connections, one to the main road, and two that come out to the south. There is a sidewalk without having to cross the road. Will do a raised crosswalk if kept and open to the planning commission's recommendation. Apartments and daycare must have separate playgrounds. Fitness center and lounge area inside the apartments. Create a community building between the duplexes and apartments. Play area outside of the shed. Love the story of the train station, center part as train landing with a covered park and central community area and walk out onto the plaza. Federal tax credits they will apply for in August. Daycare is staying.

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

Speaker # 2: Citizen

Name: Roger Snow

Address: 5977 South Parkwood Drive

Comments: Mr. Snow said he pushes commercial, but in this case that would be left in Kearns to give an apartment complex the go ahead, fits in with the duplexes and won't affect the main roads for traffic. This will help with the medium income housing. The habitat for daycare in that area will be convenient for residents there.

Speaker # 3: Real estate developer, owner's representative

Name: Kirk Moorhead

Address: Not provided

Comments: Mr. Moorhead said he didn't have any input and is open to questions.

Commissioners and applicants had a brief discussion regarding phasing the daycare. Phase one will be to build the daycare first without lapses and keep the daycare operational without interruption. They will offer tenants discounted daycare at the center. Zoning concessions like reduced minimum parking and allowing the daycare and apartments share the parking.

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

PUBLIC PORTION OF HEARING CLOSED

Commissioners and applicants had a brief discussion regarding displacing daycare and the goal is not to have a lapse of daycare, providers or residents, and make the move as seamless as possible. Plan in place with two different plans. One request was a separate daycare building to maintain their services.

Motion: To approve application #CUP2025-001399 Jake Williams is requesting Conditional Use Approval for the 50 Unit Kearns Brinshore/Housing Connect Apartments with staff recommendations concerning adequate working with traffic engineers and adequate reviewing agencies approval before building permit issued.

Motion by: Commissioner Thomas

2nd by: Commissioner Koester

Vote: Commissioners voted unanimously in favor

Commissioner Thomas motioned to adjourn, Commissioner Nelson seconded that motion.

MEETING ADJOURNED

Time Adjourned – 7:24 p.m.