



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 October 20, 2025 to <https://www.utah.gov/pmn/sitemap/notice/1031509.html>****

MEETING MINUTE SUMMARY KEARNS PLANNING COMMISSION MEETING Monday, November 3, 2025, 6:00 p.m.

Approximate meeting length: 1 hour 10 minutes

Number of public in attendance: 0

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

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Brian Tucker	x	x
Bianca Paulino	x	x
Nathan Bracken	x	x

BUSINESS MEETING

Meeting began at – 6:00 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 Nelson 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. Bracken advised the Wildland-Urban Interface changes needs amendments and adoption. Wasn't sure Kearns was required to adopt and amend by January 1st. Final maps aren't done and still need the final map. Working on the timeline and will determine if Kearns qualifies.

Commissioners confirmed receipt of the WFRC 2025 Wasatch Choice Vision Fall Workshop.

- 3) Approval of August 4, 2025, Planning Commission Meeting Minutes. (Motion/Voting)
Motion: To approve August 4, 2025, Planning Commission Meeting Minutes subject to Scribner notes on first speaker.

Motion by: Commissioner Thomas

2nd by: Commissioner Nelson

Vote: Commissioners voted unanimously in favor

Approval of October 6, 2025, Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To approve October 6, 2025, Planning Commission Meeting Minutes subject to Scribner updates on Jordan Valley Water Conservancy District (JVWCD).

Motion by: Commissioner Reynolds

2nd by: Commissioner Thomas

Vote: Commissioners voted unanimously in favor

- 4) Rules and Procedures amendments and updates. **Counsel:** Nathan Bracken (Discussion)

Mr. Bracken asked the commission if he is okay with proceeding with the suggested edits from commissioners. Commissioners agreed he should move forward and be available at the January meeting.

- 5) Other Business Items. (As Needed)

Mr. Bracken and Mr. Tucker discussed pushing a code amendment until next year with a new council.

PUBLIC HEARING(S)

Hearing began at – 6:26 p.m.

OAM2025-001501 - Consideration of an ordinance amending Title 18 Subdivisions and Title 19 Zoning to: eliminate reclamation bond requirements; bring performance and warranty bond procedures, and final disposition and release requirements into compliance with recent legislation; eliminate fees in lieu of the installation of subdivision improvements; eliminate the requirement for any entity to sign construction plans if that entity cannot be required to sign a final plat under Utah Code; eliminate language allowing the City to withhold permits or occupancy for the failure to install private landscaping; clarify the lot sizes for internal ADU's, attached ADU's, detached ADU's and clarifying the number of occupants allowed in an ADU; clarify that animal rights are only available to lots with at least 20,000 square feet; amending the side and rear setbacks for buildings in Manufacturing zones; and adopting additional definitions to help the public and staff interpret the subdivision and zoning ordinances. **Planner:** Brian Tucker (Discussion/Recommendation)

Greater Salt Lake Municipal Services District Planning Manager Brian Tucker provided an analysis of Title 18 and Title 19 ordinance amendments.

Commissioners, staff, and counsel had a brief discussion regarding developer requirements, zone requirements on detached ADU, reporting on moderate income housing in 2026, reducing square footage to 5,000 square foot lot, prohibited short-term rentals, and crossover impact building or using 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 is present to speak.

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

PUBLIC PORTION OF HEARING CLOSED

Motion: To recommend file #OAM2025-001501 Consideration of an ordinance amending Title 18 Subdivisions and Title 19 Zoning to: eliminate reclamation bond requirements; bring performance and warranty bond procedures, and final disposition and release requirements into compliance with recent legislation; eliminate fees in lieu of the installation of subdivision improvements; eliminate the requirement for any entity to sign construction plans if that entity cannot be required to sign a final plat under Utah Code; eliminate language allowing the City to withhold permits or occupancy for the failure to install private landscaping; clarify the lot sizes for internal ADU's, attached ADU's, detached ADU's and clarifying the number of occupants allowed in an ADU; clarify that animal rights are only available to lots with at least 20,000 square feet; amending the side and rear setbacks for buildings in Manufacturing zones; and adopting additional definitions to help the public and staff interpret the subdivision and zoning ordinances to the Kearns Council for approval subject changing to IADU's from 6000 to 5000 square feet lot size.

Motion by: Commissioner Thomas

2nd by: Commissioner Koester

Vote: Commissioners voted unanimously in favor

Commissioner Reynolds motioned to adjourn, Commissioner Koester seconded that motion.

MEETING ADJOURNED

Time Adjourned – 7:10 p.m.