



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 March 20, 2026 to <https://www.utah.gov/pmn/sitemap/notice/1067839.html>****

MEETING MINUTE SUMMARY KEARNS PLANNING COMMISSION MEETING Monday, April 6, 2026, 6:00 p.m.

****Meeting minutes approved on June 1, 2026 with one amendment****

Approximate meeting length: 1 hour 29 minutes

Number of public in attendance: 4

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
Jeff Miller	x	x
Brian Tucker	x	x
Bianca Paulino	x	x
Nathan Bracken	x	x

BUSINESS MEETING

Meeting began at – 6:03 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.

PUBLIC HEARING(S)

Hearing began at – 6:06 p.m.

OAM2026-001576 – Perla Rivera is requesting an ordinance amendment to 19.28.040 regarding side yard setbacks. **Planner:** Jeff Miller (Discussion/Recommendation)

Greater Salt Lake Municipal Services District Planner Jeff Miller provided an analysis of Chapter 19.28 and amendment.

Mr. Miller explained situation that prompted the code change; namely, a resident wanted to build a garage but couldn't meet the setback requirements but were close. Most homes don't have garages, and they are parking on the street. Wouldn't apply to R-1-3, R-1-4, and R-1-5 zones, which already have 4-foot setbacks, but would apply to other residential zones. Would need to have a total cumulative side yard setback of at least 16 feet so long as no side yard setback would be less than 5 feet. Staff are recommending approval.

Commissioners and staff had a brief discussion regarding zero feet, living units above and whether staff has checked with UFA. Mr. Miller explained five feet meets fire code.

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

PUBLIC PORTION OF HEARING OPENED

Speaker # 1: Property Owner

Name: Perla Rivera

Address: 5345 West 5200 South

Comments: Ms. Rivera said they are outgrowing their home and would like to stay in their home and the community. Moving would be out of reach, she loves Kearns. They would build a bedroom above the garage.

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

PUBLIC PORTION OF HEARING CLOSED

Motion: To recommend file #OAM2026-001576 Perla Rivera is requesting an ordinance amendment to 19.28.040 regarding side yard setbacks for approval to the Kearns City Council

Motion by: Commissioner

2nd by: Commissioner

Vote: Commissioners voted unanimously in favor

BUSINESS MEETING

Meeting began at – 6: p.m.

- 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) Utah Department of Transportation's Walking Loops initiative and the proposed Kearns Walking Loop postcard project. The purpose of the project is to highlight a walking path to encourage residents and visitors to explore local businesses and community gathering spaces. **Planner:** Bianca Paulino (Discussion)

Ms. Paulino presented with Jared Bowling from UDOT. Tentative theme is "Eat, Walk, Tour Kearns!" Purpose is to support local businesses, promote foot traffic, engage the community, create momentum for future upgrades, and link to active regional transportation networks. They would include some improvements. Working on a pilot for Kearns and Magna. Working on finalizing a postcard design of decals/signage.

- a. Commissioner Thomas loves walkability but would like to see more of it on the main street. Suggested bringing the pathway that goes behind Rancho Markets and Stans to bring it to the front of the stores.*
 - b. Mr. Bowling with UDOT is paying for initial study and design through a contractor but will need to identify other funding opportunities.*
 - c. Ms. Paulino will come back with more information.*
- 4) Approval of November 3, 2025, Planning Commission Meeting Minutes. (Motion/Voting)
Motion: To approve November 3, 2025, Planning Commission Meeting Minutes.
Motion by: Commissioner Thomas
2nd by: Commissioner Nelson
Vote: Commissioners voted unanimously in favor

Approval of December 1, 2025, Planning Commission Meeting Minutes. (Motion/Voting)
Motion: To approve December 1, 2025, Planning Commission Meeting Minutes.
Motion by: Commissioner Thomas
2nd by: Commissioner Nelson
Vote: Commissioners voted unanimously in favor
- 5) 2026 Planning Commission Schedule. (Discussion)
Motion: To approve the 2026 Planning Commission Meeting Schedule, apart from checking the space for September 9th.
Motion by: Commissioner Koester
2nd by: Commissioner Thomas
Vote: Commissioners voted unanimously in favor
- 6) Introductions and orientation with Mayor, Jesse Valdez. (Introduction)

Mayor Valdez made an introduction and goals for Kearns. He wanted to meet the Planning Commission in person and thanked them for their work.
 - d. Commissioner Taylor asked about the Olympics. Mayor said that they need to focus on getting people who live in Kearns to invest in Kearns.*
 - e. Mr. Bracken provided an overview of what the City Council is doing on economic development efforts.*
 - f. Commissioner Reynolds would like to discuss rebuilding Granite School District and rebuilding the school.*
- 7) Proposed discussion and clarification of the rules of order and procedure. (Discussion)

Ms. Gurr discussed changes to PC terms. Mr. Bracken noted that Planning Commission recommended changes late last year and new Council has not yet acted on recommended changes but should soon. Commissioners agreed to a two-year Chair/Vice Chair term, with the next vote in 2027.
- 8) Other Business Items. (As Needed)

Mr. Bracken discussed legislative changes to SB 284, including new requirements for Planning Commissioners regarding impartiality, ex parte communications, etc., as well as changes to allow detached ADUs as a permitted use in single family zones, City Councils cannot be appeal authorities, and City Council's shall act on land use applications when planning commissions and others don't in a timely manner.

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

MEETING ADJOURNED

Time Adjourned – 7:32 p.m.