



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 May 21, 2026 to <https://www.utah.gov/pmn/sitemap/notice/1082791.html>****

MEETING MINUTE SUMMARY KEARNS PLANNING COMMISSION MEETING Monday, June 1, 2026, 6:00 p.m.

****Meeting minutes approved on July 6, 2026****

Approximate meeting length: 1 hour 36 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	
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
Curtis Woodward	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)

Commissioner Thomas said driving around he has noticed some areas that could use some consideration for rezoning. Consider possibility of opening zoning up to allow businesses to operate out of their homes. Allow parking on the front and in backyards to create additional stores. Could take to the council and see if this is something to be entertained and could bring it back to the

Planning Commission with their recommendations.

Ms. Gurr advised the Land Use Fee Schedule will be on the agenda next month for recommendation.

Commissioners and counsel had a brief discussion regarding Venue 801. Mr. Woodward provided an update.

- 3) Approval of April 6, 2026, Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To approve April 6, 2026, Planning Commission Meeting Minutes with one amendment.

Motion by: Commissioner Thomas

2nd by: Commissioner Reynolds

Vote: Commissioners voted unanimously in favor

- 4) 5400 South Corridor Study update from Long Range Planning staff and Avenue Consultants on existing-conditions analysis, future-needs technical assessment, stakeholder outreach, and next steps for completing the final study and implementation plan. **Planner:** Bianca Paulino (Discussion)

Ms. Paulino provided a presentation regarding the 5400 South Corridor Study. Kirby with Avenue Consultants advised when they come and do the final presentation it will be longer and must work coordinate with UDOT and UTA.

- 5) Other Business Items. (As Needed)

No other business items to discuss.

PUBLIC HEARING(S)

Hearing began at – 6:53 p.m.

OAM2026-001628 – A proposal to amend Section 19.50.020 of the Landscaping, Screening, and Water-Efficiency Standards chapter of the Kearns zoning ordinance to limit the exemptions for single-family dwellings in harmony with the original intent of the adopted ordinance. **Planner:** Curtis Woodward (Discussion/Recommendation)

Greater Salt Lake Municipal Services District Senior Planner Curtis Woodward provided an analysis of Chapter 19.50.

Commissioners and staff had a brief discussion regarding park strips and citizen responsibility.

Commissioner Reynolds 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 Nelson seconded that motion.

PUBLIC PORTION OF HEARING CLOSED

Motion: To recommend file #OAM2026-001628 A proposal to amend Section 19.50.020 of the Landscaping, Screening, and Water-Efficiency Standards chapter of the Kearns zoning ordinance to limit

the exemptions for single-family dwellings in harmony with the original intent of the adopted ordinance to the Kearns Council for approval.

Motion by: Commissioner Reynolds

2nd by: Commissioner Nelson

Vote: Commissioners voted unanimously in favor

OAM2026-001631 – A proposal to amend the City of Kearns’s general plan to include an official map for the City as an element of the general plan pursuant to §§ Utah Code 10-20-102(54) and 10-20-408. **Planner:** Brian Tucker (Discussion/Recommendation)

Greater Salt Lake Municipal Services District Senior Planner Curtis Woodward provided an analysis of the amendment to the Map for the City of Kearns.

Commissioners, staff, and Councilmember Colby had a brief discussion regarding the color coding, topography layer, Industrial Park was uncolored because it is unnamed, elevation change, and ADA Compliance and accessibility. Linear parkway lots.

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 Nelson seconded that motion.

PUBLIC PORTION OF HEARING CLOSED

Commissioners and counsel had a brief discussion regarding the disclaimer on the bottom of the map and if it should be City of Kearns’ name and logo, and if MSD should be removed.

Motion: To recommend file #OAM2026-001631 A proposal to amend the City of Kearns’s general plan to include an official map for the City as an element of the general plan pursuant to §§ Utah Code 10-20-102(54) and 10-20-408 to the Kearns Council for approval with recommendations on topographic layer removed, ADA compliance, remove MSD name and disclaimer and replace with city of Kearns and city of Kearns disclaimer.

Motion by: Commissioner Reynolds

2nd by: Commissioner Nelson

Vote: Commissioners voted unanimously in favor

Commissioner Thomas adjourned.

MEETING ADJOURNED

Time Adjourned – 7:36 p.m.