



## Planning and Development Services

860 Levoy Drive, Suite 300 • Taylorsville, UT 84123

Phone: (385) 910-5600

# Kearns Planning Commission

## Public Meeting Agenda

**Monday, August 3, 2026, 6:00 P.M.**

### Location

#### Microsoft Teams

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_YjAzZmNjM2QtZTZhMC00MGZlZWJjZTAAtZjY1MTc5NWYxYmZh%40thread.v2/0?context=%7b%22Tid%22%3a%22fac3e0b8-c4a6-4120-b366-ee6cb2fb76a8%22%2c%22Oid%22%3a%22f8a001a5-21cc-482a-9f5a-682bacd87641%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_YjAzZmNjM2QtZTZhMC00MGZlZWJjZTAAtZjY1MTc5NWYxYmZh%40thread.v2/0?context=%7b%22Tid%22%3a%22fac3e0b8-c4a6-4120-b366-ee6cb2fb76a8%22%2c%22Oid%22%3a%22f8a001a5-21cc-482a-9f5a-682bacd87641%22%7d)

Meeting ID: 293 112 273 219 2

Passcode: gT7zL35K

#### Dial in by phone

[+1 213-357-4434](tel:+12133574434), [100073252#](tel:+1100073252) United States, Los Angeles

[Find a local number](#)

Phone conference ID: 100 073 252#

**Anchor Location KEARNS ATHLETIC TRAINING AND EVENT CENTER  
5658 SOUTH COUGAR LANE  
NORTH MEETING ROOM**

*UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-468-6707.  
TTY USERS SHOULD CALL 711.*

The Planning Commission Public Meeting is a public forum where, depending on the agenda item, the Planning Commission may receive comment and recommendations from applicants, the public, applicable agencies and MSD staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items, which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

### **BUSINESS MEETING**

- 1) Welcome and approval of the agenda. (Motion/Voting)
- 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) Approval of July 6, 2026, Planning Commission Meeting Minutes. (Motion/Voting)
- 4) Other Business Items. (As Needed)

## **PUBLIC HEARING(S)**

**OAM2026-001644** - Consideration of amending Section 15.08.011 of the Kearns Municipal Code to adopt the 2024 Edition of the International Wildland-Urban Interface Code in accordance with H.B. 41 of the 2026 General Legislative Session of the State of Utah. **Planner:** Curtis Woodward (Discussion, Hearing, Action)

## **ADJOURN**

# **Rules of Conduct for Planning Commission Meetings**

## **PROCEDURE FOR PUBLIC COMMENT**

1. Any person or entity may appear in person or be represented by an authorized agent at any meeting of the Commission.
2. Unless altered by the Chair, the order of the procedure on an application shall be:
  - a. The supporting agency staff will introduce the application, including staff's recommendations and a summary of pertinent written comments and reports concerning the application
  - b. The applicant will be allowed up to 15 minutes to make their presentation.
  - c. The Community Council representative can present their comments as applicable.
  - d. Where applicable, persons in favor of, or not opposed to, the application will be invited to speak.
  - e. Where applicable, persons opposing the application, in whole or in part will be invited to speak.
  - f. Where applicable, the applicant will be allowed 5 minutes to provide concluding statements.
  - g. Surrebuttals may be allowed at the discretion of the Chair.

## **CONDUCT FOR APPLICANTS AND THE PUBLIC**

1. Speakers will be called to the podium by the Chair.
2. Each speaker, before talking, shall give his or her name and address.
3. All comments should be directed to the Commissioners, not to the staff or to members of the audience.
4. For items where there are several people wishing to speak, the Chair may impose a time limit, usually 3 minutes per person, or 5 minutes for a group spokesperson. If a time limit is imposed on any member or spokesperson of the public, then the same time limit is imposed on other members or spokespersons of the public, respectively.
5. Unless otherwise allowed by the Chair, no questions shall be asked by the speaker or Commission Members.
6. Only one speaker is permitted before the Commission at a time.
7. The discussion must be confined to essential points stated in the application bearing on the desirability or undesirability of the application.
8. The Chair may cease any presentation or information that has already been presented and acknowledge that it has been noted in the public record.
9. No personal attacks shall be indulged in by either side, and such action shall be sufficient cause for stopping the speaker from proceeding.
10. No applause or public outbursts shall be permitted.
11. The Chair or supporting agency staff may request police support to remove offending individuals who refuse to abide by these rules.
12. After the public comment portion of a meeting or hearing has concluded, the discussion will be limited to the Planning Commission and Staff.



# Ordinance Amendment

**Meeting Body:** Planning Commission

**Meeting Date:** August 3, 2026

**File Number & Project Type:**

OAM2026-001644

Amending 15.08.011 of the Kearns Code to replace the 2006 Utah Wildland Urban Interface Code with the 2024 International Wildland Urban Interface Code.

**Planner:**

Curtis Woodward

**Key Findings:**

- HB41 (2026 general session) requires all municipalities to adopt this code.

**Staff Recommendation:**

Positive recommendation to the Council

**Exhibits:**

A. Proposed ordinance

## PROJECT DESCRIPTION

H.B. 41, passed by the Utah Legislature in 2026, has amended 15A-2-103 of the Utah Code to specify that the 2024 edition of the International Wildland-Urban Interface Code is the edition adopted by the State of Utah. This ordinance amendment is to keep Magna Code in line with state code.

## PUBLIC INPUT

No public comments have been received as of the completion of this staff report. Any comments that are received will be forwarded to the Planning Commission for review and will be summarized at the hearing on July 9.

## ANALYSIS AND RECOMMENDATION

### Analysis and Summary:

The 2024 edition of the International Wildland-Urban Interface Code (IWUIC) has been adopted by the State of Utah as being adopted and endorsed by the International Code Council. As a more up to date version of the code, the 2024 IWUIC acknowledges the use of currently available fire-resistant construction techniques and materials.

### Recommendation:

Planning Staff recommends that the planning commission forward a positive recommendation to the Council for adoption.

## PLANNING COMMISSION OPTIONS:

As a recommending body to the Council for zoning map amendments and text changes, the planning commission has the following options:

1. **Approval:** The planning commission recommends approval of application OAM2025-001539 to amend Title 15 of the Kearns code as proposed. **Staff Recommendation**

2. **Approval with changes:** The planning commission recommends approval of application OAM2025-001539 to amend Title 15 of the Kearns code with the following changes:
  - a. ...
3. **Denial:** The planning commission recommends denial of application OAM2025-001539 to amend Title 15 of the Kearns code as proposed.

KEARNS CITY COUNCIL

ORDINANCE NO. 2026-O-XXXX

DATE: August 10, 2026

**AN ORDINANCE REPEALING AND REENACTING SECTION 15.08.011 OF THE KEARNS MUNICIPAL CODE TO REPLACE THE 2006 UTAH WILDLAND-URBAN INTERFACE CODE WITH THE 2024 EDITION OF THE INTERNATIONAL WILDLAND-URBAN INTERFACE CODE TO COMPLY WITH H.B. 41**

WHEREAS, on December 8, 2025, the Kearns City Council (“**Council**”) adopted Ordinance 2025-O-19 to comply with H.B. 48, which the Utah Legislature passed in 2025; and

WHEREAS, among other things, Ordinance 2025-O-19 enacted Section 15.08.011 of the Kearns Municipal Code to adopt the 2006 Edition of the Utah Wildland-Urban Interface Code (“**2006 WUI Code**”); and

WHEREAS, during the 2026 Legislative Session, the Utah Legislature passed H.B. 41, which requires municipalities to replace the 2006 WUI Code with the 2024 edition of the International Wildland-Urban Interface Code (“**2024 WUI Code**”); and

WHEREAS, the Kearns Planning Commission held a duly noticed public hearing on August 3, 2026, to consider amending Section 15.08.011 of the Kearns Municipal Code to replace the 2006 WUI Code with the 2024 WUI Code; and

WHEREAS, after taking public comment on the proposed amendment, the Kearns Planning Commission issued a [favorable/negative] recommendation to the Council; and

WHEREAS, after considering the Kearns Planning Commission’s recommendation, the Council desires to amend Section 15.08.011 of the Kearns Municipal Code to comply with H.B. 41.

NOW, THEREFORE, IT IS HEREBY ORDAINED by the Kearns City Council:

1. Enactment: Section 15.08.011 of the Kearns Municipal Code is repealed in its entirety and reenacted to read as follows:

**15.08.011 2024 International Wildland-Urban Interface Code**

*The 2024 International Wildland-Urban Interface Code, along with any amendments, shall apply to those areas within the City that the Council designates as wildland-urban interface areas in the City’s official Wildland-Urban Interface Map.*

2. Severability: If a court of competent jurisdiction determines that any part of this ordinance is unconstitutional or invalid, then such portion of this ordinance, or specific application of this ordinance, shall be severed from the remainder, which shall continue in full force and effect.

3. Direction to Mayor and Staff: The Mayor and staff are authorized and directed to take such steps as may be needed: (a) for this ordinance to become effective under Utah law, including but not limited to compliance with the requirements of Utah Code § 10-3-711; and (b) to finalize and post the ordinance to Municode, including but not limited to making non-substantive edits to correct any scrivener's, formatting, and numbering errors.
4. Effective Date: This ordinance shall become effective immediately upon its posting.

[execution on following page]

ADOPTED AND APPROVED at a duly called meeting of the Kearns City Council on this  
10<sup>th</sup> day of Augst 2026.

KEARNS CITY COUNCIL

\_\_\_\_\_  
By: Jesse Valdez, Mayor

ATTEST

\_\_\_\_\_  
Diana Baun, Clerk

Voting:

|                                    |       |
|------------------------------------|-------|
| Council Member Butterfield voting  | _____ |
| Council Member Colby Jr. voting    | _____ |
| Council Member Longtin voting      | _____ |
| Council Member Schaeffer           | _____ |
| Council Member/Mayor Valdez voting | _____ |

*(Complete as Applicable)*

Date ordinance summary was posted to the City of Kearns website, the Utah Public Notice website,  
and in a public place within the City of Kearns per Utah Code §10-3-  
711:\_\_\_\_\_

Effective date of ordinance: \_\_\_\_\_

**SUMMARY OF  
CITY OF KEARNS  
ORDINANCE NO. 2026-O-XXXX**

On August 10, 2026, the Kearns City Council enacted Ordinance No. 2026-O-XXXX, which reenacts Section 15.08.011 of the Kearns Municipal Code to replace the 2006 Utah Wildland-Urban Interface Code with the 2024 International Wildland-Urban Interface Code to comply with H.B. 41.

KEARNS CITY COUNCIL

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By: Jesse Valdez, Mayor

ATTEST

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Diana Baun, Clerk

Voting:

|                                    |       |
|------------------------------------|-------|
| Council Member Butterfield voting  | _____ |
| Council Member Colby Jr. voting    | _____ |
| Council Member Longtin voting      | _____ |
| Council Member Schaeffer           | _____ |
| Council Member/Mayor Valdez voting | _____ |

A complete copy of Ordinance No. 2026-O-XXXX is available in the office of the Kearns City Clerk, 4956 West 6200 South Suite 527 Kearns, UT 84118, and 5658 Cougar Lane, Kearns, UT 84118.