



Planning and Development Services

860 Levoy Drive, Suite 300 • Taylorsville, UT 84123

Phone: (385) 910-5600

Kearns Planning Commission

Public Meeting Agenda

Monday, September 14, 2026, 6:00 P.M.

Location

Microsoft Teams

https://teams.microsoft.com/l/meetup-join/19%3ameeting_YjAzZmNjM2QtZTZhMC00MGZlZWJjZTAjY1MTc5NWYxYmZh%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,,100073252#](tel:+12133574434100073252) 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
SMALL MEETING ROOM**

*UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-391-8268.
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 August 3, 2026, Planning Commission Meeting Minutes. (Motion/Voting)
- 4) Other Business Items. (As Needed)

PUBLIC HEARING(S)

OAM2026-001681 - The new Manual of Engineering Standards, Specifications, and Plans is to establish a unified, modern framework for public and private infrastructure development within the city. By updating these technical specifications, the city planning commission ensures that all future designs for roads, utilities, drainage, and public spaces prioritize safety, long-term durability, and environmental sustainability. This manual serves as a vital regulatory tool that streamlines the development review process, provides clear and predictable guidelines for engineers and developers, and aligns physical growth with the city's broader long-term master plan. Ultimately, adopting these standards protects public investments, reduces future municipal maintenance costs, and safeguards the overall health, safety, and quality of life for the community.

Presenter: Richard Stephens (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.