



Ordinance Amendment

Meeting Body: Planning Commission

Meeting Date: October 5, 2026

File Number & Project Type:
OAM2026-001686

The proposed amendment would remove Chapter 15.14 Construction Standards in Overpressure Area from Kearns Municipal Code.

Planner: Bianca Paulino

Applicant: Staff

Key Findings:

- 1 of the 4 designated overpressure areas were removed
- The City of Kearns no longer falls within any updated overpressure areas
- Chapter 15.14 is no longer applicable to the City of Kearns.

Staff Recommendation: The MSD Planning Staff recommend that the Kearns Planning Commission recommend that the Council approved the attached ordinance amendment.

Exhibits:

- A. Chapter 15.14
- B. Overpressure Areas Map

PROJECT DESCRIPTION

In 1987, unincorporated Kearns (Salt Lake County) adopted Chapter 15.14, Construction Standards in Overpressure Area (Exhibit A). This ordinance established Overpressure Areas with designated development requirements. These zones were created to mitigate potential adverse impacts associated with accidental exposures to overpressure waves or fragments generated by the manufacture, handling, or storage of energetic materials at nearby industrial facilities. When Kearns became a metro township it adopted a slightly altered version of the County Code which included Chapter 15.14.

The ordinance required specific window and glazing standards including laminated glass, tempered glass, and certain thicknesses for structures located within identified overpressure areas. These standards were intended to protect the health, safety, and welfare of residents living in areas potentially affected by such industrial hazards.

Historically, four Overpressure Areas were established, with portions of Kearns falling within one or more identified zones. These mapped zones served as the basis for the applicability of Chapter 15.14.

In 2021, Magna adopted a revised Overpressure Areas Chapter that was created in collaboration with Northrup Grumman. This ordinance also included a revised Overpressure Area map that eliminated one of the designated overpressure centers and adjusted the locations of the three remaining overpressure areas. The updated overpressure locations (Exhibit B) demonstrate that no portion of the City of Kearns longer falls within the overpressure areas that Northrup Grumman has identified, and as a result, Chapter 15.14 no longer applies to any property within the City of Kearns. The basis for the ordinance has been removed, so Chapter 15.14 is no longer needed.

ISSUES/CONCERNS

Issue/Analysis:

Chapter 15.14 is no longer applicable to the City of Kearns. The Overpressure Areas that originally triggered the ordinance no longer impact any portion of Kearns, resulting in a chapter that is redundant and functionally obsolete within the municipal code. The chapter no longer serves any regulatory purpose.

APPLICABLE FACTORS FOR CONSIDERATION

Table 19.16.080 includes the following guidelines a planning commission and Council may consider in deciding zoning map and text amendments:

GUIDELINES FOR CONSIDERING ZONING TEXT AMENDMENTS
The proposed amendment is compatible with the Adopted General Plan.
The proposed amendment promotes the public health, safety and welfare.
The proposed amendment is compatible with the intent and general purposes of this Ordinance.
The proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.
The proposed amendment benefits the citizens of the Municipality as a whole.
The proposed amendment does not create a significant number of nonconformities.

PUBLIC INPUT

Planning Staff has not received any comments from the public as of the completion of this staff report. Any comments that are received will be forwarded to the Kearns Planning Commission for review and will be summarized on September 14, 2026.

ANALYSIS AND RECOMMENDATION

Findings:

The overpressure areas of concern to Kearns have been moved or eliminated,

The updated overpressure areas demonstrate that Chapter 15.14 no longer applies within the boundaries of the City of Kearns, and

The chapter no longer serves a regulatory function and its continued inclusion in the Kearns Municipal Code is unnecessary.

Recommendation:

Given the above findings, staff recommends the following action:

The Planning Staff recommend that the Kearns Planning Commission recommend that the Council approve the attached ordinance amendment.

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 OAM2026-001686 to amend Title 15 of the Kearns code.
2. **Approval with changes:** The planning commission recommends approval of OAM2026-001686 to amend Title 15 of the Kearns code with changes.
3. **Denial:** Having considered the Guidelines for Zoning Text Amendments contained in Chapter 15.14 of the Kearns zoning ordinance, the planning commission recommends denial of OAM2026-001686 to amend Title 15 of the Kearns code.

Exhibit A

Chapter 15.14 CONSTRUCTION STANDARDS IN OVERPRESSURE AREA

15.14.010 Definition

15.14.020 Purpose

15.14.030 Applicability Of Standards

15.14.040 Standards

15.14.050 Glass Requirements

15.14.010 Definition

The term "overpressure area" means the 0.2 and greater overpressure area surrounding the Hercules Bacchus Works Property located south of 4100 South and west of 6400 West, Salt Lake County as shown on the map entitled "Special Development Standards Areas," located in the development services division office at 2001 South State Street, which map is adopted as part of this chapter and incorporated herein by reference. The boundaries of the special development standards areas approximate the range of overpressure lines acknowledging existing property lines and physical features where possible. The overpressure areas referred to in this section are based on an explosion of twenty thousand pounds of TNT equivalent for areas number one, two and three, and sixty-five thousand pounds of TNT equivalent for area number four. The approximate centers of the overpressure areas are:

Area #1—2,500 feet west of 7200 West Street, and 1,700 feet south of 4100 South Street.

Area #2—2,000 feet west of 6400 West Street, and 2,400 feet north of 5400 South Street.

Area #3—1,800 feet east of Highway 111, and 2,800 feet north of 5400 South Street.

Area #4—7,000 feet west of Highway 111, and 1,400 feet north of 5400 South Street.

(Ord. 1158 § 2, 1991; Ord. 1024 § 2 (part), 1988; Ord. 1012 § 1 (part), 1987)

15.14.020 Purpose

Property within the overpressure area may be subject to significant overpressure waves and fragments in the event of an accidental explosion of energized materials which are manufactured, stored or handled. In order to provide for the health, safety and welfare of residents within the overpressure area, this chapter provides construction standards for all property located within such area.

(Ord. 1024 § 2 (part), 1988; Ord. 1012 § 1(part), 1987)

15.14.030 Applicability Of Standards

The standards in this chapter shall be applicable to all new construction requiring a building permit within the overpressure area as shown on the special development standards areas map. Such construction shall include new buildings and/or modification or additions to existing buildings.

~~(Ord. 1024 § 2(part), 1988: Ord. 1012 § 1 (part), 1987)~~

15.14.040 Standards

- ~~1. Commercial and industrial buildings, where permitted in the 0.2, 0.3 and 0.5 PSI overpressure areas, shall:
 - ~~1. Be certified by a licensed structural engineer that the proposed structures are designed to withstand the wind loads of the overpressure area in which they are located on all exterior vertical and horizontal surfaces;~~
 - ~~2. Conform to the glass standards contained in Section 15.14.050.~~~~
- ~~2. Residential buildings, where permitted in the 0.2, 0.3 and 0.5 PSI overpressure areas, shall:
 - ~~1. Be designed, where feasible, with windowless walls or minimum glass surfaces facing towards the center of the overpressure area. Where possible, the garage or carport shall be placed on the side of the building facing the center of the overpressure area;~~
 - ~~2. Conform to the glass standards contained in Section 15.14.050.~~~~

~~(Ord. 1024 § 2 (part), 1988: Ord. 1012 § 1 (part), 1987)~~

15.14.050 Glass Requirements

- ~~1. The window pane size requirements in the overpressure areas shall be as follows:~~

Overpressure Area as Shown on Map (PSI)	Maximum Size of Window Pane (sq. ft.)
0.50	9.0
0.30	12.0
0.20	15.0

- ~~2. Additional requirements:
 - ~~1. All windows shall be double glazed.~~
 - ~~2. Each layer of glass shall be a minimum thickness of one-eighth inch.~~
 - ~~3. The size of pane is measured between mullions.~~
 - ~~4. Each building located in the overpressure area shall be designed, where feasible, to minimize the amount of glass facing the center of the overpressure area.~~
 - ~~5. Maximum width of any window pane shall be four feet.~~~~

~~(Ord. 1491 § 4, 2002: Ord. 1158 § 3, 1991; Ord. 1024 § 2 (part), 1988: Ord. 1012 § 1 (part), 1987)~~

Exhibit B

