



**Planning and Development Services**

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**\*\*Notice of this meeting posted December 29, 2022 to <https://www.utah.gov/pmn/sitemap/notice/802411.html>\*\***

**MEETING MINUTE SUMMARY  
KEARNS PLANNING COMMISSION MEETING  
Monday, January 9, 2023 5:00 p.m.**

**\*\*Meeting minutes approved on February 6, 2023\*\***

**Approximate meeting length:** 2 hours 27 minutes

**Number of public in attendance:** 2

**Summary Prepared by:** Wendy Gurr

**Meeting Conducted by:** Commissioner Hatch

*\*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 (Vice Chair)		x	
Joy Nelson		x	
Joe Hatch (Chair)		x	
Laura Koester		x	
Gray Thomas		x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr		x
Brian Tucker		x
Curtis Woodward		
Kayla Mauldin		x
Nathan Bracken		x

**BUSINESS MEETING**

**Meeting began at – 5:02 p.m.**

- 1) Welcome and Approval of the Agenda. (Motion/Voting)

*Commissioner Hatch read the Chairs Opening Statement.*

- 2) Review 2023 Planning Commission Meeting Schedule.

*Commissioners had a brief discussion and made the consensus to approve with 2023 Planning Commission Meeting Schedule with the exception of July 2023 Meeting should be moved to July 10<sup>th</sup>.*

*Commissioner Nelson motioned to approve as amended, commissioner Taylor seconded that motion. Commissioners voted unanimous in favor.*

- 3) Election of Chair and Vice Chair 2023. (Motion/Voting)  
Election of Chair for 2023

**Motion:** To nominate Commissioner Hatch as Chair for 2023, Commissioner Hatch accepted that nomination.

**Motion by:** Commissioner Nelson

**2<sup>nd</sup> by:** Commissioner Koester

**Vote:** Commissioners voted unanimous in favor

Election of Vice Chair for 2023

**Motion:** To nominate Commissioner Taylor as Vice Chair for 2023, Commissioner Taylor accepted that nomination.

**Motion by:** Commissioner Hatch

**2<sup>nd</sup> by:** Commissioner Nelson

**Vote:** Commissioners voted unanimous in favor

- 4) Approval of the November 14, 2022 Planning Commission Meeting Minutes. (motion/Voting)

**Motion:** To Approve the November 14, 2022 Planning Commission Meeting Minutes as presented.

**Motion by:** Commissioner Nelson

**2<sup>nd</sup> by:** Commissioner Koester

**Vote:** Commissioners voted unanimous in favor

- 5) **OAM2022-000724** - Discussion of Drafted Phase 1-3 Ordinances. The Planning Commission will hold a discussion of the drafted proposed land use ordinances, Titles 18 Subdivisions and 19 Zoning, for Kearns Metro Township. This item is for discussion purposes only and will assist planning staff with tailoring drafted ordinances to the unique needs of Kearns. **Planners:** Brian Tucker and Kayla Mauldin (Discussion)

*Ms. Mauldin and Mr. Tucker provided an update to the code revisions as drafted and hoping for a public hearing in February. Starting with zoning districts followed by standards.*

*Parks and Recreation zone – Adding two new zones and getting rid of two zones, Forestry zone, and Foothill and Canyon overlay zone. Commissioner Thomas asked if Lodestone Park was considered an Oquirrh Park. Commissioners and staff discussed Lodestone Park consideration as an Oquirrh Park, public right of way and protection.*

*Agricultural zone – Added standards and one piece of land by the high school agricultural is undevelopable land, opportunity to rezone zones to agricultural.*

*Single-family – Chickens allowed in R-1-6, roosters and ducks are not.*

*Multi-family – Height limit decreased from 60 feet to 50 feet. Adjacent to single-family, no building over 35 feet. Same setback requirements in multiple zones. Took out a lot of uses that don't belong in the multi-family zone.*

*Short-term rentals are already in Kearns, currently eight. Opportunities presented to Kearns and is potential revenue and transient room tax. Short-term rentals contributing to the shortage of housing supply and balancing to regulate and no impact to affordable housing supply and only allow in specific zones. Short-term would be anything under 30 days.*

*Commercial zones – Only five commercial uses. C-1, C-2, C-V, C-3 and only have one property and will use M-1 in the warehouse district. Pylon signs prohibited, unless there are multiple tenants, otherwise it is a monument sign.*

*Manufacturing zones – Warehouse District. Getting rid of M-2 zone and will be rezoned into M-1 as a complex.*

*Roger Snow asked in the industrial area, and residential setbacks. When Condie's is brought in, added setback to zone within 100 feet of residential, they can only reach 35 feet. Once you meet 100 feet you can build up to 60 feet. 100 feet from the property line. Asked amenities and whose responsibility it is to create a campus feel for employees. Minimum setback is 20-25 feet, and no maximum.*

*Commissioner Nelson excused herself at 6:08 pm.*

*Mixed-use zones – All new and particularly written for Kearns.*

***Development Standards:***

*Public facilities and institution zones – No changes.*

*Residential Mobile home park – No changes.*

*Ms. Mauldin excused herself at 6:27 pm*

***From chat:***

*from Nathan Bracken to everyone: 6:27 PM*

*I need to drop off at 6:30 to attend the Council meeting. I did want to respond to some of the comments regarding Section 18.08.010, which states that the Council approves preliminary plans for plats with more than five lots and the Planning Commission approves the final plat if there are significant changes. The Council made this change years ago to address concerns that are no longer present and may be willing to have the Planning Commission resume responsibility for approving all preliminary plats.*

*Mr. Bracken said the Council might be willing to have the Planning Commission review and approve Subdivision.*

*Accessory Dwelling Units – No changes.*

*Accessory Storage – No changes.*

*Animal Hospitals or Clinics – No changes.*

*AP Areas (bees) – No changes.*

*Bars and Clubs – No changes.*

*Bed and Breakfast/Inn – No changes.*

*Car and Light truck wash – No changes.*

*Caretaker living quarters – No changes.*

*Check cashing – No changes.*

*Processing of repossession – No changes.*

*Keeping of ducks – Allows chickens and ducks, can be struck from the standards.*

*Childcare – Created three types of childcare.*

*Commercial plant nursery – No changes.*

*Critical infrastructure – No changes.*

*Drive-thru windows – No changes.*

*Home occupations – No changes.*

*Hotels – Combines hotels and motels, to meet standards would have to have five of amenities.*

*Household pets – Does not apply to residents but applies to source protection.*

*Outdoor dining – No changes.*

*Pawn shops – No changes.*

*Reiki – No changes.*

*Retail/tobacco specialty – No changes.*

*Self-service fuel stations – Building on the corner and canopy behind.*

*Self-service outdoor storage facilities – No changes.*

*Sexually oriented businesses and activities – No changes.*

*Short-term rentals – Being around the Oval and attractions, not in the older part of Kearns.*

*Sidewalk café – No changes.*

*Storage and salvage yards – No changes.*

*Towing services/Impound lots – No changes.*

*Vehicle and equipment repair – No changes.*

*Wireless telecommunication facilities – Get rid of the zones that are not in Kearns. Regulate making them look more like trees. Only taller towers are stealth. Define monopoles. Lattice towers are cell phone antennas.*

*Temporary use – Can't do garage and yard sales more than five days in a calendar year. Business licenses are required.*

***Site Development Standards:***

*Occupancy permits and can't sale lots in substandard zoning.*

*General rights – No changes.*

*Building – No changes.*

*Open space – No changes.*

*Highway noise abatement – No changes.*

*Utility and facility replacements – No changes.*

*Oil and gas transmission – No changes.*

*Easements – No changes.*

*Off street parking and mobility – New business.*

*Specifications – No changes.*

*Driveways – No changes.*

*Parking in R-1 and R-2 Residential zones – No changes.*

*Front yard parking – No changes.*

*Recreational vehicle parking – No changes.*

*Required number of off-street parking spaces – No changes.*

*Calculating shared parking – No changes.*

*Requirements for bicycle parking – No changes.*

*Off street loading and unloading – No changes.*

*Vehicle stacking – No changes.*

*Parking lighting – No changes.*

*Mobility/pedestrian – No changes.*

*Parking requirement tables – Approach taken with minimum and maximum for over parking. Insufficient public transit.*

*Landscaping – Adopts Jordan Valley Standards for water. Requirement for park strip must be landscaped.*

*Parking lots – No changes.*

*Drive thru facilities – No changes.*

*Carwash water efficiency – No changes.*

*Landscape plan – No changes.*

*Sign Ordinance – Pole sign not allowed in zones not allowing a shopping center. Could eliminate pole signs.*

*Flood plain hazard regulations – Based on FEMA model and Salt Lake County.*

*Geological hazards – No changes.*

***Subdivision Ordinance:***

*Airport overlay zone – No changes, but concerns.*

*Council approved subdivisions, the draft has it setup that the director would approve one lot subdivisions. Five units or less would be a staff process, any more than five would be a planning commission and only go to the council if it needed a rezone. All others have all subdivisions going to the planning commission for approval and never go to the council. Commissioners believe there isn't any more space for subdividing. Anything rezoned should go through the Council. Subdivisions are a technical process. If it meets the standards, you are entitled to an approval. Inclined to keep the process as is.*

*Commissioners wish to table the public hearing and would like to come back for another review.*

6) Other Business Items (as needed)

*No other business items to discuss.*

*Commissioner Taylor motioned to adjourn, Commissioner Koester seconded that motion.*

**MEETING ADJOURNED**

**Time Adjourned – 7:31 p.m.**