



G R E A T E R S A L T L A K E
**Municipal Services
District**

Kearns Metro Township General Plan Update 2021 – 2026

Public Outreach and Participation **DRAFT**



Kearns Metro Township Council

Kelly Bush, Chair/Mayor
 Tina Snow, Vice Chair/Deputy Mayor
 Ruby Brown (former)
 Chrystal Butterfield
 Al Peterson
 Patrick Schaeffer



Figure 1. Kearns Metro Township Council meeting.

Kearns Planning Commission

Jerry Wellman, Chair & District 1
 Joy Nelson, Vice Chair & District 3
 Joe Hatch, District 4
 Nathan Bush, District 5*
 Laura Koester, District 5*
 Jeff Robinson (former)

*Pending Appointment



Figure 2. Kearns Metro Township Planning Commission meeting.

Greater Salt Lake Municipal Service District Planning and Development Services Staff

Bart Barker, General Manager	Travis Hair, Planner II
Brian Hartsell, Associate General Manager	Julia Friedman, Planner I
Marla Howard, Chief Financial Officer	Shad Cook, Planning Technician
Brooke Barnes, Human Resources & Payroll Specialist	Chara Ellis, Accountant
Lupita McClenning, Director of Planning & Development	Greg Baptist, Stormwater Inspection Supervisor
Izabela Miller, Operations Officer	Mike Sena, SWPP/Grading Stormwater Inspector
Trent Sorensen, Chief Building Official	Mark Urry, Building Grading Stormwater Inspector
Ina Oviatt, Office Coordinator & Records Officer	Mike George, Building Grading Review Specialist
Maridene Alexander, Communications Manager	Tiffany Bork, Business License Stormwater Specialist
Max Johnson, Long Range Planner	Kirk Boyington, Senior Building Inspector
Kate Davies, Long Range Planner	Ed Molitoris, Senior Building Inspector
Mikala Jordan, Long Range Planner	Jamie Sims, Plans Examiner
Daniel Quintanilla, Long Range Planner	Shawna Winter, Building Permit Technician
Joe Borgione, Senior GIS Analyst	Deborah Garner, Business License Supervisor
Alex Rudowski, GIS Analyst/Planner	Patricia Rust, Business License & Permit Technician
Rachel Manko, Business Analyst	Steve Szemerey, Code Enforcement Supervisor
Janeth Marroquin, Technical Support Specialist	Sally Anderson, Code Enforcement Officer
Wendy Gurr, Planning Coordinator	Tom Zumbado, Code Enforcement Officer
Todd Draper, Planner II	Alicia Gonzalez, Code Enforcement Officer
Jim Nakamura, Planner II	Chris Mowery, Code Enforcement Office
Diana Martinez, Planner II	

Table 1. Planning and Development Services staff.



Planning and Development Services

Planning and Development Services serves the Greater Salt Lake Municipal Services District (MSD) and the unincorporated area of Salt Lake County Planning and Development is a multi-disciplinary agency specializing in community planning, graphic information systems, emergency management and economic development. A listing of the MSD employees, along with the wide range of available resources, skills, and experience the staff can utilize to deliver exceptional and timely results is shown in Table 1.

Planning and Development is committed to providing creative solutions that ensure compatibility between the existing, new, built, and the natural environments.



Figure 3. Commercial photo in Kearns.

Kearns

Kearns Metro Township is situated in the northwest quadrant of Salt Lake County, and one of five metro townships in Salt Lake County. The Kearns Metro Township was created by its constituents, who in November of 2015 elected to become a local government. This step formalized the creation of the MSD, and formal organization and implementation of the MSD began in earnest in January of 2016. The Kearns Metro Township formally took effect in January of 2017.

Public Outreach

Community engagement is a vital part of the General Plan process, and key to a successful project. The civic engagement process includes input from community groups, residents, a steering committee, the Kearns Metro Township Planning Commission, and the Kearns Metro Township Council. In addition, input from these groups as well as collaboration and support from various elected officials throughout the region helps maintain a layer of transparency necessary for effective decision-making. Engagement to thoroughly understand the universe of alternatives on a case by case basis is critical to successful governance.

The public outreach effort launched for the first update to this plan since 2012, currently includes several events to date. A summary of these events is shown in Table 2 below. Preparations began in earnest in October 2019 to initiate the process by forming a Steering Committee with the direction and input from the Kearns Council. A community-wide process to formally kick-off the update process occurred on December 18,



2019. The following summary of events is a comprehensive list since direction to proceed was authorized by the Kearns Council in October and November of 2019.

Chronological Listing of Public Engagement Opportunities		
Date	Event and Purpose	Recap
September 28, 2019	Moderate-income Housing Plan	Housing Plan Workshop to inform the Metro’s of the upcoming MIH Plan, and choose supportive options to be finalized for adoption by end of 2019
October 14, 2019	Planning Commission	Recommend adoption of MIH Plan
November 12, 2019	Township Council	Staff update to Council on upcoming GP process
November 19, 2019	Township Council	Adopt MIH Plan
November 25, 2019	Steering Committee Mtg. #1	Initial Steering Committee meeting
December 2, 2019	Steering Committee Mtg. #2	Meeting to help advance the plan toward future adoption
December 9, 2019	Planning Commission	Staff update to the Planning Commission on the structure of the GP process and upcoming Community Workshop kick-off event
December 9, 2019	Township Council	Staff update to the Council on the structure of the GP process and upcoming Community Workshop kick-off event
December 16, 2019	Steering Committee Mtg. #3	Meeting to help advance the plan toward future adoption
December 18, 2019	Community Workshop	Public kick-off event of the Kearns GP Update. Overview of the upcoming process to update the GP and conducted a SWOT Analysis and APAE Exercise.
January 6, 2020	Steering Committee Mtg. #4	Meeting to help advance the plan toward future adoption
January 13, 2020	Planning Commission	Staff update to the Planning Commission on the status of the GP and to answer questions
January 13, 2020	Township Council	Staff update to the Council on the status of the GP and to answer questions
January 14, 2020	Kearns Community Center	Introduce planning and the General Plan process to English as a Second Language students at Kearns High School
January 23, 2020	6200 S. Beautification Project	Staff attended in support and to engage with community
January 27, 2020	Steering Committee Mtg. #5	Meeting to help advance the plan toward future adoption
January 30, 2020	Transportation Planning Principles Workshop	Workshop for metro-township decision-makers to teach transportation-related trends and innovations and produce a suite of key transportation principles
March 2, 2020	Steering Committee Mtg. #6	Meeting to help advance the plan toward future adoption. Guest speaker – Lupita McClenning, MSD Planning and Development Director
March 9, 2020	Steering Committee Mtg. #7	Continuation from Committee Mtg. #6
March 10, 2020	Township Council	Staff update to the Council on the status of the GP and to answer questions
March 16, 2020	Kearns Township-specific Transportation Open House	

Table 2. Public outreach opportunities help form the foundation of the General Plan.

Kearns Steering Committee

The Steering Committee is comprised of members representing diverse interests from the community including residents, planning commissioners, community council representatives, and a Council member. Goals of the Steering Committee include:



1. Help set the course for the update process;
2. Strive for consensus among committee members on important issues;
3. Contribute to enriching the plan and identifying the potential universe of alternatives;
4. Ensure all public and community groups are informed and have ample opportunities to contribute to development of the plan, and that their collective voice on key issues has been represented;
5. Help shape a draft vision statement for the plan; and
6. Create a plan that clearly portrays the desires and aspirations of the community. This portrayal identifies what the community wants or does not want in the years ahead and the types of development supported. The development community will be able to easily determine major elements in the plan that Kearns will support and items they may strongly oppose. This tenor in the plan will convey these desires to community leaders and decision-makers as well.



Steering Committee		Technical Committee	
Member	Representing	Member	Representing
Patrick Schaeffer	Township Council & District 1	Madeline Francisco-Galang	SL County Engineering
Jerry Wellman	Planning Commission & District 1	Crystal Hulbert	SL County Engineering
Kim Barbushev	Citizen District 2	Blake H. Thomas	SL County Regional Development
Chris Collard	Citizen District 3	Helen Peters	SL County Regional Development
Joy Nelson	Planning Commission & District 3	TBD	SL County Parks and Recreation
Joe Hatch	Planning Commission & District 4	Various Staff	GSL MSD
Roger Snow	Community Council & District 4		
David Taylor	Citizen District 4		
Nathan Bush	Planning Commission & District 5*		
Laura Koester	Planning Commission & District 5*		
Max Johnson	Staff – Long Range Planner		
Wendy Gurr	Staff – Planning Coordinator		
Alex Rudowski	GIS Analyst/Planner		

Table 3. Steering and technical committee members. * Pending appointment.

The General Plan



The General Plan Update for Kearns is a living and dynamic blueprint for the Metro Township that will be crafted, reviewed, and revised by not only the leadership of Kearns and staff, but also by the citizens. It is a policy guide for making decisions about Kearns' future. For example, understanding how the community wants to address and shape growth, recognizing the various character areas of the Metro Township, managing both housing and transportation in Kearns, are among the issue to focus on. It also establishes policy for the continued success of Kearns.

The General Plan is a resource to guide and help shape the physical development of Kearns and is used by both appointed and elected officials, planning staff, the community, and potential developers to understand both where and where not development is supported and encouraged, as well as areas where development is not encouraged. Typically, General Plans should be updated every five years or as conditions change to ensure a dynamic document. The goals and policies within the General Plan are designed to maintain Kearns as a healthy, equitable, and resilient Metro Township as both internal and external factors evolve.

This General Plan will be the first update since 2012 for Kearns, and the first General Plan since becoming a Metro Township in January of 2017. Metro Township status was obtained after a three to four-year process to create a government for the Metro's that was more supportive of the unincorporated communities within Salt Lake County. Previously, decades of uncertainty and conflict caused by various annexation and incorporation issues were unsettling and out of the control of the unincorporated Townships. Support measures developed through this process, known as the Community Preservation (SB 199) Initiative, that helped to resolve the previous issues included: 1) protection from annexations; 2) representative government that allowed for greater local control; 3) Metro Township-specific control over budgetary matters; 4) a higher quality service level, 5) the ability to enhance a Metro Township's unique community character, and 6) contribute toward a regional voice throughout the Wasatch Front region.

All cities and metro townships in the State of Utah are required to have a General Plan. This requirement is established through the Land Use Development, and Management Act (LUDMA) Title 10, Chapter 9a of the Utah Code, which authorizes and governs land use and zoning regulations and establishes mandatory requirements that local governments must follow. In meeting these standards, this plan update has enabled Kearns Metro Township as a local government, that is fully engaged in determining its future.

An integral component of the General Plan is a Technical Assessment. This assessment describes the current state of Kearns today, and how its future could be shaped. The purpose of the assessment is to present a factual foundation upon which the rest of the General Plan is built. Preparation of the assessment is largely a staff function of collecting and analyzing data and information and presenting the results in a concise, easily understood format for consideration by the public and decision makers involved as the General Plan is developed.

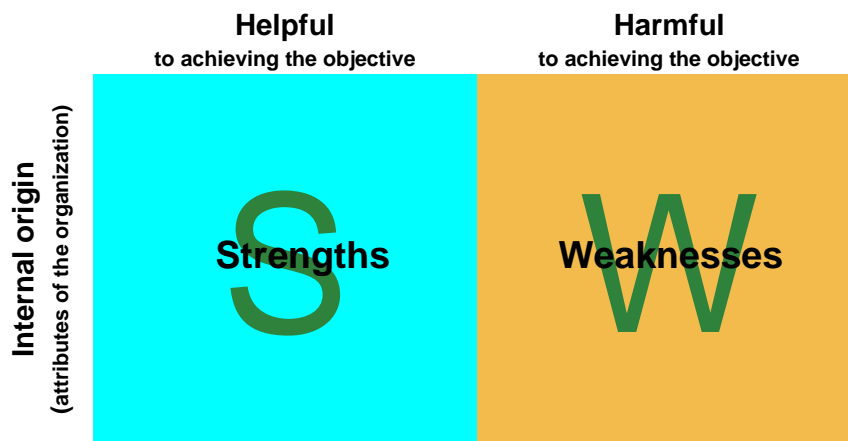




Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis

A Community Workshop served as the kick-off event of the General Plan Update process. Approximately thirty-five members of the community participated in the workshop, which was held on Wednesday, December 18, 2019, at the Kearns Element Center. Since its completion in 2019, the Element Center, also known as the Kearns Athletic and Training Center (KTAC), serves as a major gathering space for the community where many community-related events occur. This facility is located between the iconic Kearns Olympic Oval and the Kearns Oquirrh Park Fitness Center in the heart of Kearns.

The workshop consisted of a facilitated discussion of both a “Strengths, Weaknesses, Opportunities, and Threats (SWOT)” analysis and an “Achieve, Preserve, Avoid, and Eliminate (APAE)” exercise. The SWOT analysis is a strategic planning technique that helped identify the needs and opportunities for Kearns, while the APAE exercise, an integral component to problem solving known as the Goals Grid, helped identify potential problems and contemplate possible solutions to design a future direction for the Metro Township. What follows is an explanation of the results obtained from the Community Workshop as seen through the lens of the SWOT analysis and the APAE exercise. The matrix below (Figure 1) helps to graphically show what the analysis is designed to achieve. Following the matrix are the four categories that contain the thoughts or statement points, from the public as gathered during the public meeting. The statements in ‘**bold**’ print indicate the items that received votes as the most important or critical for the plan to initially address. The numbers in parentheses represent how many votes were cast for each item. Each participant received three votes during each of the two exercises.



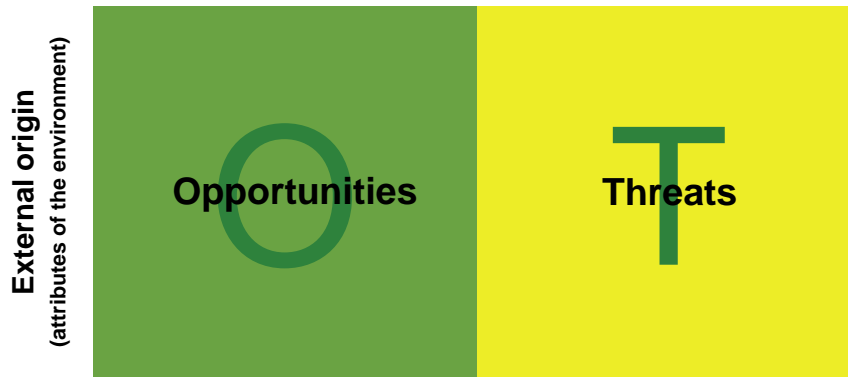


Figure 1. The SWOT Matrix.

STRENGTHS

- Compassionate people (2)
- Kearns Improvement District (KID) (2)
- Oval recreation area (1)
- High rate of home ownership and longevity of residents (1)
- Kearns High School – Strong community presence (1)
- Population diversity (1)
- Quality power and water (1)
- Kearns Oquirrh Park Fitness Center (KOPFC) & Olympic Oval (1)
- Community-wide activities (numerous and diverse) (1)
- Youth programs for: (1)
 - Oval, library, schools, KOPFC, and community council,
 - UPD Youth Citizens Academy

- Community leaders
- Residents are awesome, supportive, unified, and diverse
- Kearns Community Council and Kearns Township Council
- Stable and resilient businesses
- UPD & UFA
- UPD Citizens Academy
- Code Enforcement
- Libraries
- Kearns History
- Timely and effective snow removal
- Quality garbage pick-up/recycling
- Widening of 5400 South street
- New wall on 5600 West street
- Parks – quantity and quality
- Historical significance and strong identity of Camp Kearns
- New Christmas tree & “Christmas on 5400 South” vision
- School system in general, including charters
- Central location within the valley
- Good access to region-wide employment
- Robust transportation access
- Excellent relationships with UPD and UFA
 - Title 12, the new code enforcement ordinance, once adopted



WEAKNESSES

Image/reputation of Kearns (2)

Longer light needed at Cougar Lane and 5400 S (2)

- North and south movement is problematic (timing issue)

Community-wide communication (1)

Crosswalk lights should be flashing ‘reds’ at: (1)

- South Morning Breeze Dr. at 5400 S.

Ability to keep cars off streets in wintertime (1)

Broadband choices (1)

USANA traffic (1)

Run-down school buildings – Many schools are older (1)

Gangs – Severe tagging issues (1)

There is no warehouse district (1)

No firework shows (1)

Eyesore area in the vicinity of Big Lots

- Corner of 5400 S. and 4015 W.
- Both sides of 5400 S b/t 40th – 44th W.

Lack of curb appeal for houses between:

- Cougar Lane and 5600 W. on 5400 S.

Property on corner of Cougar Lane and 5400 S.

Difficult to turn onto 6200 S. and 5400 S.

- High traffic and low shoulders

Cougar Lane too narrow; needs to be widened near 5400 S.

Not enough crosswalks in appropriate locations – near KID

Traffic near Kearns High School; needs to be widened near 5400 S.

Not enough garbage cans at public parks

Lack of parks

- Educational and PR moment
- Identify and describe park amenities

Narrow streets throughout the township

- Exacerbated by on-street parking (all vehicle sizes)

No parking enforcement

Insufficient parking for rentals and multi-family dwellings

East-west traffic – 4700 S., 5400 S., and 6200 S.

Safety in general, including law enforcement and gang prevention

Lack of neighborhood street lighting

Potholes

Slow internet

Lack of commercial businesses throughout the township

Slim choices for dining options

No Costco/Sam’s clubs

Lack of developable land

No renewable energy opportunities



- No community gardens
- Vulnerability to annexations
- Not enough “free dump” days
- Lack of communication about events, services, & environment
- Poor communication between township and school district
 - Lack of administrative support
 - Seek to improve communication with district
 - Need for transparency and to relay information timely
 - Try to prevent another Oquirrh Hills scenario
- Enforcement of zoning laws
 - Continue efforts to improve ordinances and enforcement
- High-density housing
- Lack of emergency planning
- Salt Lake County taxes too much
- Good residents leave the community when better employment is obtained
- Lack of diverse housing opportunities
- Insufficient parking throughout the Township
- Insufficient public transportation opportunities
- Lack of walking paths with connectivity
- Absentee landlords

OPPORTUNITIES

- Improve public transportation (TRAX, transit, bus) (4)**
- Install more street lighting in neighborhoods (4)**
- Create a Farmer’s Market (2)**
- Create more community resources, such as Dumpster Days (2)**
 - Create more recycling awareness opportunities
 - Focus on improving air quality
 - Increase clean energy opportunities
- Build an indoor soccer field (2)**
- Improve Loadstone Park: (1)**
 - Add more play equipment
 - Add a water park
- Provide more playground space closer to the oval/beehive area (1)**
 - Beehive Elementary School is behind the Oval
 - Could benefit from PR
- Encourage growth of small businesses like Utopia (1)**
 - Fiber connectivity business
 - More technology will attract more business
- Create more amenities in all public parks (e.g. walking paths, etc.)



Install more crosswalks near library (lighted and maintained)

- Crosswalks or pedestrian bridges across 5400 S.

Install an access to Kearns High School in addition to Cougar Lane

Build a dog park

Create more community event space:

- For girl's and boy's clubs
- Free access to spaces for community purposes

Ask Granite School District to:

- Improve the school curriculums
- Increase access to school properties
- Increase enrollment capacities

Attract more businesses

Could use more broadband jobs

Create gated senior communities (55+)

Create more senior housing opportunities:

- both independent and assisted living

Provide enhanced elderly services

- e.g., assistance with yard maintenance, snow removal

Maximize occasions to add single-family developments

Camp Kearns could become a warehouse district

- redevelopment potential including additional commercial

"Pipe Yard" property (4700 S. and 5600 W.) is under-utilized

- May require some code enforcement to improve aesthetics

Create a tool and establish a process for acquiring surplus properties

Maintain the "bedroom community" reputation of Kearns

Take advantage of current, reasonable land values

- Valley-wide growth makes Kearns more attractive

THREATS

Excessive street parking (5)

- Disabled vehicles, trailers, and semi-trucks

Potential annexations from WVC (1)

Porch Pirates – Package theft (1)

Air quality (1)

Lack of lighting, or broken lights (1)

Cougar Lane traffic

Non-residential traffic through the Township

Weight damage to streets due to high volume semi-truck traffic

UDOT – Northwest Avenue

USANA – Traffic and crowds

- Residents cannot get home on USANA nights

Lack of focus on traffic enforcement

Lack of strong police presence regarding normal patrolling



- Water quality
- Water service pricing
- Litter, specifically old tires
- Light pollution – Type of light or style can be improved
- Open area dumping
- Noise pollution
- Slow internet (infrastructure issues)
- Gangs
- Aircraft crash potential
- High density housing developments
- Single-family dwellings
 - Illegal occupancy of multiple families
 - Tear-down and rebuilds
 - Illegal duplex conversions; more code enforcement needed
- Poor street presence regarding homes/visual quality
- Older homes are more expensive to maintain
 - Need help maintaining while being financially responsible
- Residents being priced-out of their homes
- Youth out at night – no curfew
- Unlicensed door-to-door sales
- Online purchasing (e.g. Amazon)
- Radon Gas (PR opportunity)
- Remove gambling-related businesses
 - Better businesses desired
- Higher taxes
- Lack of infrastructure in Camp Kearns
- Illegal dumping occurs near Condis Foods
- Railroad operations
 - Potential hazardous materials
 - Crossings at major roadways
 - Horns, lights, and safety threats
 - Crossing arms

Achieve, Preserve, Avoid, and Eliminate (APAE) Exercise

In reviewing the purpose of the APAE exercise, the matrix in Figure 2 is designed to answer two main questions: first, “Do we have it?” and second, “Do we want it?” The interplay between these Yes or No questions help to define the four basic categories, **Achieve, Preserve, Avoid, or Eliminate**.

Do You Have It?
 No Yes



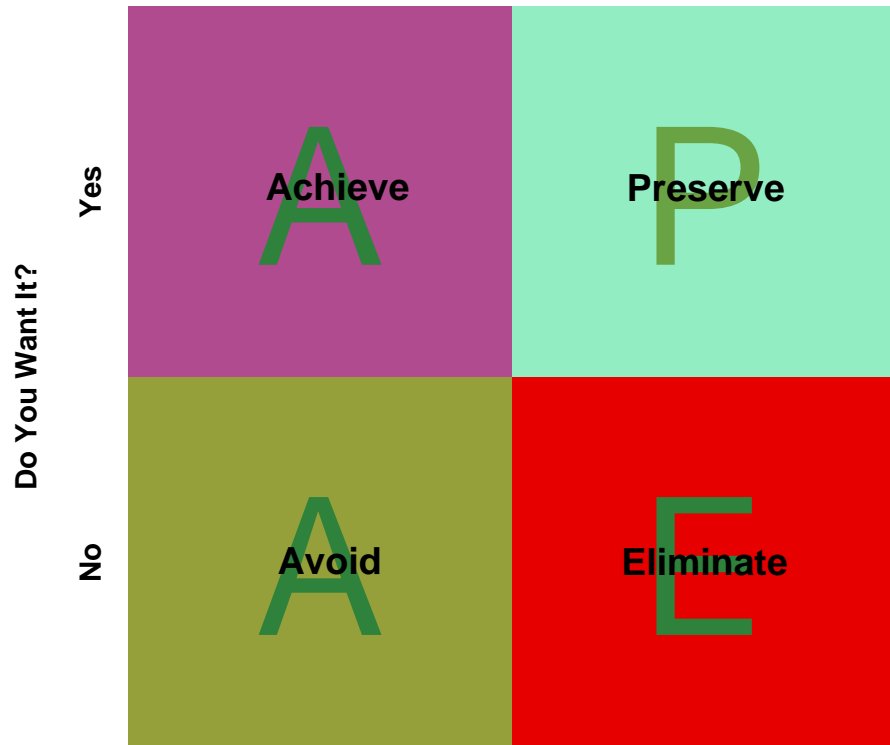


Figure 2. Matrix for the APAE exercise.

ACHIEVE

- Increase RDA areas and opportunities – Redevelopment (5)
- Historical museum (3)
- More citizen involvement (2)
- Racquetball courts (2)
- Educating children to become effective community stewards (2)
- Movie theatre/restaurant area, specialty shops, etc. (1)
- Public transportation/TRAX & Transit (1)
- Municipal broadband (1)
- Improve traffic control (1)
- Kearns welcome (gateway) signs or monuments (1)
- Expand Kearns – Reverse annexation (1)
- UTA fast track for 5400 South – Future vision for a BRT line
- Improved railroad bridge – Structurally and functionally
- Train horn too obtrusive – Find alternative mitigation
 - 6200 S. and Cougar Lane, 5600 W. and 4700 S.
- Walking paths and connectivity and more walkable-type communities
- Downtown districts – Also support high-density residential
- Uniformed business district
- Create a centralized, community-focused downtown area
- Gateway-like housing/business
- Devise a better funding model for business opportunities
- Support growth of family-oriented and small businesses
- Local farmer’s markets



- Lineal park farmer's market
- Food trucks (maybe a corral)
- Community dance / Karaoke club
- Improve Legacy construction – Older buildings in RDA area
 - Both sides of 5400 S. between 4015 W. and 4400 W.
- Community center
- Community theatre
- Smarter community funding
 - More awareness of resources available to residents
 - More environmental awareness (recycling & air quality)
- Family-friendly hot spots
- More parades, summer parties, & holiday celebrations
- Create a better neighborhood watch program
 - Devise strategy to invigorate and improve this program
 - Possibly create a purpose for the 'watch'
- Build new Kearns High School
 - Improve education system
- Complete renovation of the Kearns MT website
- Historical marker for Camp Kearns
- Continue beautifying freeway walls
- Install Camp Kearns monument signage on freeway bridges, etc.
- Build a historical facility of Kearns in the Camp Kearns area
 - Turn the balance of Camp Kearns into an RDA
- Provide the ability and opportunity to own a home in Kearns
- Support additional Moderate-income Housing initiatives
- Incentivize developments that reduce traffic
- Build a new recreation center

PRESERVE

- History – written and artifacts (2)
- Community events (2)
- Oval (1)
- Library (1)
- Businesses we currently have (1)
- Small-town feel (1)
- Bike lanes (1)
- Green space (1)
- Dumpster day (1)
- Kearns Oquirrh Park District (1)
 - KOPFC
 - Resident discount
- Identity (1)
- Kearns Veterans Memorial Plaza – Cannon area (1)
- Parks



Schools
Youth programs
Playground equipment
KID
Crosswalks
Competitions at oval
Long-term families
Miss Kearns Pageant

- Need a website to provide information
- Possibly use a Constant Contact for this
- Red alert or Blue alert could be another solution
- Also, a PR opportunity

Senior services
Snowplow services
Provide dumpster vouchers in single-family zones

AVOID

Any increase to USANA traffic and sound (2)

Bad high-density housing (2)

Avoid multiple families living in single-family homes (2)

- Creates overcrowded residential streets
- Creates a bad image for the township

Adult-oriented businesses (1)

Companies with poor, little, or no environmentally friendly policies (1)

- Poor air quality, etc.

Halfway houses (1)

- Drugs, transient homeless shelters

Living in trailers and motorhomes (1)

- Existing properties where use is not zoned or permitted

Try to avoid abandoned business buildings

High property taxes

Recycling fees

Storm water fees

High-rise condos

Additional rental units

Increases in traffic volume

Speed bumps

Density in general

- High-density residential, except in downtown district areas



ELIMINATE

USANA traffic and noise (4)

- High speed traffic
- Reckless drivers in residential areas

Excessive taxes and wasteful spending (4)

Gangs (3)

Farah Drive and Planada Way (5280 W.) (2)

- Poor transportation design issue with a large hill
- Delivery trucks frequently high center

Litter, clutter, and collected junk (1)

Speeding on Twilight Drive (1)

Homelessness (1)

Poor roads / potholes (1)

Northwest Avenue railroad bridge

5400 South at Railroad bridge

Driver distractions

Jay walkers

Speeding on 5400 South street

Parking vehicles on-street (e.g., RV's, trailers, etc.)

Strange addresses / numbers – e.g., Henley & Hoopes streets)

Kids skipping school that indirectly affect business operations

Low-flying choppers

Trash containers blowing away

Graffiti and bird droppings

Weeds and Rocks

- e.g., Goat heads, vegetation blocking sidewalks, etc.

Unemployment

Non-sensical jurisdictional boundaries

- Consider reverse annexations (e.g. Sonic and Jiffy Lube)

High-density housing

- Absentee landlords

