

**MEETING MINUTE SUMMARY**  
**MAGNA METRO TOWNSHIP PLANNING COMMISSION MEETING**  
 Thursday, September 14, 2017 6:30 p.m.

**\*\*Meeting minutes approved on November 9, 2017 with amendment\*\***

**Approximate meeting length:** 1 hour 48 minutes  
**Number of public in attendance:** 8  
**Summary Prepared by:** Wendy Gurr  
**Meeting Conducted by:** Commissioner Collard

**\*NOTE:** Staff Reports referenced in this document can be found on the State and County websites, or from Salt Lake County Planning & Development Services.

**ATTENDANCE**

**Commissioners and Staff:**

Commissioners	Public Mtg	Business Mtg	Absent
Dan Cripps (Vice Chair)	x	x	
Sara VanRoosendaal	x	x	
Nathan Pilcher	x	x	
Clare Collard (Chair)	x	x	
Mark Elieson	x	x	
Mickey Sudbury	x	x	
Aaron Weight			x
Todd Richards	x	x	
Ammon Lockwood			x

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr		
Max Johnson	x	x
Spencer Hymas		
Todd Draper	x	x
Tom Zumbado		

**BUSINESS MEETING**

**Meeting began at – 6:30 p.m.**

- 1) Approval of Minutes from the August 10, 2017 meeting.

**Motion:** To approve minutes from the August 10, 2017 meeting as presented.

**Motion by:** Commissioner Cripps

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

**Vote:** Commissioners voted unanimous in favor (of commissioners present)

Approval of Minutes from the August 24, 2017 meeting.

**Motion:** To approve minutes from the August 24, 2017 meeting as presented.

**Motion by:** Commissioner Cripps

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

**Vote:** Commissioners voted unanimous in favor (of commissioners present)

- 2) General Plan Update – Max

*Max Johnson advised he hasn't had a chance to finalize the general plan and will need the Planning Commission input. Provided a draft copy of the PC zone and the process.*

3) Other Business Items (as needed)

*Discussion regarding annexation notices. Commissioner Elieson reported the notification deadlines were missed. To move forward, a special meeting would be required and notifications would have to be sent. Mr. Johnson explained noticing requirements on an annexation that it is important to fully disclose this policy to affected entities.*

**PUBLIC HEARINGS**

**Hearings began at – 6:45 p.m.**

**30449** – Forrest & Marsha Shaw are applying for a special exception to have a non-conforming use of a two-family dwelling declared legal. **Location:** 3180 South 8560 West **Zone:** R-1-6 **Planner:** Spencer Hymas

*Salt Lake County Planning and Development Services Planner Todd Draper provided an analysis of the staff report.*

*Commissioner Elieson asked on recommendation for planting trees in park strips. Mr. Draper said there is a list and comes from the transportation division and is a policy guide. Commissioner Elieson asked if they could make a condition trees will have to be qualified park strip tress. Mr. Draper said that can be modified. Sudbury asked why they have to have tress, why can't they have just grass and clean curbside. Mr. Draper said that was Mr. Hymas' recommendation and have the ability to change that. Commissioner VanRoosendaal said title is held in the name Forest and Elaine Shaw and is there a reason. Mr. Draper said he doesn't know what the real difference is. Commissioner Richards asked if the entrances are separate. Mr. Draper said it appears so.*

**PUBLIC PORTION OF MEETING OPENED**

**Speaker # 1:** Applicant

**Name:** Forrest and Marsha Shaw

**Address:** 3180 South 8560 West

**Comments:** Mr. Shaw provided a letter from his friend for the record. Marsha said forest originally had that portion of the home and is attached by a wall and separate entrance. Forest made it into a sound studio and he contracted a disease and caused optic nerves to die, and he is legally blind. In the process he determined had a way to make a living, he determined to make into an apartment. Mother and father were going to move in, but father passed away. His friend decided to move in and received money for rent.

*Commissioner VanRoosendaal asked about the title. Mr. Shaw said Elaine is his mother and she cosigned for him. Ms. Shaw said she and Forrest are married and eventually will want to be added. Commissioner Pilcher asked about parking. Ms. Shaw said the renter parks out front and winter is coming up and don't want to be a problem with the streets. Commissioner VanRoosendaal asked if they have a lease agreement that stipulates that. Ms. Shaw said he is a friend and they don't see a problem with that. Commissioner Pilcher asked how many cars they can park in the driveway. Mr. Shaw said six. Commissioner Cripps asked how many vehicles currently there. Mr. Shaw said four. Ms. Shaw asked for consideration of the parking strip and she continues to weed it and conscious of that and bulbs planted. Trees break up cement. Her plan was already in place to put bulbs in the spring. They have a letter from a neighbor with comments. Ms. Shaw said there is a door in the rear that connects.*

**Speaker # 2:** Citizen

**Name:** Kevin Unsinn

**Address:** 3171 South 8620 West

**Comments:** Mr. Unsinn said he lives directly behind. He moved in October 2014 and got to know them. He considers them nice people and neighbors. He hasn't had any problems landscaping or otherwise.

**Speaker # 3:** Citizen

**Name:** David Wilson

**Address:** 4052 South Powderwood Drive

**Comments:** Mr. Wilson said he is a longtime friend of Forrest. His grandson lives in the apartment. He feels confident this will be approved. As far as the concrete, money is an issue and would like to see an extension.

**Speaker # 4:** Citizen

**Name:** Isaac Wilson

**Address:** 3180 South 8560 West

**Comments:** Mr. Wilson said he is the renter. The landlords are great. Marsha tends to the yard, outstanding, honest people. He has lived there a year and a half.

**Speaker # 5:** Citizen

**Name:** Kaylene Yeates

**Address:** 3163 South 8560 West

**Comments:** Ms. Yeates said they are wonderful neighbors and the renters are helpful. Doesn't think the parking strip or parking is a big deal.

### **PUBLIC PORTION OF MEETING CLOSED**

*Commissioners and staff had a brief discussion regarding landscaping, concrete patch, ownership, driveway, assistance and programs, parking, and title.*

**Motion:** To approve application #30449 with the following amendments and conditions:

1. The non-conforming use is allowed to continue so long as it is owner occupied.
2. If the property is sold, the new owner may apply for a new special exception to be reviewed and approved by the planning commission.
3. The applicant/owner improves the paved surface of the driveway for the area that is currently a dirt patch within the period of eight months.
4. The applicant/owner cleans up the park strip area in front of the home and removes the weeds to improve the street scape within the period of six months. If trees are added, they must be approved park strip trees.

**Motion by:** Commissioner VanRoosendaal

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

**Vote:** Commissioners voted unanimous in favor (of commissioners present)

**30233** – Matthew Loveland on behalf of Fieldstone Homes is requesting the approval of a development agreement for a Master Planned Community. **Location:** 7774 West; 7834 W; 7792 West; 7824 West; 7762 West; 7746 West; 7758 West 2820 South; 7445 West U201; 7701 West U201. **Zone:** R-1-4; R-1-5; R-1-6; R-M. **Planner:** Spencer Hymas

*Salt Lake County Planning and Development Services Planner Todd Draper provided an analysis of the staff report.*

## PUBLIC PORTION OF MEETING OPENED

**Speaker # 1:** Applicant

**Name:** Matthew Loveland

**Address:** 12896 South Pony Express

**Comments:** Mr. Loveland provided line by line thirteen items and discussion with commissioners:

1. Trails;
2. Alternative row cross sections (provided a handout). Commissioners and Applicant discussed asphalt, and monthly HOA fee's;
3. 50% open space brought down to 40%, potentially 36%;
4. Amenities on unit count, rather than bedroom count;
5. Park zoning condition, improved at 50% occupancy of R-M;
6. Building Materials – no vinyl or aluminum (other than roofing);
7. Fencing with stone or masonry pillars;
8. Address Plaques;
9. Entry monuments design and materials;
10. Landscaping – Kwanza cherry trees, to be incorporated into entry way and open space. Greg Schultz clarified that the trees do no bear fruit;
11. Elevations;
12. Height; and
13. Garage size and width.

*Commissioner Richards asked if they are only talking about the R-M zone for stories. Mr. Loveland confirmed correct. Opportunity to come back at lesser of three stories or 40 feet. Discrepancy with garage size from 440 to 400 square feet. Mr. Loveland understands.*

**Speaker # 2:** Citizen

**Name:** Jed Taylor

**Address:** 7736 West 2820 South

**Comments:** Mr. Taylor said the development is on the south end of the property, what price range of homes. Asked where the fence is going. His water feeds from Don Haslam, how will that be addressed and will there be a drain ditch.

*Mr. Loveland said still in design stage and will go from \$300,000 to \$450,000. Mr. Loveland said they will put the fence on their property. Mr. Loveland said water has not been addressed and engineering drawings will come at a later date.*

**Speaker # 3:** Citizen

**Name:** Brandy Davis

**Address:** 2737 Shagya Circle

**Comments:** Ms. Taylor said she is opposed and no one has knocked on her door. This is for money and will leave, doesn't care about HOA or schools. She hopes to keep Magna the way it is.

**Speaker # 4:** Citizen

**Name:** Chris Guest

**Address:** 2771 South Tarpan Road

**Comments:** Mr. Guest said he claims they heard their complaints. He listened to him tonight and he doesn't think they listened. He isn't opposed to growth, but he is opposed to this development.

**Speaker # 5:** Citizen

**Name:** Tiffany Chak

**Address:** 7357 West 2820 South

**Comments:** Ms. Chak said she is against the whole thing. Wants to see single family homes and larger lots. Lots of people who grew up in Magna and want to stay in Magna and can't find a large enough house for their family.

**Speaker # 6:** Citizen

**Name:** Troy Larsen

**Address:** 2674 South 8000 West

**Comments:** Mr. Larsen said his concern now is quality they're going to get. Opposed to any siding. He would like to see the facade not just looking good on the front side and wrapped around. Against fencing with the vinyl siding. See what West Valley did with Ivory homes, they are good looking subdivision and if West Valley is asking for that why can't they. R-1-4 lots approved were twenty five feet wide and garage doors are twenty feet wide. Keep quality and expect more. Pathways longevity, doesn't want to see asphalt.

**Speaker # 7:** Citizen

**Name:** Gloria Richards

**Address:** 7575 West 2820 South

**Comments:** Ms. Richards said she has lived her over 50 years. So crowded and traffic is terrible. Mailbox is across the street and has to wait. Be more considerate of the kids, with overcrowding of the kids. Not fair to the kids or them to have all the traffic and not widening the roads. The plastic fences take no time at all to get holes in them and some have tried patching. Need to go with nicer fences.

**PUBLIC PORTION OF MEETING CLOSED**

*Commissioners had a brief discussion regarding developments, gangs, overcrowding of schools and concerns, and fencing.*

**Motion:** To recommend approval of application #30233 to the Magna Metro Township Council with the conditions listed in the staff report with the following exceptions:

6.c. Street facing facades shall incorporate a mix of materials, colors, textures, vertical and horizontal articulation.

7. Fencing along the perimeter of the project, with exception to the northern border along the proposed trail, and fencing with durable fencing, excluding vinyl.

12. Heights for the buildings shall be the lesser of 3 stories or 40 feet tall, or return for approval in the R-M zone.

**Motion by:** Commissioner Cripps

**2<sup>nd</sup> by:** Commissioner Van Rosendaal

**Vote:** Commissioner Sudbury voted nay, all other commissioners voted in favor (of commissioners present). Motion passed.

**MEETING ADJOURNED**

**Time Adjourned – 8:16 p.m.**