

**MEETING MINUTE SUMMARY**  
**MAGNA METRO TOWNSHIP PLANNING COMMISSION MEETING**  
 Thursday, May 11, 2017 6:30 p.m.

**\*\*Meeting minutes approved on June 8, 2017\*\***

**Approximate meeting length:** 55 minutes  
**Number of public in attendance:** 10  
**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		
Sara VanRoosendaal	x	x	
Nathan Pilcher			x
Clare Collard (Chair)	x	x	
Mark Elieson			x
Mickey Sudbury	x	x	
Aaron Weight			x
Todd Richards	x	x	
Ammon Lockwood			x

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

**BUSINESS MEETING**

**Meeting began at – 6:30 p.m.**

- 1) Approval of Minutes from the April 13, 2017 meeting.  
**Motion:** To approve minutes from the April 13, 2017 meeting as presented.  
**Motion by:** Commissioner Richards  
**2<sup>nd</sup> by:** Commissioner Sudbury  
**Vote:** Commissioners voted unanimous in favor (of commissioners present)
  
- 2) Other Business Items (as needed)  
*Salt Lake County Planning Staff Wendy Gurr reminded commissioners of the special working meeting on May 24<sup>th</sup>.*

**PUBLIC HEARINGS**

**Hearings began at – 6:33 p.m.**

**30317** – Tyler Whiting & Brittany Patterson are requesting a rezone from A-20 to M-2. **Parcel Area:** ≈.87 Acre. **Location:** 7525 West Tempo Road. **Community Council:** Magna. **Planner:** Tom C. Zumbado.

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

*Commissioner Richards asked what the acreage is on this parcel. Mr. Zumbado advised .87 acre.*

*Commissioner Cripps arrived at 6:40 pm*

### **PUBLIC PORTION OF MEETING OPENED**

**Speaker # 1:** Applicant

**Name:** Tyler Whiting

**Address:** 2128 Drewbay Road

**Comments:** Mr. Whiting had nothing to add.

*Commissioner Collard asked what the purpose is. Mr. Whiting said they operate two businesses. What they want to do is a contractors storage yard. They'd like to build an office. Storage of dumpsters, trucks and equipment and an office. Commissioner Cripps asked if he owns any other property. Mr. Whiting said owns north and south properties. Commissioner Cripps asked if there was a right of way. Mr. Whiting said the roadway is property of county section between them and water treatment plant has been vacated. Mr. Whiting said its 1.20 acres, could include the road.*

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

**Motion:** To recommend approval of application #30317 to the Magna Metro Township Council as presented.

**Motion by:** Commissioner Richards

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

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

**30384** – Matthew Loveland is requesting approval for a rezone of 7.6 acres from A-1 z/c to R-1-4. **Location:** 7792, 7824, 7762, 7746, and 7758 West 2820 South. **Community Council:** Magna. **Planner:** Spencer Hymas

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

*Commissioner Richards asked if surrounding zoning was looked up. Mr. Hymas said green is A-1. Commissioner Richards asked about the subdivision. Mr. Hymas said is R-1-8 and this would end up being another phase. Commissioner Richards asked in the first phase and first strip is an R-1-6 and R-1-8 doesn't fit. Could be an opportunity with R-1-4 density restriction, buffer and height. Commissioner VanRoosendaal asked if Fieldstone would make adjustments to phase one. Mr. Hymas said still left up for negotiation.*

## PUBLIC PORTION OF MEETING OPENED

**Speaker # 1:** Citizen

**Name:** Jed Taylor

**Address:** 7736 West 2820 South

**Comments:** Mr. Taylor said when you allowed Fieldstone, now they're doing 4000 square foot lots. His property abuts this property. Will there be a space between back of their property and where they are building and how big of a fence. 4000 square foot lots, plus homes behind is ghetto. Creating a whole mess with no space. Where will they be built. Allowing too small of lots with 10 times more people.

**Speaker # 2:** Citizen

**Name:** Troy Belliston

**Address:** 7744 West 2820 South

**Comments:** Mr. Belliston said he knows bigger lots have been approved. Don't know why trying to lower now, but doesn't leave a whole lot of choice. Asked not to accept the R-1-4.

**Speaker # 3:** Citizen

**Name:** Murray Sharp

**Address:** 8777 West Helen Drive

**Comments:** Mr. Sharp said he hopes for bigger lots to develop into a community. Smaller lots don't help. Recommend develop bigger lots and expand for bigger homes and bring in an upgrade.

**Speaker # 4:** Citizen

**Name:** Troy Larsen

**Address:** 2674 South 8000 West

**Comments:** Mr. Larsen said when Phillip Stone came in and did the subdivision they're working on. Irate people made adjustments for buffer zones and property lines and now doing away with smaller size homes. He has behind him R-1-4. Homes aren't attractive and don't live for a long time, and they park on their grass. Not improving Magna by R-1-4. Need vision for Magna and make it a better place. Doesn't want smaller lot sizes and recommends denial and make him come back with bigger lots.

**Speaker # 5:** Citizen

**Name:** Rick Nuesmeyer

**Address:** 3277 South 8000 West

**Comments:** Mr. Nuesmeyer said Mr. Hymas is in on all negotiations. Fieldstone isn't here and they know they don't want R-1-4, they made a deal they would go to R-1-6. Nobody wants that and now they bought another piece of property. They don't want to not do anything, but don't R-1-4. He asked who Mr. Hymas is working for the people in Magna or Fieldstone. He would like to make sure they know and a lot of people are upset.

*Mr. Hymas said he has no interest in this property financially any way, shape or form. His recommendation is strictly what is in the general plan. If it is developed into a PUD, 50% is open space and amenities. Mr. Hymas said he takes Magna seriously and did a good job basing what' in the plans. We don't know what price the seller is selling for. They request an opportunity to speak to the community and continue this item. They are currently under contract and have not been purchased.*

**Speaker # 6:** Citizen

**Name:** Troy Belliston

**Address:** 7744 West 2820 South

**Comments:** Mr. Belliston said this was approved an all houses crammed in small, except for the parkways and walkways.

**Speaker # 1:** Citizen

**Name:** Jed Taylor

**Address:** 7736 West 2820 South

**Comments:** Mr. Taylor said a lot of lots aren't 4000 square feet and people parked on the sides of the roads, it's a disaster if you put the small lots.

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

*Commissioner Richards said no less than R-1-6, would go R-1-8. Commissioner Sudbury said only growth is on the west side, so why the tiny lots. Commissioner VanRoosendaal has many questions on how this effects other phases. Commissioner Cripps said this is hard to swallow.*

**Motion:** To continue application #30384 to the June 8<sup>th</sup> meeting at the request of the applicant.

**Motion by:** Commissioner VanRoosendaal

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

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

**30361** – Murray Sharp is requesting a rezone from A-20 (Agricultural) to M-2 (Manufacturing).

**Location:** 2232 South 7200 West. **Community Council:** Magna. **Planner:** Jeff Miller

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

*Commissioner Cripps asked about the other parcel below. Mr. Miller said not owned by the property owner, but by an adjoining neighbor. Commissioner Cripps asked if M-2 to the south owns the property.*

### **PUBLIC PORTION OF MEETING OPENED**

**Speaker # 1:** Applicant

**Name:** Murray Sharp

**Address:** 8777 West Helen Drive

**Comments:** Mr. Sharp said he has nothing further to add.

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

**Motion:** To recommend approval of application #30361 to the Magna Metro Township Council as presented.

**Motion by:** Commissioner Richards

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

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

*Mr. Miller said the applicant will reach out to the neighbor if they are interested in being part of the rezone and would be brought back before this body.*

### **MEETING ADJOURNED**

**Time Adjourned – 7:25 p.m.**