

MEETING MINUTE SUMMARY
MAGNA METRO TOWNSHIP PLANNING COMMISSION MEETING
Thursday, April 13, 2017 6:30 p.m.

****Meeting minutes approved on May 11, 2017****

Approximate meeting length: 2 hours 3 minutes

Number of public in attendance: 13

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	x	
Todd Richards	x	x	
Ammon Lockwood	x		

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

BUSINESS MEETING

Meeting began at – 6:31 p.m.

- 1) Approval of Minutes from the March 9, 2017 meeting.
Motion: To approve minutes from the March 9, 2017 meeting as presented.
Motion by: Commissioner Cripps
2nd by: Commissioner Elieson
Vote: Commissioners voted unanimous in favor

- 2) Recommendation of Planning Commission Rules of Procedure or “Bylaws.” **Planner:** Max Johnson
Motion: To recommend approval to the Magna Metro Town Council of the Planning Commission Rules for Procedure or “Bylaws” for approval including the amendments.
Motion by: Commissioner Weight
2nd by: Commissioner Cripps
Vote: Commissioners voted unanimous in favor

- 3) Recommendation of Planning Commission Electronic Meeting Policy. **Planner:** Max Johnson

Motion: To recommend approval to the Magna Metro Town Council of the Electronic Meeting Policy for approval.

Motion by: Commissioner VanRoosendaal

2nd by: Commissioner Sudbury

Vote: Commissioners voted unanimous in favor

4) Other Business Items (as needed)

PUBLIC HEARINGS

Hearings began at – 6:57 p.m.

30283 – (Continued from 03/09/2017) - Jose Rodriguez is requesting approval of a zone change for 1.34 acres from the C-2 (Community Commercial) zone to the C-3 (Regional Commercial) zone. **Location:** 2646 South 7200 West and 7236 West Mineside Drive. **Community Council:** Magna. **Planner:** Todd A. Draper, AICP

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

Commissioners and Staff had a brief discussion regarding stock operational vehicles, recommendation of uses, and eliminating uses.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Jose Rodriguez

Address: 2660 South 7200 West

Comments: Mr. Rodriguez said he is the owner of north side, change to C-3 to display inventory there. The property owner previously didn't have a plan, and he does have a plan. No more graffiti, tires or damage. He feels back in the day they put restrictions, gives them the power. They were here before and they knew what they can do. They have taken the time to come to them, their other dealers haven't had problems with anyone. They are good having the restrictions, someone might come and buy it, and they will have certain restrictions.

Commissioner Sudbury asked how many vehicles sold a year. Mr. Rodriguez said in a year 400 internet from all three lots. Commissioner Sudbury asked if this is an overflow lot for other businesses or just Magna. Mr. Rodriguez said wants to focus on Magna. Commissioner Sudbury asked how many he has moved off this lot in one year. Juan Rodriguez said not much movement, but is trying to achieve it. Mr. Rodriguez said Magna Main here has had businesses going out, because they aren't on social networking.

Commissioners had a discussion about another dealership. Mr. Rodriguez said they will store behind the fence, with walk in and by appointment. Mr. Rodriguez said here for a long time. He hasn't had any complaints from any of his areas.

Speaker # 2: Citizen

Name: Todd Richards

Address: 2783 South 8400 West

Comments: Mr. Richards said because of the size of parcel, he recommends denial. There are too many things to be put in there and detrimental to Magna.

Speaker # 3: Citizen

Name: Vanessa Dominguez

Address: 7238 West Copperview Drive

Comments: Ms. Dominguez said she would like this to be approved. She feels safer knowing they are there during the day. Nice to have the area lit up and safe and secure.

Speaker # 4: Citizen

Name: Troy Larsen

Address: 2674 South 8000 West

Comments: Mr. Larsen said his concern is becoming a dumping ground. Another area left unkempt.

Speaker # 5: Citizen

Name: Fernando Ramirez

Address: 7344 West Mineside Drive

Comments: Mr. Ramirez said he thinks it's good, the spot used to be ugly and being fixed up with light there and beautified. They might need something there.

PUBLIC PORTION OF MEETING CLOSED

Commissioners had a brief discussion regarding selling of vehicles, storage, asphalt, storm water and zoning.

Mr. Johnson said if you had a situation to a single use someone new would go through this process to have the uses back. Mr. Draper said this is not a zoning condition. Mr. Johnson said right now a C-3 zone, if the suggestion to zone all the uses out, except one, it now had one use. Down the road could look and see what is allowed in the C-3, the request would be removal of the zoning condition allowing uses. Mr. Johnson asked how you want your gateway and your general plan.

PUBLIC PORTION OF MEETING REOPENED

Speaker # 6: Citizen

Name: Jack Nelson

Address: 9187 8000

Comments: Mr. Nelson said all for new business. In West Valley on Gates Avenue, Worldwide has taken an auto dealer and turned it into a junk yard, making them faze out. He built the building and won't open and doesn't know what west valley is doing. They have ability to put restrictions and oil is a big issue. His position is west valley close and is Magna going to close these facilities. Is it going to be an auto dealership or parts. Are they going to repair their cars and is this what we want.

PUBLIC PORTION OF MEETING CLOSED

Motion: To recommend denial of rezone to C-3 of application #30283 to the Magna Metro Township Council

Motion by: Commissioner Cripps

2nd by: Commissioner Elieson

Vote: Commissioners voted unanimous in favor

30311 – Christopher Clifford is requesting approval of a zone change for 7.7 acres from the R-1-6 z/c (Single Family Residential; 6,000 sq. ft. min. lot size; zoning condition limiting density to maximum of 30 dwelling units) zone to the R-1-6 (Single Family Residential; 6,000 sq. ft. min. lot size) zone. **Location:** 3234 South 9100 West and 3287 South 9200 West. **Community Council:** Magna. **Planner:** Todd A. Draper, AICP

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

Nate said he has not precluded a decision and he owns 2 properties abutting this property.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Engineering

Name: Derek Wood

Address:

Comments: Mr. Wood said he has been working on projects in the neighborhood and if questions just ask.

Speaker # 2: Citizen

Name: Clint Richards

Address: 8942 West Galbreath Way

Comments: Mr. Richards said he is the bishop of the ward and concerned about the density change and how it will change the neighborhood. He is opposed to a change as a homeowner and leader.

Commissioner Collard asked about lots being reduced. Commissioner Pilcher said change would give them forty-six units. Mr. Draper said increase of sixteen additional units, potentially. Still have to meet lot width and roadways. The proposed subdivision increase of eight to nine. Southern side is not being maximized.

Speaker # 3: Citizen

Name: Steve Bruschi

Address: 9032 West Galbreath Way

Comments: Mr. Bruschi said he adjoins on the south side. His neighbors feel this would greatly decrease property values with high density housing and stacked houses, higher elevation. Bedroom windows are degrading the value of the neighborhood.

PUBLIC PORTION OF MEETING CLOSED

Commissioners had a brief discussion regarding original conditions, outlet and safety, and previous zone.

Mr. Draper said not talking about development of the lots, they'd still have to meet setbacks.

Speaker # 4: Citizen

Name: Ammon Lockwood

Address: 9063 West Galbreath Way

Comments: Mr. Lockwood said we're a drive and a standard court, looks like there is a through street to 9200 west and is the plan to create the road. The proposal is similar, concern is with the cluster of phase one and two. He agrees with Todd, this does look better and one person trying to do this. He has met the owner, and there were issues with the field and helpful having the contractor cleaning it up.

Motion: To recommend approval of application #30311 to the Magna Metro Township Council as presented.

Motion by: Commissioner Pilcher

2nd by: Commissioner VanRoosendaal

Vote: Commissioner Sudbury voted nay, all other commissioners voted in favor. Motion passed.

29593 – Christopher Clifford requests preliminary subdivision plat approval for the proposed 66 lot Oquirrh Meadows Phase 4 subdivision. **Location:** 8992 West Newhouse Drive. **Zone:** R-1-6 and R-1-6z/c. **Community Council:** Magna. **Planner:** Todd A. Draper, AICP

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

Commissioner Pilcher asked for average lot size. Mr. Draper said all will be over 6000 square feet. Larger lots are to the south.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Magna Water

Name: Clint Dilley

Address: 14444 South Dillan, Herriman

Comments: Mr. Dilley said they have a few instances where plats approved and no signature blocks for magna water district. They need to be able to get easements going through lots and they need that ability. New rule allowing developers to reduce bonding requirements, limit full bond to 10% warranty bond with the condition magna water signs off on the plot.

Speaker # 2: Citizen

Name: Todd Richards

Address: 2783 South 8400 West

Comments: Mr. Richards said at this point not all reviews should be considered in holding off until a later time.

PUBLIC PORTION OF MEETING CLOSED

Commissioners asked about easements. Mr. Draper said that is an item still at technical issue. Commissioner Collard asked about access from 9100 and if it is cosmetic. Mr. Draper said they have made statements they don't want those people in their neighborhood. We look at as an access issue and applicant is welcome to make applications. Right now if approved the access point is in.

Speaker # 3: Citizen

Name: Ammon Lockwood

Address: 9063 West Galbreath Way

Comments: Mr. Lockwood said he noticed that this open space retention basin will be maintained by an HOA. Mr. Draper confirmed it would be. Mr. Lockwood said selling would be better with those people. Concern is where his property resides, right smack where the big main property is. If they don't have the road out to 9100, it would force traffic and at the opinion they leave second access. Right in the middle of all the small homes is a concern.

Motion: To continue application #29593 sixty days, up to June 8th (or could be May 11th or June 8th, depending on technical reviews).

Motion by: Commissioner Sudbury

2nd by: Commissioner Cripps

Vote: Commissioners voted unanimous in favor

30024 – Kyle Carlson on behalf of Magna Water is requesting Conditional Use approval to amend the site plan for a quasi-public use. The proposed development is to replace an existing booster pump. **Parcel Area:** ≈0.52 Acres. **Location:** 3291 South 8000 West. **Zone:** R-1-6. **Community Council:** Magna. **Planner:** Spencer Hymas

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

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Magna Water

Name: Clint Dilley

Address: 14444 South Dillan, Herriman

Comments: Mr. Dilley said this is an existing facility and is over 60 years old and building in need for replacement. Blending in with the neighborhood and keeping impact low. Sound panels inside building. Concern with real windows is sound, and open to faux windows. Three pumps for pulmonary and three pumps for secondary pump station. Trying to consolidate two facilities into one. Said they appreciate working with Rick.

Commissioner Elieson said AutoCAD can download faux windows.

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #30024 as presented with staff recommendations.

Motion by: Commissioner Elieson

2nd by: Commissioner Cripps

Vote: Commissioner Sudbury abstained, all other commissioners voted favor. Motion passed.

MEETING ADJOURNED

Time Adjourned – 8:34 p.m.