

MEETING MINUTE SUMMARY
MAGNA METRO TOWNSHIP PLANNING COMMISSION MEETING
 Thursday, March 9, 2017 6:30 p.m.

****Meeting minutes approved on April 13, 2017****

Approximate meeting length: 57 minutes
Number of public in attendance: 3
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		
Todd Draper	x	x
Spencer Hymas		

BUSINESS MEETING

Meeting began at – 6:30 p.m.

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

- 2) Review and recommendation of planning commission bylaws.
Salt Lake County Planning and Development Coordinator Wendy Gurr advised this would be on the Agenda for April. At Mr. Johnson's direction, he requests the Commissioners review the content and bring any suggestions to April meeting.

- 3) Other Business Items (as needed)

PUBLIC HEARINGS

Hearings began at – 6:36 p.m.

30283 – 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 Planner Todd Draper provided an analysis of the staff report.

Commissioner Cripps asked if applicant is the new owner of the property. Mr. Draper confirmed he is and the property to the south. Commissioner Collard asked about the gateway beautification. Mr. Draper said this is more like a place holder and hasn't occurred or received an update to the master plan. Commissioner Weight said property to the south is running a dealership and that was changed and this was changed. Mr. Draper confirmed the other was changed.

Commissioners and Staff had a discussion regarding setbacks.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Jose Rodriguez

Address: 2660 South 7200 West

Comments: Mr. Rodriguez said he wants to change to C-3 to park his used cars there. The previous owner had a different purpose. He wants to do a long term, in 2015 owner didn't have any plans for the property. They cleaned up the property.

Commissioner Cripps said he doesn't see used cars being sold or for sale. Mr. Rodriguez said he has been moving vehicles, and Magna is more difficult.

Speaker # 2: Applicants brother

Name: Juan Rodriguez

Address: 2660 South 7200 West

Comments: Mr. Rodriguez said the reason on hold, is they bought the property and used a lot of cash flow. Have to pay off debt before can sale.

Commissioner VanRoosendaal asked when they bought the first property Mr. Juan Rodriguez confirmed three years and the new property a year ago. Commissioner Sudbury asked if car sales are not that great. Mr. Jose Rodriguez said right now it's slow, but are marketing. Commissioner Weight asked if this would be for a lot to store inventory. Commissioners Elieson said one concern if he can't build the business up and end up selling, that opens the door to whoever buys it and anything allowed in C-3. He isn't seeing a lot of turnover on the vehicles and is skeptical to allow for zoning on C-3 and someone do what they want. Along with the masterplan recommendation, gateway into magna and they are going through changes on the master plan. Mr. Juan Rodriguez said come from a unified family. Have a responsibility to the kids. Commissioner Elieson said they are in charge of what they do here. Mr. Jose Rodriguez said they could of applied as it was. They have taken time to clean up the property. Mr. Juan Rodriguez said they want to preserve Magna. They had the option to demolish, but chose to keep it and they take that into consideration. Commissioner Elieson said they have properties that were rezoned, with guarantees and later down the road, nothing has been done. Commissioner Collard said they appreciate them being good stewards to the property and their concern is trying to be cautious and that is their apprehension. Mr. Jose Rodriguez said they have the power as well. Commissioner Elieson confirmed the community and town councils were not noticed.

Commissioner Pilcher advised he serves on the school board at the Entheos Academy. Commissioner VanRoosendaal said she is on PTA.

PUBLIC PORTION OF MEETING CLOSED

Commissioners and Staff had a discussion what is allowed in the C-3 zone and conditions.

Commissioner Cripps advised should have legal counsel here and provided history of applications and properties.

Commissioners discussed the state of the property and surrounding areas.

PUBLIC PORTION OF MEETING REOPENED

Mr. Jose Rodriguez listed all the areas of selling vehicles. Commissioner Cripps said the vehicles on his website are not on his Magna lot, they were restricted. Commissioner Cripps said trying to contain and become like the south property. Mr. Jose Rodriguez said they put a restriction on the C-2 and he has held up to that. Commissioner Sudbury said they can't do this, because someone else didn't do it, but he has followed everything. Mr. Jose Rodriguez said they can put restrictions and he didn't want a C-3, just wants to sale used cars.

PUBLIC PORTION OF MEETING CLOSED

Commissioner Cripps said he wants legal counsel here and to table to the next meeting. Mr. Draper said they are only making a recommendation to the council and the list is there that can be conditioned. They can take uses out, but can't add uses in. If rezoned, the conditional use would come before this body and can impose mitigating conditions.

Commissioner Weight said because of the timing and uncertainty to make a different motion, but not to continue, but come back at another time. Commissioner Cripps wants continue to understand with this body, and have legal here and applicant an open opportunity to understand what is available.

Motion: To continue application #30283 to the April 13th meeting to allow the commission and applicant time to understand options available and have support counsel available.

Motion by: Commissioner

2nd by: Commissioner

Vote: Commissioners voted unanimous in favor

MEETING ADJOURNED

Time Adjourned – 7:27 p.m.