

MEETING MINUTE SUMMARY
MAGNA METRO TOWNSHIP PLANNING COMMISSION MEETING
Monday, October 16, 2017 6:30 p.m.

****Meeting minutes approved on December 14, 2017****

Approximate meeting length: 1 hour 5 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
Clare Collard	x	x	
Dan Cripps	x		
Sara VanRoosendaal	x	x	
Aaron Weight	x	x	
Mickey Sudbury			x
Mark Elieson	x	x	
Nathan Pilcher			x
Todd Richards			x
Ammon Lockwood	x	x	

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

BUSINESS MEETING

Meeting began at – 6:30 p.m.

- 1) Other Business Items (as needed)

Commissioner Elieson asked about the steering committee and has started to receive feedback and asked if they are ready to start holding meetings. Mr. Johnson said hasn't secured everyone's contact information Mr. Johnson does have a water person and will see if interested. He doesn't have an email for UFA. Commissioner Elieson said as soon as you make public on Facebook the steering committee for the general plan and asking for public comments and suggestions.

PUBLIC HEARINGS

Hearings began at – 6:38 p.m.

30530 – Discussion and/or decision regarding the draft Magna Metro Township Annexation Policy Plan. Additional public comment and input regarding the Annexation Policy is welcome. **Planner:** Max Johnson

Mr. Johnson asked who the author of the map is. Commissioner Elieson said Salt Lake County Recorder. West Jordan City is concerned about master plan recorded twenty years ago. They said it overlaps and thought they had overlaps all over the cities. They asked Mr. Johnson to draw the map to no further south than 6200 south. We'll put in the recommendation that the line adjusted to 6200 south. Commissioner Elieson said the code said we should try to avoid overlapping annexation plans, nothing in the code that says they can't have it in theirs. Magna's opportunity north of 6200 and West Jordan south of 6200.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Citizen

Name: Jose Rodriguez

Address: 2660 South 7200 West

Comments: Mr. Rodriguez asked if the boundaries would go beyond.

Speaker # 2: Citizen

Name: Rick Nuesmeyer

Address: 3257 South 7945 West

Comments: Mr. Nuesmeyer commented on the map of overlapping and where the cutoff is.

PUBLIC PORTION OF MEETING CLOSED

Motion: To recommend approval of application #30530 to the Magna Metro Township Council as written, noting citizen comments.

Motion by: Commissioner VanRoosendaal

2nd by: Commissioner Elieson

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

30492 – Discussion and/or decision of the draft Planned Community (P-C) Zone – A proposal to create a new zoning designation within the Magna Metro Township Zoning Ordinance by which large-scale communities may be approved and developed through a master plan and development plan approval process. Development agreements will be the mechanism by which the approved densities, land uses, and design standards are regulated. **Planner:** Max Johnson

Salt Lake County Planning and Development Services Planning Supervisor Max Johnson provided an analysis of the P-C zone.

Commissioner Collard asked if 400 acres is typical for this type of zone. Mr. Johnson said it is extremely expensive to start something like this. They have created a traffic study, snowball effect. Commissioner Elieson said when this went before the county council, if this can be adaptive to what they need and could be a tool and different types of residential. There are things he isn't particularly for, and is the P-C zone in use anywhere else. Mr. Johnson said he first heard of pc zone was daybreak. Four ways to do zoning condition, Density, height, use.

Commissioners had a brief discussion regarding the acreage.

Commissioner Elieson motioned to open the public hearing, Commissioner VanRoosendaal seconded that motion.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Citizen

Name: Rick Nuesmeyer

Address: 3257 South 7945 West

Comments: Mr. Nuesmeyer asked if this board could drop down to 50 acres and later come back.

Commissioner Collard said she doesn't feel comfortable going that low. Commissioner Lockwood said better to have something than nothing. Commissioner Elieson asked if they want to start with 200 acres, up front and let Kennecott know they are working with them. Mr. Johnson said make sure its large enough if a different tool than what they have now. His observations, when you have development P-C zones allowed for depth. One main reason allows for predictability for the developer.

Speaker # 2: Citizen

Name: Jose Rodriguez

Address: 2660 South 7200 West

Comments: Mr. Rodriguez asked what type of usage will be in the P-C zone. His concern is his property, and would it be effected. Where would he do his conditional use if Magna became a city.

Mr. Nuesmeyer said this is opening up to be like a Daybreak. Commissioner Weight said allows developer flexibility and appropriate uses.

Speaker # 3: Citizen

Name: Cindy Whitehair

Address: 7281 West 3960 South

Comments: Ms. Whitehair asked how would this impact existing businesses in Magna, as they are struggling and keep those people in mind. She is concerned with mark stating this specific property and wouldn't leave a lot of room.

Commissioner Elieson said the plan that has been presented by Kennecott is to put on frontage of property light commercial, office space, and doctors' offices. Ms. Whitehair said her concern is keep current businesses here in mind and add to the business base. Commissioner Elieson said if there is a high school, there will be soda shops. Ms. Whitehair said partial light industrial. Commissioner Elieson said nothing even voiced for industrial. Mr. Johnson said the zone has no property associated with it. Her concern as far as industrial and want to put industrial, they need between 200-300 more. Mr. Johnson said line item in prohibited use does said industrial manufacturing uses. Mr. Johnson said can make any changes. Commissioner Weight said when they come with this, they can be negotiated.

Commissioner Elieson motioned to close the public hearing, Commissioner VanRoosendaal seconded that motion.

PUBLIC PORTION OF MEETING CLOSED

Motion: To recommend approval of file #30492 to the Magna Metro Township Council with the following changes:

1. To adjust the minimum acreage necessary for a development to be able to apply for a rezone to the PC Zone from 400 acres to 200 acres.
2. That industrial and manufacturing uses are allowed in the PC Zone as permitted uses if the development is 400 acres or larger.

3. That industrial and manufacturing uses are to be conditional uses in the PC Zone if the development is under 400 acres.

Motion by: Commissioner Elieson

2nd by: Commissioner Cripps

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

Commissioner VanRoosendaal motioned to adjourn, Commissioner Weight seconded that motion.

MEETING ADJOURNED

Time Adjourned – 7:35 p.m.