



Planning and Development Services

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

****Meeting minutes approved on January 11, 2018****

Approximate meeting length: 1 hour 22 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	x	
Sara VanRoosendaal	x	x	
Aaron Weight	x	x	
Mickey Sudbury			x
Mark Elieson	x	x	
Nathan Pilcher			x
Todd Richards	x	x	
Ammon Lockwood	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Max Johnson	x	x
Spencer Hymas		
Curtis Woodward		

BUSINESS MEETING

Meeting began at – 6:32 p.m.

- 1) Approval of Minutes from the September 28, 2017 meeting.

Motion: To continue to the January 11, 2018 meeting.

Motion by:

2nd by:

Vote:

Approval of Minutes from the October 12, 2017 meeting.

Motion: To approve minutes from the October 12, 2017 meeting as presented.

Motion by: Commissioner Cripps

2nd by: Commissioner Richards

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

Approval of Minutes from the October 16, 2017 meeting.

Motion: To approve minutes from the October 16, 2017 meeting as presented.

Motion by: Commissioner Cripps

2nd by: Commissioner Richards

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

Approval of Minutes from the October 26, 2017 meeting.

Motion: To approve minutes from the October 26, 2017 meeting as presented.

Motion by: Commissioner Cripps

2nd by: Commissioner Richards

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

Approval of Minutes from the November 9, 2017 meeting.

Motion: To approve minutes from the November 9, 2017 meeting as presented.

Motion by: Commissioner Cripps

2nd by: Commissioner Richards

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

2) General Plan Update – Max Johnson

Commissioner Eliason asked to coordinate law for law enforcement issues with transportation projects.

3) Provide an update on Subdivision file #30601 – Spencer Hymas

Mr. Johnson Phase one is getting real close to starting. Phase is closest to 2820 south, 60 units and includes single family and townhomes. Mr. Johnson said he speculates phase two will be apartments by Entheos school. Mr. Nuesmeyer asked where. Mr. Johnson said frontage. Mr. Nuesmeyer asked in order to do all that, they need to start doing infrastructure. Mr. Johnson said as a planner he will see infrastructure inch along and sometimes infrastructure should be put in at the back end. Commissioner Collard asked what real close means. Mr. Johnson said phase one is the only phase they have started and finalizing the technical review. Regarding amenities and open space, Spencer will have at a future meeting, probably a couple months.

4) Other Business Items (as needed)

No other business items to discuss.

Commissioner Weight motioned to close the Business meeting, Commissioner Eliason seconded that motion.

PUBLIC HEARINGS

Hearings began at – 6:44 p.m.

30614 – An application to adopt a subdivision ordinance for each metro township, which subdivision ordinance is based upon currently existing Salt Lake County ordinance, with modifications as necessary to convert it to a metro township ordinance. **Planner:** Curtis Woodward (**Recommend item continued to February 8, 2018**)

30615 – An application to adopt a zoning ordinance for each metro township, which zoning ordinance is based upon currently existing Salt Lake County ordinance, with modifications as necessary to convert it to a metro township ordinance. **Planner:** Curtis Woodward (**Recommend item continued to February 8, 2018**)

30169 – The Salt Lake County Division of Public Works Engineering is pursuing revisions to Title 17 and Title 18 of the Magna Metro Township Code of Ordinances for the purpose of clarification and updating of engineering ordinances and to require Geographic Information Systems (GIS) data to be submitted for all

development approved through the Metro Township. **Planner:** Max Johnson (**Recommend item continued to February 8, 2018**)

Motion: To continue file #30614 to February 8, 2018 meeting.

Motion by: Commissioner Cripps

2nd by: Commissioner Elieson

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

Motion: To continue file #30615 to February 8, 2018 meeting.

Motion by: Commissioner Cripps

2nd by: Commissioner Elieson

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

Motion: To continue file #30169 to February 8, 2018 meeting.

Motion by: Commissioner Cripps

2nd by: Commissioner Elieson

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

30478 – Mark Cook is requesting permission to create a 4-lot subdivision. **Parcel Area:** 4.76 Acres. **Location:** 2109 South 7600 West. **Zone:** M-2. **Planner:** Spencer Hymas

Salt Lake County Planning and Development Services Planning Supervisor Max Johnson provided an analysis of the staff report.

Commissioner Cripps asked if lot 4 is a business. Mr. Jenkins said lot 4 is a storage lot for a construction company.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant/Property owner

Name: Rick Jenkins

Address: 8905 Helen Drive

Comments: Mr. Jenkins said lot #2 is his.

Commissioner Cripps asked if his lot is being rented. Mr. Jenkins said it's his, he has a shop there. Commissioner Cripps asked about lot 4. Mr. Jenkins said it belongs to people in town and they bought it 20 years ago and they had a deal with his dad. They didn't want a title and they just stored their stuff on it. His dad passed a year ago and he must sell it, as other members of the family insist on selling it and that's why its subdivided. Commissioner Cripps asked if other lots are family members. Mr. Jenkins said lot 3 is his sister and lot one has a home and empty.

Speaker # 2: Engineer

Name: Mark Cook

Address: Not provided

Comments: Mr. Cook said one outstanding item, the variance from Salt Lake County standard to install curb, gutter, and sidewalk. He doesn't plan to do any construction.

Mr. Johnson said in technical review process, that item will be addressed and that would be an exception. There might be down the road a fund for this area. For now, that's usually an incremental thing and if one of the lots wants to build over 20%, that may be a requirement.

Speaker # 3: Citizen

Name: Troy Larsen

Address: 2674 South 8000 West

Comments: Mr. Larsen said his horse pasture is right next door and he doesn't have a problem with it.

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #30478 with Staff Recommendation to complete the technical review process.

Motion by: Commissioner Cripps

2nd by: Commissioner VanRoosendaal

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

30587 – Discussion and/or recommendation 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 update and went through the changes.

Commissioners and staff had a brief discussion regarding industrial and manufacturing and the definition for light industrial and light manufacturing, limiting the use, the difference between C-1, C-2, and C-3, M-1, M-2, and M-3.

PUBLIC PORTION OF MEETING OPENED

No one from the public was present to speak.

PUBLIC PORTION OF MEETING CLOSED

Motion: To recommend approval of file #30587 as written, with striking the word “industrial” from 19.69.020 from Town center and accept all changes addressed.

Motion by: Commissioner Weight

2nd by: Commissioner VanRoosendaal

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

Mr. Johnson advised the set date for the council will be December 26th and the hearing date will be January 9th at 7pm.

MEETING ADJOURNED

Time Adjourned – 7:54 p.m.