



**Planning and Development Services**

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**MEETING MINUTE SUMMARY**  
**MAGNA METRO TOWNSHIP PLANNING COMMISSION MEETING**  
**Thursday, March 8, 2018 6:30 p.m.**

**\*\*Meeting minutes approved on April 12, 2018\*\***

**Approximate meeting length:** 1 hour 30 minutes

**Number of public in attendance:** 19

**Summary Prepared by:** Wendy Gurr

**Meeting Conducted by:** Commissioner VanRoosendaal

**\*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	x	
Mark Elieson	x	x	
Nathan Pilcher	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	x	x
Curtis Woodward		

**BUSINESS MEETING**

**Meeting began at – 6:30 p.m.**

- 1) Approval of Minutes from the February 8, 2018 meeting.

**Motion:** To approve minutes from the February 8, 2018 meeting as presented.

**Motion by:** Commissioner Collard

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

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

Approval of Minutes from the February 22, 2018 meeting.

**Motion:** To approve minutes from the February 22, 2018 meeting as presented.

**Motion by:** Commissioner Collard

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

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

- 2) General Plan Update – Max Johnson

*Max Johnson provided an update to the General Plan steering committee, maps, and meeting calendar.*

- 3) Other Business Items (as needed)

No other business items to discuss.

## **PUBLIC HEARINGS**

**Hearings began at – 6:37 p.m.**

*Commissioner Elieson motioned to move item number two to be heard first, Commissioner Collard seconded that motion. Commissioners voted unanimous in favor (of commissioners present)*

**30582** – Ryan Whitney is requesting preliminary plat approval to create a 5-lot subdivision. **Parcel Area:** 1.08 Acres. **Location:** 2650 South 8550 West. **Zone:** R-2-6.5. **Planner:** Spencer Hymas

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

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

**Speaker # 1:** Applicant

**Name:** Ryan Whitney

**Address:** 5200 South Highland Drive, Suite 101

**Comments:** Mr. Whitney said he's keeping the home with a desperate remodel and updates. Will build eight twin homes and will help the area and nice having owners and affordable housing.

*Commissioner Richards asked about the sizes of the lots and to front at 8,000 square feet and back to 12,000 square feet. Existing will be 6,000 square feet and any effort. Mr. Whitney said R-2-6.5 zone, if they were smaller they would have to be rental units and is conforming in the current zone. There was another buyer purchasing and they were going to be putting an extra lot. Commissioner Sudbury asked if homeowners will maintain their properties, no HOA. Mr. Whitney confirmed. Commissioner Sudbury asked for square footage. Mr. Whitney said haven't been drawn and thinking about what's best for the lots. Commissioner Richards asked if curb, gutter, and sidewalk installed. Applicant confirmed there would.*

**Speaker # 2:** Citizen

**Name:** Troy Larsen

**Address:** 2674 South 8000 West

**Comments:** Mr. Larsen said he's not completely opposed and concern is surrounding like homes and are the surrounding single-family homes.

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

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

**Motion:** To approve application #30582 to create a 5-lot subdivision as presented.

**Motion by:** Commissioner Richards

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

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

**30478** – Mark Cook is requesting an exception to roadway standards for 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 Planner Spencer Hymas provided an analysis of the Staff Report.*

## PUBLIC PORTION OF MEETING OPENED

**Speaker # 1:** Applicant

**Name:** Mark Cook

**Address:** 9417 South Redwood Road

**Comments:** Mr. Cook said he began this process in August 2017. The main reason to seek was at the recommendation of the planner. They have discussed this three times. This development is to settle an inheritance and honor an agreement. Being separated with all the heirs. No development is planned, it is simply to subdivide the land. All other departments will defer until the time lots are developed.

*Commissioner Elieson said the last time it was stated they would be building houses on the other two lots. Mr. Cook said there were no plans to build any houses. Mr. Cook said equipment storage on one lot with an existing driveway and no structures existing on the lots, except two existing homes along 2100 south. Commissioner Elieson has a hard time waving the curb, gutter, and sidewalk requirement.*

*Commissioner Weight motioned to close the public hearing, Commissioner Sudbury seconded that motion.*

## PUBLIC PORTION OF MEETING CLOSED

*Commissioners had a brief discussion with regards to a delay agreement.*

**Motion:** To approve application #30478 allowing an exception to roadway standards for a 4-lot subdivision, but enforce curb, gutter, and sidewalk at the time of building permit.

**Motion by:** Commissioner Richards

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

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

**30583** – Aaron Cox is requesting approval for a new conditional use/change of use to allow for a used car sales lot and impound lot. **Parcel Area:** ≈1.26 Acres. **Location:** 9152 West Magna Main. **Zone:** C-3. **Planner:** Spencer Hymas

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

*Commissioner Elieson asked about parking, back in 2005 the parking standards for old town Magna Main were waived and wasn't aware new standards had been applied. Mr. Hymas said these are uses that are conditional use, they are looking for detrimental impacts and potential traffic issues. Commissioner Sudbury asked what types of signs. Mr. Hymas said probably something with S Curve lights, not electronic message center, cognizant to enhance of the historical look. Commissioner Weight asked about issues to enforcement. Mr. Hymas said to allow both issues, maybe not with the owner. Commissioner Elieson confirmed what he is applying for and an auto repair shop is not a dismantling facility, an impound lot is not a dismantling facility. Mr. Hymas said they are mentioning the temptation might be there. Commissioner Elieson said the fact it is an auto repair facility and impound lot. Some vehicles will need to be repaired before the customer can take the car home.*

## PUBLIC PORTION OF MEETING OPENED

### **Speaker # 1:** Applicant

**Name:** Aaron Cox

**Address:** 9152 West Magna Main Street

**Comments:** Mr. Cox handed out pictures. He likes the lights, he has pictures of proposed car lot, parking lot, and fence. To the east, fence is block masonry and from the senior center looking into the property, the neighbor to the north of what it used to look like.

*Commissioner Richards asked if it includes the bulldozer. Mr. Cox said it isn't his and is on the property. Looking to do car lot, repair, all employees but one live in Magna. Impound is an ugly thing. Commissioner Elieson asked the average life span in the impound lot. Mr. Cox said goal is 30-90 days, he's trying to clean up Magna. Commissioner Elieson asked how many display vehicles. Mr. Cox said right around 15, up front there is 11 parking stalls and about that around the rear and putting in a nail salon. Commissioner Richards asked if there are any problems with staff recommendations. Mr. Cox said concerned with fences, he doesn't have a problem with curb, gutter, and sidewalk. Commissioner Collard asked how many impound vehicles housing. Mr. Cox said 70 to 100. Commissioner Richards asked about landscaping out front. Mr. Cox said he wants to keep it how it looks. Commissioner Elieson said doesn't see an issue with moving fence, but if it was moved into the interior, you develop a problem with people running into the fence. Mr. Cox said fenced areas that need to be done are already done and visually aesthetic. Commissioner Sudbury said he is only concerned with the pawn shop. Mr. Cox said to throw it out.*

### **Speaker # 2:** Citizen

**Name:** Troy Larsen

**Address:** 2674 South 8000 West

**Comments:** Mr. Larsen said he is only opposed to impound part. Whether or not this is the look they are going for in their historic street and whether the field making would be visually effected. They are in the process of potentially bringing a business to main street and if they have the same problem, they would go elsewhere.

*Commissioner Elieson said with the barrier fence you can't even tell it's an impound lot. Mr. Larsen said he is concerned with what they already have in Magna. Commissioner Sudbury said the problem is in the town, nothing is being done and he agrees they need to step up and he is impressed with what they have done and the applicant has done exactly what he said he would do. Mr. Larsen said if he's going to be a standup guy and make Magna better, why do we keep making exceptions, where do they stop.*

*Commissioner Richards motioned to close the public hearing, Commissioner Collard seconded that motion.*

## PUBLIC PORTION OF MEETING CLOSED

*Commissioners expressed their past concerns, strict aesthetics. Mr. Cox said the properties they are talking about are not impound lots, he will not encroach on main street. Spouse Nicole Cox said the worst it looks right now is the worst, will only improve. If it looks good now, will only look better. The parking strips along the building will be for the nail salon. She wants to reface it and look beautiful and she loves the historic look. Stalls put in on both sides of the property and is sufficient parking.*

**Motion:** To approve application #30583 with staff recommendations and conditions, adding two additional conditions:

10. adding an exception to pawn shop
11. update fences

**Motion by:** Commissioner Richards

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

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

**30674** – James Deyerle is requesting approval for a conditional use to allow for an accessory garage over 800 Square feet. **Parcel Area:** ≈0.19 Acres. **Location:** 3408 South 8525 West. **Zone:** R-1-6. **Planner:** Spencer Hymas

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

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

**Speaker # 1:** Applicants daughter

**Name:** Trista Lindberg

**Address:** 3408 South 8525 West

**Comments:** Ms. Lindberg said one main reason is he has a lot of toys. The building on the property will be removed, he wants to be able to put 4 wheelers, boat, side by sides in a locked garage. Other than that, will not be a dwelling.

*Commissioner Richards asked if it will have power and gas. Ms. Lindberg confirmed it will have power, but not gas and unsure of water.*

*Commissioner Richards motioned to close the public hearing, Commissioner Sudbury seconded that motion.*

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

**Motion:** To approve application #30674 with Staff Recommendations.

**Motion by:** Commissioner Richards

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

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

### **MEETING ADJOURNED**

**Time Adjourned – 8:00 p.m.**