



Planning and Development Services

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MEETING MINUTE SUMMARY
MAGNA METRO TOWNSHIP PLANNING COMMISSION MEETING
Thursday, June 14, 2018 6:30 p.m.

****Meeting minutes were approved on August 9, 2018****

Approximate meeting length: 3 hours 7 minutes

Number of public in attendance: 60

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	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	x	

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

PUBLIC HEARINGS

Hearings began at – 6:33 p.m.

30700 – Waleska Iglesias is requesting approval of a zone change from R-1-6 (Single Family Residential) to R-1-3 (Single Family Residential). **Location:** 8973 West 3200 South. **Planner:** Todd A. Draper, AICP

Salt Lake County Planning and Development Services Planner Todd Draper provided an analysis of the Staff Report.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant/Co-founder of Children Squares

Name: Waleska Iglesias

Address: 4192 West Red Orchard Way

Comments: Ms. Iglesias said currently R-1-6, requesting ten homes, R-1-3, eighteen townhomes. Concern was absentee owners, listed for sale 1,500 to 1,600 square feet, \$295,000. Maintenance and CC&R’s only small percentage could be rentals and will be in the CC&R’s. Governed by HOA and managed. Salt Lake

County median is \$304,000. Good families, with \$60,000 family income. Area has boarded houses and vacant lots, clean up neighborhood and street.

Commissioner Sudbury asked if the owner occupies and if he was to buy one, he couldn't go ahead and rent it out. Ms. Iglesias said only 10% could be rented. Commissioner Cripps asked why do it at all if its only two and why not make it two rentals. Ms. Iglesias said it's hard when people must move. She lives in an HOA and can only be 20%. Commissioner Collard said you are out of luck. Commissioner Cripps said if two people chose to rent always you are out. Ms. Iglesias said a portion of profit will go to the orphanage and going from ten to eighteen units. A lot of large parcels in the area, land for storage.

Speaker # 2: Citizen

Name: Kathrine Bowthorpe

Address: 8954 West 3200 South

Comments: Ms. Bowthorpe said she owns the adjoining property and she is opposed to high density housing. She has lived there for over 30 years and seen a lot of growth. When developers came in they were on nice size lots. Against smaller lot size, keep consistent on the south end. Her street is already busy. The plan doesn't show where it will exit or enter. She is opposed and if going to be a subdivision leave at R-1-6.

Speaker # 3: Citizen

Name: Lois Harmon

Address: 3246 South 8920 West

Comments: Ms. Harmon said she owns property adjoining Ms. Bowthorpe. When they built the homes up above, the traffic was terrific and can't imagine what will happen with 10, 16, 18 homes, asking for trouble. You could widen the streets with smaller residential district, she understands the homes above were 8,000 square feet. Twin homes are lovely, but you can go and see them, this is more residential and dense housing and smaller lots is not the way to go.

Speaker # 4: Citizen

Name: Lee Harmon

Address: 8927 West 3200 South

Comments: Ms. Harmon said they bought her husband's grandmothers home and has been agricultural. Very narrow lane, no curb and gutter, many animals, they are very against this type of housing, being agricultural.

Commissioner Sudbury asked if they live in Harmon's floral.

Speaker # 5: Citizen

Name: Bill Gray

Address: 7683 Adam Hill Cove

Comments: Mr. Gray said he's generally opposed to high density and can't imagine R-1-3. Take his house and basement and is bigger than the lot. Such high density attracts people who will not be here. Properties degrade and rather see larger lot sizes everywhere.

Speaker # 6: Citizen

Name: Kleeber Perkins

Address: 8050 West 2700 South

Comments: Ms. Perkins said she is speaking for her father, he's lived there his whole life and land means a lot to him. The more you cram in doesn't make it better. Just think about it and stand up for her dad.

Speaker # 7: Citizen

Name: Lee Harmon

Address: 8927 West 3200 South

Comments: Mr. Harmon said to address absentee owners and may have been misrepresented by the applicant. Trees over grown, ruined barn roof, pulled out power and cut land owners trees back. Asked for help from owner had nothing, homeless and vagrants. Absentee home owners have been a problem. Changed zoning in development but nothing happened and very absentee with the issues.

Speaker # 8: Applicant/Co-founder of Children Squares

Name: Waleska Iglesias

Address: 4192 West Red Orchard Way

Comments: Ms. Iglesias said when she said absentee is just the number of rentals. HOA will maintain the property. There will be an HOA fee and maintained and not left looking like vagrant homes. Either townhomes or twin homes. Shortage in Salt Lake County and Magna.

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

PUBLIC PORTION OF MEETING CLOSED

Commissioners had a brief discussion regarding HOA's and property maintenance.

Motion: To recommend denial of application #30700 to the Magna Metro Township Council to be heard July 17.

Motion by: Commissioner Weight

2nd by: Commissioner Sudbury

Vote: Commissioner Elieson abstained, all other Commissioners voted in favor. Motion passed.

Commissioner Cripps motioned to open file #30632, Commissioner Elieson seconded that motion.

30632 – Byron Prince is requesting approval of a General Plan Amendment and associated zone change from A-1 z/c (Agricultural, zoning condition limiting residential use to Single Family) to R-1-7 (Single Family Residential). **Location:** 8003 West 2700 South and 8041 West 3100 South. **Planner:** Todd A. Draper, AICP

Salt Lake County Planning and Development Services Planner Todd Draper provided an analysis of the Staff Report.

Commissioner Elieson said the staff report says this is a proposed development. In their opinion it meets the current general plan and asked why we are going through an amendment. Mr. Draper said certain acreage look at the possibility of an amended general plan. Any discussion would best take place in that forum.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant/Ivory Development

Name: Bryon Prince

Address: 978 East Woodoak Lane

Comments: Mr. Prince said there is a big misunderstanding and what Ivory is proposing. Opportunity to present the vision. He provided a PowerPoint presentation for starter homes and impacts. They have negotiated with the land owners and done their homework. They already drafted CC&R's, no HOA, but

covenanted of what homeowners can do. This is Ivory's first project in Magna. 30th year as Utah's number one home builder.

Commissioner Collard said ten to fifteen percent will be the larger lots and where will the lots be, out or intermingled. Mr. Prince said northeast will be detention pond, knuckles and turns with large lot. He could stick with standards and do sixty-five wide lots. Hope to have them on the perimeters as they transition from east and west side roads. Consistent with the general plan, compliment the community. Commissioner Richards asked if closed and 3100 will they be facing in or out. Mr. Prince said widen and no lots facing 3100 south fenced. Open to masonry walls. Enclosed subdivision with four connections. Commissioner Cripps asked about green space and amenities. Mr. Prince said talking about land use tonight but hope to do a park and detention pond. Will be big enough for one multipurpose field with a trail. Commissioner Sudbury asked about the hard rock in the corner. Mr. Prince said that would be a monument, but will have to remove the rock, but will process and use on site. Does not envision HOA, the White family expressed how concerned they are about their legacy and battled hard and achievable financially. Commitment with property owner and will deliver, with restrictions. Commissioner Pilcher asked how the park will be maintained after they're done. Mr. Prince said would like to make it a county facility. Commissioner Sudbury said he spoke to the White's and ground is on the west side of the valley. They would be fine with a mixture of lot sizes, he asked what they would promise the commission and how many quarter acre lots. Mr. Prince said the width of the lot is where you achieve the building envelope. He could put in sixty-five wide lots but wouldn't fit many things. For them about road design, twenty-five-foot setback, rear is thirty-five feet and could go down to fifteen with a detached garage. 8,500 to 9,000 square foot lots is feasible.

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

Speaker # 2: Property Owner

Name: Greg White

Address: 8058 West 2700 South

Comments: Mr. White said he is in favor of subdivision. Spend a lot of time with Ivory to provide a subdivision to compliment the community. It wasn't until they were here he could sleep well and feel what they are doing will be a nice addition to the community and doesn't feel good about 6,000 square feet, can build entire collection at 7,000 and look at homes in the subdivision and build quality product. Feel good about it.

Speaker # 3: Citizen

Name: Jeremy Roberts

Address: 3029 South Hibler Drive

Comments: Mr. Roberts said he doesn't have an issue with Ivory home plans. Concern is impact to Magna and where they will be in ten years and the west side, limited and inland port to Salt Lake City 250,000 to 300,000 in ten years. Impact from Herriman down 8400 and diverts through the neighborhoods impact with noise and public safety. High school moving up there and see more houses around new high school. Continue to see growth and impact Magna. As a community and town opportunity to change or preserve.

Speaker # 4: Citizen

Name: Justin Peterson

Address: 3026 South Hibler Drive

Comments: Mr. Peterson said the communities vision is taken in part. They have a say in what's going on. Diversity and options, see same thing around the same area, doesn't see large homes in Magna. Once the lots are cut up, they're gone. If Ivory wants to make a good impression and do it the right way and talk about twenty percent, could have corner lots but everything else is stacked full. Restrictions can't park on the street, houses on Hibler, tons of people and rotating things and trashy homes. Sick of the rundown,

people that don't live here make decisions and want bigger homes. Two kids driving, with 4 cars and a trailer and won't fit in that neighborhood.

Speaker # 5: Citizen

Name: Max White

Address: 8253 West Joseph Drive

Comments: Mr. White said he is the son of Jaime White. His mom does real estate. He doesn't know what they mean. MLS is high for a 10,000 square foot lot. Small lots equal crowded streets. Showed pictures of streets. Builders don't come in and try to make them smaller. 6,000 and 7,000 square feet are not the normal here. Small handful of lots and shows what they look like after developer leaves and after they start selling and renting.

Speaker # 6: Citizen

Name: Eric Willardson

Address: 3010 South Hibler Drive

Comments: Mr. Willardson said he is frustrated and sent a clear message. Thought would have been brought back different. Homes in the pictures are one ¼ acre lots, they don't fit if zoned to R-1-7 doesn't limit the developer from building R-1-7 and up. Will be smaller lots to work out. Hibler has different setbacks. Diversify Magna in planning. If building the same thing, can't comp homes here. His property is being devalued and cause diversity. Help council and listen to the people and vote consistent.

Speaker # 7: Citizen

Name: Long Nguyen

Address: 3059 South Hibler Drive

Comments: Mr. Nguyen said once you go small you can't go back. He is a refugee. When they were married, they decided anywhere but Rose Park or Magna, but he loves it here. Moved from apartments to bigger houses. He knows what crime goes through and the door rotations. Last year he could get an RV with barely any room on an 10,000 square foot lot. Students married and going to school where do you find parking for that. This is their first time in Magna, but not too much land left. They are looking to move and looked at 10,000 square foot lots in west valley and no one is buying them. Built quantity, not quality.

Speaker # 8: Citizen

Name: Brad Davies

Address: 2833 South Painted Point Circle

Comments: Mr. Davies said this is a special piece of property and glad the White family wants a legacy. Bigger lots. East side is starter homes. North side. Property looks at the barn on the corner and cities thrive with barns, shame to see barn leveled. Dry stream bed running through. Neat thing the trees in place with a walking trail, in favor with larger lots and anything to save barn, worried about traffic 2700 South to 2820 South. 8000 west is not a great street and a commuter road.

Speaker # 9: Citizen

Name: AnnaBeth Mecham

Address: 7735 West 3100 South

Comments: Ms. Mecham said she has lived here for 45 years and loves the community. When daughter and husband decided to build a home here, she was thrilled. Beautiful lot and pictures showed to Hibler. She'd like to see 10,000 square foot lots or larger to maintain the community. People want a home to grow old in and will happen if larger lots.

Speaker # 10: Citizen

Name: Joe Pereira

Address: 8250 West Joseph Drive

Comments: Mr. Pereira said traffic there will be the only way in and out of subdivision and he lives on the corner, takes him longer to get to Hwy 201 and no way in and out of the subdivision and lives on the corner. Larger than 7,000, not talking about 10,000 square foot lots. A lot of homes, traffic flow.

Speaker # 11: Citizen

Name: Matthew Canavan

Address: 2778 South 8000 West

Comments: Mr. Canavan said he likes his house surrounded by fields. In favor of no lots and likes the feel, this is why he moved here.

Speaker # 12: Citizen

Name: Karen McQuivey

Address: 3080 South 8000 West

Comments: Ms. McQuivey mentioned the rock will have to go and concerned for selfish reasons for removing the rock and asked if it will damage her property. Just went through the basement flooding and much of the money has come out of her pocket but can't finish. Impact of subdivision and blasting the rock and pay for her 50-year-old house and house being widened.

Speaker # 13: Citizen

Name: Jamie White

Address: 8253 West Joseph Drive

Comments: Ms. White said homes in that subdivision are not 7,000 square foot lots. The rock is sentimental. If setbacks weren't so far back. If you build there be cautious, when builder walks away these are 8,000 square foot lots. The previous meeting cannot prevent HOA. Cars hanging out of driveway. Custom built 10,000 square foot homes are selling high \$300,000. Some owners will move on and opportunity to have a nice neighborhood.

Speaker # 14: Citizen

Name: Jeff White

Address: Not provided

Comments: Mr. White said his dad wants to build on rock, but its unstable. Ditch being taken care of for twelve years and irrigation ditch close to elementary, only has to happen once, always planned to enclose the ditches. Requirement to have a detention pond and are weedy areas, approached the county for a playground area and option to have county take care of and close to people living there. Barn is unstable. Shut down having dances because of the shaking, but liability and love where they live and appreciate the community. 10,000 square foot lots are not affordable. People came in and presented something affordable and followed what their dad wanted. Give and take to get quality they expect.

Speaker # 15: Property Owner

Name: Greg White

Address: 8058 West 2700 South

Comments: Mr. White said three to four years ago and approached Salt Lake County and was connected to Utah historical about the barn and conducted tours. About three to four weeks after field trip, they contacted him and told him they weren't interested in it and wanted to preserve it. If someone wants to buy, can't afford to restore it or what they'd do with it. Nothings meets the criteria of historic society. Owners are remaining there.

Speaker # 16: Citizen

Name: Lisa Bonnell

Address: 3029 South Hibler Drive

Comments: Ms. Bonnell said if no houses facing 3100, are they all driving down Hibler and flow of traffic go.

Commissioner Cripps said there are four exits.

Speaker # 17: Citizen

Name: Susan Pace

Address: 2890 South Hibler Drive

Comments: Ms. Pace said she focuses on lot sizes. People plead with people to sale her home. She promises these big lots and homes will sale. She was so mad when her husband found her house and very passionate about it. Promise people will come and neighbors moving will be everyone on Hibler. This will turn to transient rental houses, that is all around Magna and is against it.

Speaker # 18: Citizen

Name: Shad Nichols

Address: 3056 South Hibler Drive

Comments: Mr. Nichols said his house is worth what he paid for it and he's selling it.

Speaker # 19: Citizen

Name: Steve Colbert

Address: 3124 South 8950 West

Comments: Mr. Colbert said Mr. White said had a hard time getting rid of the lots on Hibler in 2002, in 2004 every lot was sold and being built. Talking difference of 22 homes.

Commissioner Cripps motioned to close the public hearing, Commissioner Eliason seconded that motion.

Speaker # 20: Applicant/Ivory Development

Name: Bryon Prince

Address: 978 East Woodoak Lane

Comments: Mr. Prince said a lot of opinions and it's a sign of a great community and good for a company looking to invest a lot of money in your property. The homes they will build will be affordable and will not exceed the average price point and plenty of communities with 10,000 square foot lots that are not nice communities. The analysis would play among the Wasatch front. If the White's found a home builder for 10,000 square foot lots doesn't mean they will get a nice development. Traffic if rezoned, move on to preliminary plat approval, land use is still needing to be designed and traffic addressed. Illegal to have one connection in and out, minimum of two and they will have four. The White's have done a great job pushing Ivory to a high quality.

Commissioner Sudbury said people aren't concerned about the product, it's more of the size of the lot. Commissioner Sudbury has a question for Mr. Prince and could the White's do phases and they sale for 10,000 square foot lots and demand and see if there were takers and surprised how many people want 10,000 square foot lots. Envision smallest lot being 10,000 square feet. How they phase it is how they're zoned. Mr. Prince said open to a scenario for design and later stages of design. Commissioner Sudbury said people want bigger lots. Hibler was all 10,000 square feet. Mr. Prince said Ivory's interest is aligned with the community. Building 7,000 square foot lots doesn't mean he makes more money. If he had bigger lots and bigger homes would make more money. In later stages of economic expansion, would like to have an open house in the community and have the community come out and give more views on design. Commissioner Collard said struggling as someone would not want to infringe on property rights. Hearing a possibility of compromise and look at what works. Ten to fifteen larger lots and asked if he can calculate

as a builder and do 20% larger. Mr. Prince said fifteen is bad, but twenty would work. He doesn't think having 7,000 and then 10,000, depths in the back yard are an issue. Commissioner Sudbury asked when someone comes to buy property, has a vision laid out.

Commissioners had a discussion regarding the difference in lot size. Mr. Prince said third car garage forces the width and lowers the density. An idea he must send a recommendation on to the council is a development agreement.

PUBLIC PORTION OF MEETING CLOSED

Commissioners and staff had a brief discussion regarding 7,000 to 10,000 square feet lots fitting in the subdivision, PUD or standard subdivision, development and selling, and controlling the project. Mr. Prince said he is happy to commit, open to development agreement and a percentage of lots higher than 10,000 square foot lots.

Motion: To recommend approval of application #30632 to the Magna Metro Township Council amending the decision and allowing R-1-7 with a development agreement and show a percentage of larger lots.

Motion by: Commissioner Weight

2nd by: Commissioner Sudbury

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

30689 – Erik Hansen is requesting conditional use approval for an accessory structure in excess of 800 sq. ft. in a R-1-6 (single-family residential) zone. **Location:** 7516 West Golden Rod Avenue. **Planner:** Todd A. Draper, AICP.

Salt Lake County Planning and Development Services Planner Todd Draper provided an analysis of the Staff Report.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Erik Hansen

Address: 7516 West Golden Rod Avenue

Comments: Mr. Hansen said there will be four walls and roof 30x30, means to make it right and neighbors don't get water in their yards they don't need.

Commissioner Cripps asked for the purpose of the structure. Mr. Hansen said for his classic car and his vehicles.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #30689 as presented, with Staff Recommendations.

Motion by: Commissioner Elieson

2nd by: Commissioner Sudbury

Vote: Commissioners voted unanimous in favor

BUSINESS MEETING

Meeting began at – 9:02 p.m.

- 1) Approval of Minutes from the May 10, 2018 meeting.

Motion: To approve minutes from the May 10, 2018 meeting as presented.

Motion by: Commissioner Cripps

2nd by: Commissioner Elieson

Vote: Commissioners voted unanimous in favor

Commissioner Sudbury departed at 9:11 pm

- 2) General Plan Update – Max

Mr. Johnson provided a PowerPoint presentation of where the general plan started, and all began, and where we are at now.

- 3) Other Business Items (as needed)

Mr. Johnson advised all planning commission and council members have been registered for APA.

Commissioner Cripps motioned to adjourn.

MEETING ADJOURNED

Time Adjourned – 9:40 p.m.