

**MEETING MINUTE SUMMARY**  
**MAGNA METRO TOWNSHIP PLANNING COMMISSION MEETING**  
**Thursday, June 8, 2017 6:30 p.m.**

**\*\*Meeting minutes approved on August 10, 2017\*\***

**Approximate meeting length:** 2 hours 19 minutes

**Number of public in attendance:** 19

**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
Clare Collard (Chair)	x	x	
Mark Elieson	x	x	
Mickey Sudbury	x	x	
Aaron Weight	x	x	
Ammon Lockwood			x
Todd Richards	x	x	

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

**BUSINESS MEETING**

**Meeting began at – 6:30 p.m.**

- 1) Approval of Minutes from the May 11, 2017 meeting.

**Motion:** To approve minutes from the May 11, 2017 meeting as presented.

**Motion by:** Commissioner Cripps

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

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

- 2) Other Business Items (as needed)

*No other business items to discuss.*

**PUBLIC HEARINGS**

**Hearings began at – 6:32 p.m.**

**29593 – (Continued from 04/13/2017)** - Christopher Clifford requests preliminary subdivision plat approval for the proposed 66 lot Oquirrh Meadows Phase 4 subdivision. **Location:** 8992 West Newhouse

Drive. **Zone:** R-1-6 and R-1-6z/c. **Community Council:** Magna. **Planner:** Todd A. Draper, AICP

*Salt Lake County Planning and Development Services Planner Todd A. Draper provided an analysis of the staff report.*

*Commissioner VanRoosendaal asked about the roadway if set to continue. Mr. Draper said that is a requirement. Commissioner Collard asked if the road to 9200 was still blocked. Mr. Draper said no, it still goes through. Commissioner Sudbury said they weren't going out 9200 originally. Mr. Draper said they recommend they do go out and makes it better.*

## **PUBLIC PORTION OF MEETING OPENED**

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

**Name:** Christopher Clifford

**Address:** 2715 East Swasont Way

**Comments:** Mr. Clifford said as it relates to this access, it was closed off originally because they were discussing development. From a neighborhood watch several suggested closing off. He spoke with staff to vacate the street and would require a petition. Speaking with Commissioner Lockwood, he was concerned about the traffic coming in through the back, and opening the exit so people living there would be going out and was originally placed forth. His concern is to block off as many entrances as he could and that's why he's been able to put together and comes out every few weeks and chase folks out and dismantle the camps. They are anxious to move forward and inventory is at an all-time low. They have a development agreement to finish the subdivision out. Much of the work submitted hasn't been able to be included, and traffic has reviewed with engineer. They updated the soils and move and get the subdivision underway.

*Commissioner Sudbury asked what types of homes are being built. Mr. Clifford said requirements a quarter has to be brick and the rest could be stucco or shingled. Mr. Clifford said Commissioner Lockwood would tell you we are all siding and have been upgraded. Their expectation is to build to a standard of copper valley. Really no reason from the north to exit the subdivision. Keep open and dedicated street for access. Mr. Draper said doesn't think anyone would put traffic in the way. Commissioner Cripps said he doesn't think once its built he would see a lot of outside traffic zipping around. Commissioner Sudbury asked the size of the homes. Mr. Clifford said above grade 1,200 square feet and 400 to 600 square feet up and basement.*

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

**Name:** Troy Larsen

**Address:** 2674 South 8000 West

**Comments:** Mr. Larsen said he has a retention basin and what green space is available in the subdivision and hopes with them coming green space is dedicated. He asked what retentions are going to be.

*Commissioner Cripps confirmed it does have a home owners association. Mr. Draper said yes it has an HOA, but isn't a PUD. Areas have to be landscaped and maintained. They could provide green space indirectly, but it isn't required.*

### **Speaker # 3: Citizen**

**Name:** Georgia York

**Address:** 7613 West 3100 South

**Comments:** Ms. York asked about the gate and what road it's on.

**Speaker # 4:** Applicant

**Name:** Christopher Clifford

**Address:** 2715 East Swasont Way

**Comments:** Mr. Clifford said in all the subdivisions, they have retention and are designed for public space and may be covered, will be landscaped. HOA will be \$50 a month, will be well maintained. Problems occur in HOA when you have a lot of amenities and HOA fees are too high, they eliminated all the possibilities.

**PUBLIC PORTION OF MEETING CLOSED**

**Motion:** To approve application #29593 as presented with staff recommendations and pending ongoing reviews.

**Motion by:** Commissioner Cripps

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

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

**30384 – (Continued from 05/11/2017) -** Matthew Loveland is requesting approval for a rezone of 7.6 acres from A-1 z/c to R-1-4. **Location:** 7792, 7824, 7762, 7746, and 7758 West 2820 South. **Community Council:** Magna. **Planner:** Spencer Hymas

*Salt Lake County Planning and Development Services Planner Todd A. Draper provided an analysis of the staff report.*

*Commissioner Richards asked what the surrounding zones are. Mr. Draper said most surrounding A-1/zc, eliminating duplex. Patches R-1-6. Commissioner Richards said between the redlines. Mr. Draper said he isn't able to identify. Mr. Zumbado said looking at parcel layer maintained by the recorder's office. This was the first layer made, taking maps and squeeze them into a digital setting. Variance how it lays topographically, variance could be very minor. Commissioner Elieson asked what he is trying to tell them s that horizontal line should match the one above it and below. Mr. Zumbado said fence line is what they lean on. Commissioner Elieson said it is possible they have a stripe across no man's land. Mr. Draper said they are working on.*

**PUBLIC PORTION OF MEETING OPENED**

**Speaker # 1:** Applicant

**Name:** Matthew Loveland

**Address:** 12896 South Pony Express #400

**Comments:** Mr. Loveland said they surveyed the property to the north. Maps just don't line up. He provided handouts. Provided posters and discussed each picture. The zone promotes design flexibility. He requests R-1-4 and not exceed six or seven units per acre on 7.7 acres. Required to do two car plus parking.

*Commissioner VanRoosendaal asked how this is cohesive, will there be a road way or just a trail way and concerned with only one exit. Mr. Loveland said they are still working on the master plan to the north, this is all five months old. Commissioner Cripps asked if the density can be mandated. Mr. Draper said through recommendation can be changed. Mr. Draper said add the discussion, R-1-4 adds flexibility in zoning. Commissioner Cripps asked who would maintain the trails and greenspace. Mr. Loveland said county parks and has an interest to take over open space. Commissioner Richards asked the difference in R-1-4 and R-1-6. Mr. Loveland said if you have a larger lot you only have a home. The flexibility is with lot configurations. Commissioner Elieson said intending to include in the PUD. Commissioner Cripps*

*asked road width requirement. Mr. Loveland said public and would not be narrow. Mr. Draper said essentially roads are the same, private road could be different designs. Commissioner Cripps said primary egress/ingress. Mr. Draper said typical fifty feet and could be reduced if you put sidewalk up to the curb. Commissioner Sudbury said why not take this area and do 10,000 square foot lots instead of putting small lots. Mr. Loveland said he is trying to understand and these are conceptual designs. Commissioner Sudbury wants to know why they can't have the bigger lots.*

**Speaker # 2:** Citizen

**Name:** Clifford Anderson

**Address:** 2737 South Tarpan Road

**Comments:** Mr. Anderson said the back of his house is a storm sewer system with low density housing and they think they have to do something about the highway. All subdivisions have not put aside the ground should be bought ahead of time. The intersection needs to be part of the plan and doesn't know how it will impact the water. If Magna is doing the wrong thing, they should change their policies.

**Speaker # 3:** Citizen

**Name:** Troy Belliston

**Address:** 7744 West 2820 South

**Comments:** Mr. Belliston said this was approved R-1-6 and now trying to throw smaller lots, doesn't make sense.

**Speaker # 4:** Citizen

**Name:** Jed Taylor

**Address:** 7736 West 2820 South

**Comments:** Mr. Taylor said building small lots and handed out pictures with nowhere to play. Kids played in his yard and if you put homes, no one will play in that park. Streets are packed with cars 5-10 mph and nowhere to play, those kids will be in his backyard.

**Speaker # 5:** Citizen

**Name:** Chris Castillo

**Address:** Not provided

**Comments:** Mr. Castillo said he objects and has more pressing problems, like traffic, going after single family starter homes. Homes better suited elsewhere. He is going to have a blocked view with the three stories.

**Speaker # 6:** Citizen

**Name:** Nunny Nicholls

**Address:** 7811 West 2820 South

**Comments:** Mr. Nicholls said they all moved here a long time ago and was a nicer area for the homes. He has a shed bigger than these houses. He has lived in Magna his entire life and this is an absolute joke.

**Speaker # 7:** Citizen

**Name:** Troy Larsen

**Address:** 2674 South 8000 West

**Comments:** Mr. Larsen said first thing they tried to push was R-1-4 and they did R-1-6 with increasing lot sizes. Now they're back again and totally wrong and the reason why they try to push R-1-4. Off to the west you have A-1 and now sandwich an R-1-4 and Mr. Belliston and Mr. Taylor have two acres. They will be in their yards.

**Speaker # 8:** Citizen

**Name:** Jed Taylor

**Address:** 7736 West 2820 South

**Comments:** Mr. Taylor said everyone should go up bridal pass.

**Speaker # 9:** Citizen

**Name:** Troy Belliston

**Address:** 7744 West 2820 South

**Comments:** Mr. Belliston said there are nicer homes in the community.

**Speaker # 10:** Citizen

**Name:** Clifford Anderson

**Address:** 2737 South Tarpan Road

**Comments:** Mr. Anderson said they want to keep nice homes, nice yards, raise a family. Thinking this is more like a gated community and he will sue if they leave the barbed wire fence. The ground water is not something to take lightly.

**Speaker # 11:** Citizen

**Name:** Arlene Larsen

**Address:** 2674 South 8000 West

**Comments:** Ms. Larsen said she would need an elevator to live in these. Talking to people around the neighborhood, they discovered kids need a place to play. Many mothers are home now and don't want to have to take their kids down to a park and continue doing what they need to do and don't have to worry about it.

**Speaker # 12:** Citizen

**Name:** Nunny Nicholls

**Address:** 7811 West 2820 South

**Comments:** Mr. Nicholls asked where everyone is going to park with single parking, please do the right thing.

**Speaker # 13:** Citizen

**Name:** Chris Guest

**Address:** 2771 South Tarpan Road

**Comments:** Mr. Guest asked what will these types of homes do for the area.

**Speaker # 14:** Citizen

**Name:** Murray Sharp

**Address:** 8777 West Helen Drive

**Comments:** Mr. Sharp said he thinks as a planning commission they need to reevaluate what they will have there and reevaluate a master plan. Enough starter homes and apartments with no parking. Set a standard.

**Speaker # 15:** Citizen

**Name:** Juan Cardo

**Address:** 2778 South Redwood Road

**Comments:** Mr. Cardo said he is concerned with traffic.

**Speaker # 16:** Applicant

**Name:** Matthew Loveland

**Address:** 12896 South Pony Express #400

**Comments:** Mr. Loveland said he hears the public and appreciates it. This is about zoning, home size and discussing his posters. R-1-6 community just approved and home size is very comfortable. Eighteen foot driveways with two car tandem garage, and parking up front. Research done Magna general plan and pushing for R-1-4.

*Commissioner Sudbury asked to the west and people across the street 2820, realistically would he want something that small. People in the community are worth something, why are they out here and they deserve bigger lots. Mr. Loveland said it isn't 4,000 square foot lots.*

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

*Commissioners had a brief discussion on zoning and lot sizes.*

**Motion:** To recommend denial of application #30384 to the Magna Metro Township Council.

**Motion by:** Commissioner Richards

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

**Vote:** Commissioners Elieson, VanRoosendaal, and Cripps voted nay, all other commissioners voted in favor (of commissioners present). Motion passed.

**30361** – Murray Sharp is requesting a rezone from A-20 (Agricultural) to M-2 (Manufacturing).

**Location:** 2330 and 2232 South 7200 West. **Community Council:** Magna. **Planner:** Jeff Miller

*Salt Lake County Planning and Development Services Planner Jeff Miller provided an analysis of the staff report.*

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

**Speaker # 1:** Applicant

**Name:** Murray Sharp

**Address:** 8777 West Helen Drive

**Comments:** Mr. Sharp said rezone so everything is one piece and go together on the property. Needs a building permit, this will help straighten out.

**Speaker # 2:** Citizen

**Name:** Troy Larsen

**Address:** 2674 South 8000 West

**Comments:** Mr. Larsen said this makes sense and cleans everything up and hopes something is done to the property.

**Speaker # 3:** Citizen

**Name:** Clifford Anderson

**Address:** 2737 South Tarpan Road

**Comments:** Mr. Anderson said he thinks this is well thought out and no problems, won't hurt anyone and should be approved.

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

**Motion:** To recommend approval of application #30361 to the Magna Metro Township Council as presented.

**Motion by:** Commissioner Cripps

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

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

**30235** – Gary Clark is asking permission to build a detached garage in his backyard. Constructing this accessory structure places the property over the 800 square foot limit for accessory use and requires PC approval. **Address:** 2768 South Spencer Avenue; **Parcel Area:** ≈.31 Acre; **Zone:** R-2-6.5; **Community Council:** Magna; **Planner:** Tom C. Zumbado.

*Salt Lake County Planning and Development Services Planner Tom C. Zumbado provided an analysis of the staff report.*

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

**Speaker # 3:** Citizen

**Name:** Georgia York

**Address:** 7613 West 3100 South

**Comments:** Ms. York asked how big this item will be.

*Mr. Zumbado said 800 square feet. Ms. York said this said over 800. Mr. Zumbado confirmed 800 square feet.*

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

**Motion:** To approve application #30235 as presented.

**Motion by:** Commissioner Elieson

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

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

**30286** – Planning and Development Services is requesting approval and adoption of updates to the flag lot policy for the Magna Metro Township – **Planner:** Todd A. Draper, AICP.

*Salt Lake County Planning and Development Services Planner Todd A. Draper provided an analysis of the policy.*

*Mr. Draper request continuance to a future meeting.*

### **MEETING ADJOURNED**

**Time Adjourned -8:49 p.m.**