

**MEETING MINUTE SUMMARY**  
**MAGNA METRO TOWNSHIP PLANNING COMMISSION MEETING**  
 Thursday, February 9, 2017 6:30 p.m.

**\*\*Meeting minutes approved on March 9, 2017\*\***

**Approximate meeting length:** 1 hour 5 minutes  
**Number of public in attendance:** 15  
**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	x	x	
Sara VanRoosendaal	x	x	
Nathan Pilcher			x
Clare Collard	x	x	
Mark Elieson	x	x	
Mickey Sudbury	x	x	
Aaron Weight	x	x	
Todd Richards	x	x	
Ammon Lockwood	<b>Audience</b>	<b>Audience</b>	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Max Johnson		
Tom Zumbado	x	x
Spencer Hymas	x	x
Debbie Riddle		x

*Commissioner Sudbury motioned to rearrange the Business Meeting moving elections to first and approval of minutes to second, Commissioner Elieson seconded that motion. Commissioners voted unanimous in favor (of commissioners present)*

**BUSINESS MEETING**

**Meeting began at – 6:30 p.m.**

- 1) Election of Chair for 2017

**Motion:** To nominate Commissioner Collard for Chair by acclamation, Commissioner Collard accepted.

**Motion by:** Commissioner Elieson

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

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

Election of Vice Chair for 2017

**Motion:** To nominate Commissioner Cripps for Vice Chair, Commissioner Cripps accepted.

**Motion by:** Commissioner Sudbury

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

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

- 2) Approval of Minutes from the November 17, 2016 meeting.

**Motion:** To approve Minutes from the November 17, 2016 meeting as presented.

**Motion by:** Commissioner Elieson

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

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

*Commissioner Richards arrived at 6:43pm*

- 3) PUD review and discussion – File#30279

*Planner Spencer Hymas provided an analysis of information. Commissioners and Staff had a brief discussion regarding density, units and roads.*

*Dustin Holt Development consultant with Fieldstone Homes confirmed Mr. Hymas' provided information. Advised there will be a development agreement.*

- 4) Other Business Items (as needed)

*Commissioner Weight asked if they were going to look at bylaws. Wendy Gurr, Planning Staff advised that would be on the March agenda as a business item.*

### **PUBLIC HEARINGS**

**Hearings began at – 7:05 p.m.**

**29796** – Tyler Tolbert is requesting approval for a 4 Lot Flag lot Subdivision. **Location:** 7769 West 2820 South. **Zone:** A-1/zc. **Community:** Magna. **Planner:** Tom Zumbado

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

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

**Speaker # 1:** Applicant

**Name:** Tyler Tolbert

**Address:** Not provided.

**Comments:** Mr. Tolbert asked if the commissioners had any questions.

*Commissioner Cripps asked what the plan is in regards to the other three properties. Mr. Tolbert confirmed single family homes. Commissioner Elieson asked if the four-plex would remain. Mr. Tolbert confirmed it would.*

**Speaker # 2:** Citizen

**Name:** Jed Taylor

**Address:** 7736 West 2820 South

**Comments:** Mr. Taylor asked who owns the property.

*Mr. Tolbert confirmed he owns the property and provided the address.*

**Speaker # 3:** Citizen

**Name:** Robert Warren

**Address:** 3907 West Meadowgate Drive

**Comments:** Mr. Warren asked if the garages would be torn down and asked if they considered moving in five feet and still have three garages.

*Mr. Zumbado said current options would not be the whole line. Any lot line adjustment would have to be cut in and demolition of the garage is the best option.*

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

**Motion:** To approve application #29796 as presented with Staff Recommendations.

**Motion by:** Commissioner Elieson

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

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

**30251** – Elizabeth Hunt is requesting conditional use approval for development over 1 acre. The proposed development is for a new Maverik Gas Station and Convenient Store. **Parcel Area:** 2.75 Acres. **Location:** 7445 West UTWO O One Highway. **Zone:** C-2. **Community Council:** Magna. **Planner:** Spencer Hymas

*Salt Lake County Planning and Development Planner Spencer Hymas provided an analysis of the staff report.*

*Commissioner Sudbury asked if there would be an RV dump. Mr. Hymas said that would be left to the applicant.*

*Commissioners and staff had a brief discussion regarding right turn lane on 7200 west, traffic flow off 2100 south, storm drain line, and traffic safety.*

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

**Speaker # 1:** Applicant

**Name:** Elizabeth Hunt

**Address:** 185 South State Street

**Comments:** Ms. Hunt said in regards to the traffic flow on 7200 west, they have completed a traffic impact study and working with engineers to create access. They are going with an onsite retention system, not a storm drain. The flow of traffic will encourage big trucks to come into 7200 west, there will be plenty of room for stacking.

*Commissioner Elieson said would not be inconceivable to have five trucks coming onto 7200 west accessing the fuel pumps. Ms. Hunt said she will look into that on the traffic impact study. Ms. Hunt confirmed it has been completed and finalizing a few things before submittal to the county. Commissioner Sudbury asked if there would be an RV dump. Ms. Hunt confirmed they would and provided location.*

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

*Citizen Arlene Pattinson said the meeting of November 17, 2016, Kristel Gough requested a plat approval at 3027 South 8400 West and she was never informed that the meeting would take place. Ms. Pattinson thinks information would have been helpful. Commissioner Elieson said he was not aware Ms. Pattinson was not notified. Wendy Gurr advised she would send a copy of the staff report in the morning.*

**Motion:** To approve application #30251 as presented with Staff Recommendations.

**Motion by:** Commissioner Richards

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

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

**MEETING ADJOURNED**

**Time Adjourned – 7:35 p.m.**