



Planning and Development Services

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**MEETING MINUTE SUMMARY
MAGNA METRO TOWNSHIP PLANNING COMMISSION MEETING
Thursday, October 12, 2017 6:30 p.m.**

****Meeting minutes approved on December 14, 2017****

Approximate meeting length: 1 hour 55 minutes

Number of public in attendance: 21

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	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
Todd Draper		

BUSINESS MEETING

Meeting began at – 6:30 p.m.

- 1) Approval of Minutes from the September 14, 2017 meeting.

Motion: To continue to the November meeting.

Motion by:

2nd by:

Vote:

- 2) General Plan Update – Max

Max advised he has been working on other things and hasn't had time to provide an update.

- 3) Other Business Items (as needed)

Mr. Johnson provided dates for the annexation policy hearings of October 16th, October 26th, and November 7th. He will assemble items. The General Plan Steering Committee consist of: Todd Richards, Brent Atkinson, Sara VanRoosendaal, no one from the water company, Mark Elieson, Laura Jo McDermaid, Cindy Whitehair, Shirl White, Jeff Stephenson. They will settle on a date and time and the public can attend, as a public meeting. Would appreciate help with the

map and some pictures of the gateway. He asked rest assured noticing is all done. The P-C zoning will be on Monday's agenda.

PUBLIC HEARINGS

Hearings began at – 6:40 p.m.

30233 and 30279 – Matthew Loveland on behalf of Fieldstone Homes is requesting recommendation for a development agreement and preliminary approval of a Preliminary Plat for a Master Planned Community. **Approximate Location:** 7758 West 2820 South and 7445 West U201. **Zones:** R-1-4; R-1-5; R-1-6; and R-M. **Planner:** Spencer Hymas

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

Commissioners and staff had a brief discussion regarding balconies and open space, redistribution, facades, lighting plan, review of concepts, standards, parking, pedestrian traffic, ingress and egress, impact fees, sidewalks, and setbacks.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Matthew Loveland

Address: 12896 South Pony Express #400

Comments: Mr. Loveland said they have worked a year and a half, zoning, and preliminary was submitted. They have vetted many concerns and come to an agreement. He is okay with staff proposal, with a few points with stone and fencing.

Mr. Loveland said stone intent behind verbiage, they proposed 20% stone, migrated and to accommodate, they are proposing 2/3 units will have 20% stone or brick and stone. Some may be higher and 1/3 will accommodate individuals. Commissioner Elieson said doesn't necessarily fit with brick or stone, you can get an attractive building without brick or stone. No vinyl, no aluminum.

Mr. Loveland handed out samples of fencing. Originally proposed vinyl fence and match demonstration. The fence is rated at 130 mph wind. Ask that they move forward with vinyl fence with brick or stone pillars on corners and every twenty feet. Also brought rod iron and like vinyl, they prefer to proceed with vinyl. The metal fence is not a canvas for delinquents. Commissioner Collard said composite on top are the same. Commissioner Cripps asked if graffiti resistant. Mr. Loveland confirm they are not. He is looking at the longevity of the product. He feels vinyl is the best solution, they are throwing in masonry pillars and rod iron would be number two. Commissioner Elieson said rod iron doesn't give a barrier to keep out and privacy. He still isn't in favor of vinyl, but the top products on the market. Commissioner Richards said there was a picture of vinyl stone, and many colors and patterns. Commissioner Elieson said if its UV polyethylene will stand up to graffiti removal.

Commissioners had a brief discussion regarding pros and cons of vinyl and rod iron. Commissioner Elieson said he is concerned with parking. Mr. Loveland said exclude the townhome, looking at the detached single family, you have parking in garage and driveway. Commissioner Weight said he doesn't know how to get 1,400 cars, and visitors. Mr. Loveland said will be in an HOA. Commissioner VanRoosendaal said they must enter into an agreement when they move in, it is standard. Commissioner Richards asked about the 5-foot park strip. Mr. Loveland said setback will be to the right of the right of

way. *Alternative right of way cross section will make the community stand out. Commissioner Richards said the street parking needs to be addressed. Mr. Loveland said it will be addressed.*

Commissioner Collard thought there would be stipulation where the park would be, thought there would be residence placed right up to the park. Mr. Loveland said the east half of layout and the park will be open space on the west portion of the R-M. Mr. Johnson said will give preliminary approval and could ask to see each faze. Mr. Loveland said the amendment to preliminary plat or app to preliminary plat.

Speaker # 2: Citizen

Name: Judy Beckstrom

Address: 7602 West 2820 South

Comments: Ms. Beckstrom said it is a long piece of land. She said she was supposed to see 500 units and vinyl will be taken down or at least twenty feet from the fence line.

Commissioner Richards asked what she has now. Ms. Beckstrom said chain link. Commissioner Richards said her chain link will need to be their containment.

Speaker # 3: Citizen

Name: Troy Larsen

Address: 2674 South 8000 West

Comments: Mr. Larsen said past the parking, if concerned they wouldn't have approved high density. Quality materials, and Fieldstone is a better builder than Ivory, they are doing concrete cast. If approving lesser quality, have a setback from sidewalk and not have the problems. Taking sidewalk and moving to one side, about developer expenses, gets rid of concrete and does asphalt. He doesn't want his kids to cross the street. Pathway in front of houses is not a trail.

Speaker # 4: Citizen

Name: Sabrina Ogden

Address: 3599 South Pleasant Green Drive

Comments: Ms. Ogden said the builder was dishonest with the property line on the easement. She lives in the neighborhood with the vinyl fencing. Her concern is the easement entering the subdivisions. Lighting, her subdivision doesn't have lighting and there is a problem with crime and never addressed. Proper lighting. She's about improvement and doing it right.

Speaker # 5: Citizen

Name: Doyle Watterson

Address: 7827 West 2820 South

Comments: Mr. Watterson said he's asking for clarification. He has concerns with parking and fencing.

Speaker # 6: Citizen

Name: Jed Taylor

Address: 7736 West 2820 South

Comments: Mr. Taylor said his fence behind property, how far are they going to put their fence next to his fence. He doesn't want it right up against his fence. Parking is an issue at all properties surrounding his property.

Speaker # 7: Citizen

Name: Troy Larsen

Address: 2674 South 8000 West

Comments: Mr. Larsen said he proposes balcony is not open space.

Mr. Johnson said in the past not everyone was given a balcony and the impression gave them private open space.

Speaker # 8: Citizen

Name: Sabrina Ogden

Address: 3599 South Pleasant Green Drive

Comments: Ms. Ogden asked what the exterior of the subdivision is and who will maintain. If you can avoid and no one taking care of exterior.

Commissioner Collard closed the public hearing.

Speaker # 9: Applicant

Name: Matthew Loveland

Address: 12896 South Pony Express #400

Comments: Mr. Loveland said the fence will be on their property. Fence along public streets, exhibit G, there are no fences along public right of way. Alternative right of way cross section, preliminary plat road 2640 south, propose 8-foot trail. Homes adjacent will not be affected.

Mr. Richards asked what would back the townhomes. Mr. Loveland said maintenance by HOA. Mr. Loveland will check on what's realistic and will come back. Balcony with open space, this is private space people spend more time on their balcony, but by having this, will promote a higher quality of living and help the community and work with staff. Would be a small impact. Commissioner Collard asked of percentage and wouldn't count towards 50% of open space. Commissioner Elieson asked about balconies for open space and is just on apartments. Mr. Loveland confirmed just on apartments and R-M zone.

PUBLIC PORTION OF MEETING CLOSED

Mr. Hymas said in the technical review, fine detail with healthy detail standards. Alternative cross section, isn't the actual trail, thought would be fun to add trail like features to connect to the trail. Mr. Johnson said to reiterate this is to approve the technical components on phase by phase basis and make sure amenities are disbursed per phase. Parks and recreation is excited to connect the trail.

Motion: To approve application #30279 preliminary plat master planned community with conditions of staff.

Motion by: Commissioner Richards

2nd by: Commissioner Elieson

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

Motion: To recommend approval of application #30233 of the development agreement and continue receiving updates on technical review. Continue review of lighting and landscaping plans. Remove the open space allocation from the balconies with the continual updates for approvals and reviews of phasing. Recommends approval of composite fencing and staff recommendations.

Motion by: Commissioner Cripps

2nd by: Commissioner Richards

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

Commissioner Cripps adjourned.

MEETING ADJOURNED

Time Adjourned – 8:25 p.m.