



Planning and Development Services

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

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

Approximate meeting length: 52 minutes
Number of public in attendance: 6
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
Todd Richards	x	x	
Ammon Lockwood	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Max Johnson	x	x
Spencer Hymas	x	x

BUSINESS MEETING

Meeting began at – 6:30 p.m.

- 1) Approval of Minutes from the September 14, 2017 meeting.
Motion: To approve the minutes from the September 14, 2017 meeting with two changes.
Motion by: Commissioner VanRoosendaal
2nd by: Commissioner Richards
Vote: Commissioners voted unanimous in favor (of commissioners present)

- 2) General Plan Update – Max Johnson

Max Johnson provided an update to the General Plan process and other items associated with the general plan effort.

Rick Nuesmeyer, Citizen asked about the Salt Lake County Council if they left theirs at 400 acres. Mr. Johnson said Magna made a wise decision reducing it to 200 acres. Mr. Johnson advised he would be out of town on the 16th, and will be changing the General Plan Steering Committee to

November 20th at 6pm. Try to meet the first and third Thursdays.

3) Other Business Items (as needed)

No second meeting for November. Magna Metro Township Council is second and fourth Tuesdays, so planning commission will meet the 14th and 28th in December.

Commissioner Cripps motioned to close the business meeting, Commissioner Weight seconded that motion.

PUBLIC HEARINGS

Hearings began at – 6:47 p.m.

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

30399 – David Williams is requesting approval of a Conditional Use/PUD approval to allow for construction of a Burger King on the subject property. **Location:** 8443 West Magna Main. **Zone:** C-2 (Commercial). **Planner:** Spencer Hymas

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

Commissioner Richards asked on the bike parking, is that for pedal or motorized. Mr. Hymas advised only pedal, motorized would use a parking stall. Commissioner Weight asked if that is turn right in and turn right out. Mr. Hymas said he believes so. To the rear will be a water retention basin. Commissioner Weight asked if there is pedestrian access on main street. Mr. Hymas said that is for the applicant. Applicant said there is a door facing north.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Engineer

Name: Larvin Pollock

Address: 52 West 100 North, Heber City

Comments: Mr. Pollock said Mr. Hymas summed it up and he doesn't have anything to add. Applicants are very excited to be in Magna.

Commissioner Lockwood said based on the layout, it say's playland and there will be one and an entrance into the playland. Mr. Pollock said when the facility is done, it will be beautiful. Brick on the bottom like the one on 5600 West 3500 South, but updated and a different color. Commissioner Richards said they took out a lot of seating. Mr. Pollocks said there will be more seating. Commissioner Elieson asked about the access to 8400 west. Commissioner Cripps said right along the side of the canopy. Commissioner Elieson said it looks like it will be right along the canopy. Mr. Pollock said the access is there today. Commissioner Richards said he has an issue with the exit of the drive-thru at the corner and is such a mess and the road needs to be widened for more leeway. Commissioner Richards said he would rather see it wrap around the building. Commissioner VanRoosendaal said you could post right turn only. Mr. Hymas said can look at with engineering. There are things that could be done, mark right turns only to keep traffic flowing. Mr. Hymas said will only be able to facilitate one car at a time. It is difficult to accommodate drive-thru and the intent was to not have traffic going through there, but because of the intent to have buildings closer to the street, this was something thought to be fair concession. Both the applicant and county want to make sure it flows properly. Commissioner Richards said he would like to

see the building moved back and wrapped around. Commissioner Lockwood said it is a short time with the high school there. Mr. Hymas said to make it part of the motion so he knows what to take to the traffic engineer. Still need to do technical review.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #30399 with staff recommendations, with the exception of #5 removing the word “apartment” and add an additional condition to look at the right turn traffic lane and come with a different plan for the exit of the drive-thru.

Motion by: Commissioner Richards

2nd by: Commissioner Cripps

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

MEETING ADJOURNED

Time Adjourned – 7:22 p.m.