



Planning and Development Services

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MEETING MINUTE SUMMARY
MAGNA METRO TOWNSHIP PLANNING COMMISSION MEETING
Thursday, January 11, 2018 6:30 p.m.

****Meeting minutes approved on February 8, 2018****

Approximate meeting length: 1 hour 32 minutes

Number of public in attendance: 20

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 (Vice Chair)	x	x	
Sara VanRoosendaal (Chair)	x	x	
Aaron Weight	x	x	
Mickey Sudbury	x	x	
Mark Elieson			x
Nathan Pilcher			x
Todd Richards	x	x	
Ammon Lockwood	x	x	

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

BUSINESS MEETING

Meeting began at – 6:32 p.m.

- 1) Election of Chair and Vice Chair 2018

Election of Chair for 2018

Motion: To nominate Commissioner VanRoosendaal for Chair, Commissioner VanRoosendaal accepted.

Motion by: Commissioner Richards

2nd by: Commissioner Sudbury

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

Election of Vice Chair for 2018

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

Motion by: Commissioner Cripps

2nd by: Commissioner Richards

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

- 2) Approval of Minutes from the September 28, 2017 meeting.

Motion: To approve minutes from the September 28, 2017 meeting as presented.

Motion by: Commissioner Cripps

2nd by: Commissioner Richards

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

Approval of Minutes from the December 14, 2017 meeting.

Motion: To approve minutes from the December 14, 2017 meeting as presented.

Motion by: Commissioner Cripps

2nd by: Commissioner Richards

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

3) General Plan Update - Max

Mr. Johnson advised he wants questions from the planning commission. They have had three official meetings of the steering committee and have been productive. This coming Tuesday is a big meeting, as the transportation engineer will be in attendance and the committee created a list of questions for the transportation engineer. Confirmed the meeting dates and times. Plans have begun to start to connect 7200 West to I-80. Commissioner Collard advised Commissioner Elieson brought up issues that he had concerns. Commissioner VanRoosendaal said the concern now is they don't have ordinances that reflect the township, so putting in a general plan seems counterproductive. Mr. Johnson said if you continually looking at the general plan as a guiding document, not state law. When you spent four months talking about it, the general plan will identify items, but won't go into detail, left for the ordinances. General plan should be looked at as a fluid, dynamic document and make changes. Public said maybe this board starts working on the ordinances and the committee works on the general plan. Mr. Johnson said when you start to open many buckets, it's hard to get anything finished. Commissioner Richards said need to see about doing away with the R-4 going forth. Mr. Johnson said off his head he doesn't know what properties they are, but could look in to that.

4) Other Business Items (as needed)

Mr. Johnson confirmed Commissioner Subury and Commissioner Cripps have been reappointed to three-year terms.

PUBLIC HEARINGS

Hearings began at – 6:55 p.m.

30618 – Dustin Wiberg is requesting approval of a Conditional Use/Quasi Public to allow for the development of a new regional park in Magna. **Location:** 4042 South 7200 West. **Zone:** R-1-7. **Planner:** Spencer Hymas

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

Commissioner Richards wants to the total area of the park. Mr. Hymas provided information from the map.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Dustin Wiberg

Address: Salt Lake County, Parks and Recreation project manager

Comments: Mr. Wiberg said he's excited. The site was purchased with bond money in 2013 by ATK. Master plan completed and approved previously. Brought on design consultant and look at approved master

plan and update accommodate current needs and trends. In the previous master plan, there was some skate elements, but wasn't a skate park. They will be proposing a pump track, form of concrete or dirt and used by scooters, skateboards, bikes and different devices. They're a modular system, and oval mixed, ultimately use a lot of things.

Commissioner Collard asked the acreage. Mr. Wiberg advised just over 60 acres. Mr. Wiberg said there is only one official entrance of 7200 West. They have a looped road system, but community didn't want an access point to the side. Mr. Wiberg said there was intended to be a fourplex, softball/baseball, there was a need for that complex in the past several years, the need isn't manifesting, that area didn't end up getting removed. The county is going through a recreational curve and the county is already fully capacitated for softball and baseball. Mr. Wiberg went through phase one, as that is what they currently are planning to construct.

Commissioner Collard asked the south of the entrance. Mr. Wiberg said 4100 South, north of the railroad tracks. Commissioner VanRoosendaal asked about parking. Mr. Wiberg confirmed about 144 stalls combined. Mr. Wiberg went through all the courts planned and preserving open and gathering space with large pavilion and smaller playground. Currently 7200 doesn't have improvement, this would include curb and gutter, walkways. Commissioner Collard said 4100 and 7200 would become very congested and doesn't seem reasonable for all the traffic. Mr. Wiberg said this is the front-end stuff, looking at the master plan and hope to go out to the public with an open house on the 25th from 6 to 8 pm. Phase one will have two bathrooms and in the future phases, they are looking at two-way traffic to each parking lot and one-way loop and provide parallel parking. The goal would be to complete with design by November to go out to bid for a spring 2019 construction and complete by fall of 2020. Commissioner Richards said Magna has always named this area for heaps park for an officer shot and would like to have this name. Mr. Wiberg said they have been calling it Magna Regional Park. Commissioner Weight asked if they had plans for the splash pad. Mr. Wiberg said they have about 20,000 square feet design. By the time of the open house, there will be schematics. Commissioner Sudbury said a lot of people in town want baseball diamonds and there would be a big problem. Mr. Johnson asked if this could be compared in size to Magna Copper Park. Mr. Johnson said this is a third bigger. Mr. Johnson asked if the trail circles along with the access road and with full time caretakers, but would not reside on the park. Mr. Wiberg said would be open dawn to dusk, there would be a maintenance building with an office.

Speaker # 2: Citizen

Name: Cindy Whitehair

Address: 7281 West 3960 South

Comments: Ms. Whitehair said she has been following since day one and excited. She noticed a bunch of changes since it came out. If they aren't putting ball diamonds in the southwest corner. She doesn't want people climbing her fence. Soccer field space is tight, what is the plan for sound dampering for neighborhood homes.

Mr. Wiberg said there is a need for multipurpose fields, as far as a buffer and noise concern, they've looked at east to west orientations, they're concerned with the buffer and making sure sufficient space, they're looking at one for balls and grading for a large enough buffer and too high above her fence. As far as screening and sound walls, generally not customary to put up, put up a visual screen. Likely some swells and doesn't know if there will be berms. Whitehair asked if the fields would be lighted. Mr. Wiberg confirmed they won't.

Speaker # 3: Citizen

Name: Griffin Bonacci

Address: 3974 South 7200 West

Comments: Mr. Bonacci said this looks cool. After watching new construction, what kind of construction truck control will they have and how many will be going up and down. His traffic has doubled in 13 years. He doesn't know if there are enough parking stalls in the summertime with everything going on and where will overflow traffic park. Looking at sizable parks and how big is the west valley complex, this is sizable and cannot have one little entrance on 7200 west and will be a constant hub of traffic and needs another access point.

Mr. Wiberg said unfortunately with progress and improvements, inconvenience comes with it. He doesn't foresee a lot of traffic, but at a certain point most traffic will be happening on site and storage on site. He was working with lodestone park and is self-contained. If they were hauling fill, that's when you see a lot of trucks, but they are anticipating NetZero.

Speaker # 4: Citizen

Name: Kristine Black

Address: 7380 West 3960 South

Comments: Ms. Black said her concern is the railroad tracks and she's been to the park in Bluffdale, what about the kids come to the park in the nighttime.

Mr. Wiberg said ultimately, they'll put up some type of fencing. They see concern and want to keep people away from the railroad tracks. The entrance will be treated as a greenway. Commissioner Sudbury said the West Valley park is 77 acres. Mr. Wiberg said Lodestone experienced some vandalism and temporarily hired a security company to stay overnight to monitor and because of that experience they put up security cameras and have been successful. Commissioner Richards said if they move their movies up here, they are not out of there until after midnight. Mr. Wiberg said they generally light the parking lots and maybe around playground and splash pad. Maybe a separate control to turn lights on to get out of the park. Mr. Wiberg said the PG park is 27 acres and Lodestone park is 60 acres also.

Speaker # 5: Citizen

Name: Alexis Bonacci

Address: 3974 South 7200 West

Comments: Ms. Bonacci said it is inevitable that trucks will be tracking in rocks and can they make a recommendation to move trucks.

Mr. Wiberg said it is anticipated trucks moving in and out, but not on this site and can be looked at the hauling needs for this site. Mr. Johnson said usually there are hours of operation as a condition.

Speaker # 6: Citizen

Name: Terry Olsen

Address: 7323 West 3960 South

Comments: Mr. Olsen said they have answered most of the questions, his question is input for getting a traffic signal on 7200 and 4100. That place can't wait two years and asks for input.

Mr. Wiberg doesn't and would need to see the impacts and the traffic analysis will be done at the front end of the project and UDOT, but no one can provide information. Mr. Olsen asked about the pathway on the north edge and will there be anything between. Mr. Wiberg said hasn't seen fencing put up along back yards.

Speaker # 7: Citizen

Name: Ellen Olsen

Address: 7323 West 3960 South

Comments: Ms. Olsen said she doesn't want people walking far along her fence.

Mr. Wiberg said the minimum distance is 30 feet and maximum is 50 to 60 feet, trees are a buffer and studied elevation, especially along the path and keep elevation down.

Commissioner Richards motioned to close the public hearing, Commissioner Sudbury seconded that motion.

PUBLIC PORTION OF MEETING CLOSED

Mr. Johnson confirmed a field trip scheduled for Saturday and there should be a second one. P-C zone was adopted the council and February or march annual training will be done.

MEETING ADJOURNED

Time Adjourned – 8:04 p.m.