



Planning and Development Services

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MEETING MINUTE SUMMARY
MAGNA METRO TOWNSHIP PLANNING COMMISSION MEETING
Thursday, February 8, 2018 6:30 p.m.

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

Approximate meeting length: 1 hour 18 minutes
Number of public in attendance: 3
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	
Dan Cripps (Vice Chair)		x	
Sara VanRoosendaal (Chair)		x	
Aaron Weight		x	
Mickey Sudbury		x	
Mark Elieson		x	
Nathan Pilcher		x	
Todd Richards		x	
Ammon Lockwood		x	

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

BUSINESS MEETING

Meeting began at – 6:30 p.m.

- 1) Approval of Minutes from the January 11, 2018 meeting.
Motion: To approve minutes from the January 11, 2018 meeting as presented.
Motion by: Commissioner Cripps
2nd by: Commissioner Collard
Vote: Commissioners voted unanimous in favor

- 2) General Plan Update – Max

Mr. Johnson provided an update to the committee meetings and discussion regarding the minutes from the January 30th meeting. Commissioner VanRoosendaal advised the meetings have been informative. Collard asked when the next meeting was. Mr. Johnson confirmed February 20th at 6pm. Commissioner Pilcher asked where Mr. Johnson sees the process after the rough draft. Mr. Johnson said better part of spring to finish up the steering committee. Hope is to start sending components of the plan for thoughts and suggestions. He started with the existing plan and make changes to the context and items not pertinent and bring statistics up to date. On January 30th, discussion regarding mainstreaming Main Street. Once done, schedule an open house and then schedule for public hearing. Will take all feedback and then there won't be any surprises. Another

project, he will gather all the projects in the last update and all the current projects and they will have a chance to determine what they want.

3) Development Standards Discussion

Mr. Johnson advised we provided a copy of the current Development Standards. They are worksheet staff uses when a project comes in. These are not in ordinance, they are policy.

Commissioner Elieson asked on development standards, are they generally used in new development or applied to existing buildings. Mr. Johnson said when an application requires them they would be used. When you have something constrained, there's a lot of latitude there. Commissioner Collard said maybe adding something or changing something. Mr. Johnson said would like one titled main street redevelopment and what's important is access, window presence, brick, the features consistent with the character and historical presence and the critical elements. Commissioner Elieson said these could be adopted as a policy. Mr. Johnson said they are policy, but could take one at a time and revise it. Mr. Johnson said this should say "Magna Metro Township" with your logo and these are yours, just like the ordinance, these are your policy.

Commissioner Cripps asked if the County is using 2012 or 2015 International Residential Business Code. Mr. Johnson said he believes the County is switching to 2015, but he will look in to it.

4) Recap of Legacy Farms field trip

Mr. Johnson provided a PowerPoint of the Legacy Farms field trip and gave an idea of the features and character. Provided a list of attendees.

Commissioner Cripps said the variety of the mixed-use development was very maintained and maintained strict standards. Commissioner Lockwood said contractors and sub-contractors were theirs, they didn't hire out. Commissioner Cripps said they use the same crews on most of their properties. Mr. Johnson said they made a mistake and sold the active senior and will keep that in house. Commissioner Lockwood said up the stairs they had a sitting area with two windows and the seating areas made up for the open space.

Commissioner Lockwood said he liked the approach and introduction and was impressed how fast they were. Troy Larsen, Citizen said amenities were built up front and were there prior to a build.

5) Other Business Items (as needed)

Mr. Johnson advised the annexation is moving forward, just need to record the text created. Annexation will just go to the council, however all rezoning will. The developer, DR Horton will apply, March 27th is the target date to go to the council for annexation and zone change. Mr. Johnson advised there is a community structure plan and development agreement. Commissioner Elieson said P-C zone needs to be done first and then move into the other plans. Mr. Johnson said can't pull a subdivision plan until these plans are in. The meeting scheduled in two weeks and there may be an item on there. May need more meetings so the timing of the application is good to go.

Commissioner Cripps asked about APA, who's covering annual membership and conference. Mr. Johnson will email Greg Schulz and plan to have it added to the February 27th agenda.

PUBLIC HEARINGS

Hearings began at - p.m.

30614 – (Continued from December 14, 2017) - An application to adopt a subdivision ordinance for each metro township, which subdivision ordinance is based upon currently existing Salt Lake County ordinance, with modifications as necessary to convert it to a metro township ordinance. **Planner:** Curtis Woodward **(Staff recommends item continued indefinitely)**

30615 – (Continued from December 14, 2017) - An application to adopt a zoning ordinance for each metro township, which zoning ordinance is based upon currently existing Salt Lake County ordinance, with modifications as necessary to convert it to a metro township ordinance. **Planner:** Curtis Woodward **(Staff recommends item continued indefinitely)**

Commissioners and Staff had a brief discussion with regards to the reasoning behind the continuance.

Motion: to continue file #30614 up to August 9th meeting.

Motion by: Commissioner Cripps

2nd by: Commissioner Weight

Vote: Commissioners voted unanimous in favor

Motion: to continue file #30615 up to August 9th meeting.

Motion by: Commissioner Cripps

2nd by: Commissioner Weight

Vote: Commissioners voted unanimous in favor

MEETING ADJOURNED

Time Adjourned – 7:48 p.m.