



Planning and Development Services

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MEETING MINUTE SUMMARY
MAGNA METRO TOWNSHIP PLANNING COMMISSION MEETING
Thursday, May 10, 2018 6:30 p.m.

****Meeting minutes approved on June 14, 2018****

Approximate meeting length: 2 hours 1 minute

Number of public in attendance: 65

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	x	x	
Sara VanRoosendaal	x	x	
Aaron Weight	x	x	
Mickey Sudbury	x	x	
Mark Elieson	x	x	
Nathan Pilcher			x
Todd Richards	x	x	
Ammon Lockwood			x

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Max Johnson	x	x
Todd Draper	x	

BUSINESS MEETING

Meeting began at – 6:33 p.m.

- 1) Approval of Minutes from the April 12, 2018 meeting.

Motion: To approve minutes from the April 12, 2018 meeting as presented.

Motion by: Commissioner Collard

2nd by: Commissioner Sudbury

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

- 2) General Plan Update – Max Johnson

Mr. Johnson said this will be vetted through maps and planning commission, open houses. Steering committee met over the winter and have come up with great ideas and thoughts, loop trail around Magna. Map and corridors in the community with opportunity to change zoning if appropriate. Meet again Tuesday, June 5th and June 19th. Active transportation map to help identify support. Transportation map and a future land use map.

Mr. Johnson said still a couple sets of minutes to send over and new legislation regarding the moderate-income housing plan. Will start to put information out on a link. Notices for all information will be

available.

3) Other Business Items (as needed)

Training at Taylorsville.

PUBLIC HEARINGS

Hearings began at – 6:45 p.m.

30700 – Waleska Iglesias is requesting approval of a zone change from R-1-6 (Single Family Residential) to R-1-3 (Single Family Residential). **Location:** 8973 West 3200 South. **Planner:** Todd A. Draper, AICP

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

Commissioner Richards asked how large the parcel is. Commissioner Cripps asked how many lots they were looking at. Mr. Draper said short of two acres. Commissioner Collard said the lot is kind of blighted. Commissioner Richards asked if any other R-1-3 around. Mr. Draper said not in the immediate vicinity.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant/Co-founder of Children Squares

Name: Waleska Iglesias

Address: 4192 West Red Orchard Way

Comments: No comment.

Speaker # 2: Partner

Name: Scott Diley

Address: 11175 Belmont Hills Drive

Comments: Mr. Diley said no formal plan drafted yet. Just on the two acres, would see 18 attached or detached single family homes, 1,300 to 1,600 square feet, 2 car garages. Envision seeing two story properties.

Commissioner Richards asked the reason for trying to go to R-1-3. Mr. Iglesias said to provide moderate housing in the Magna area below the Salt Lake County average pricing.

Speaker # 3: Citizen

Name: Troy Larsen

Address: 2674 South 8000 West

Comments: Mr. Larsen said this is setting precedence, developers are always coming asking for smaller lots. Community of R-1-6 or larger. Fieldstone came forth and people ended up with R-1-3 and apartments R-1-4. Need to start looking to the community and listen. Cottonwood mall sent developers packing because high density living didn't work for their community and residents were outraged.

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

PUBLIC PORTION OF MEETING CLOSED

Commissioners had a brief discussion regarding rezoning R-1-6 and surrounding is R-1-8 and opening the property to the south when just rezoned the properties to the south and west to R-1-6. Creates an island in an area historically R-1-6 and the economics.

Motion: To recommend denial of application #30700 to the Magna Metro Township Council.

Motion by: Commissioner Richards

2nd by: Commissioner Sudbury

Vote: Commissioner Elieson abstained, all other Commissioners voted in favor (of commissioners present). Motion passed.

30632 – Bryon Prince is requesting approval of a General Plan Amendment and associated zone change from A-1 z/c (Agricultural, zoning condition limiting residential use to Single Family) to R-1-6 (Single Family Residential). **Location:** 8003 West 2700 South and 8041 West 3100 South. **Planner:** Todd A. Draper, AICP

Salt Lake County Planning and Development Services Planner Todd Draper provided an analysis of the Staff Report. Identified the emails received from the citizens.

Commissioner Elieson said there are CC&R's on the adjoining property, that at the time this is developed will not be less than 10,000 square foot lots. Mr. Draper said CC&R's are enforceable privately and government cannot enforce them. If they apply to the neighboring subdivision, they do not apply to this lot. He has not found one on this property. Mr. Johnson asked if there is a chance to do any homework and search if there is anything recorded. Mr. Draper said we could, but make sure there is nothing out there. Commissioner VanRoosendaal said there was a land use on phase 3 in 2008 and he chose to not record it in 2008 and may have had discussion, but never recorded another phase.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant/Ivory Development

Name: Bryon Prince

Address: 978 East Woodoak Lane

Comments: Mr. Prince said they made application 3 months ago, and while working out plans, they agreed to go with an R-1-7 and as they wanted to change, it had been noticed. This is for R-1-7, not R-1-6. They are excited to build homes in Magna. Is consistent with the general plan and compliments the surrounding and design standards are the same, except minimum 7,000 square foot lots, not 10,000. Primary reason, Ivory doesn't build a cheap home. They aren't coming to build cheap affordable housing, what dictates what happens is the market, not land use authority, that's their objective. Fieldstone was recently approved, aside from the apartments in nine units an acre, theirs is three to 3.7 units per acre. Encourage to not compare the two. With regards to CC&R's, the family has led them to believe none recording on this property. CC&R's are private documents and encourages them to keep that in mind. They look forward to an open house and encourage to come and look at floor plans and subdivision design, look forward to feedback.

Commissioner Richards said on 3100 south, are they planning to obtain the setback on widening. Mr. Prince said with road construction, pull to the north to build right of way. Commissioner Richards said 40 acres, like to see variety with larger lots and not straight. Mr. Prince said spent six months negotiating and family is concerned about the legacy and building. They made a commitment on lot sizing and family signed off on floor plans, minimum is 7,000 square foot lots, corner lots that are larger.

Commissioner Sudbury asked what they mean reasonable housing. Mr. Prince said in the 300's, they offer a custom process. Commissioner Sudbury asked without upgrades. Mr. Prince said with rates low. Commissioner Sudbury said visited 7200, was told they are 7,000 square feet, but were 10,000 square foot lots. Why can't they have the 10,000 square foot lots. Commissioner Cripps asked for the value of 10,000 square feet. Mr. Prince said he doesn't have the figures. Commissioner Sudbury said West Valley said no more and he isn't impressed. Mr. Prince said south, west, and east are the same. Commissioner Sudbury asked why they want 7,000 over 10,000 square feet. Mr. Prince said he doesn't want to pay \$400,000. Mr. Prince asked if the neighboring is bad. Commissioner Sudbury said all developers want to come out. Mr. Prince said 7,000 square feet doesn't equal poor housing and they are nice. Commissioner Sudbury said they don't stand behind their warranties and unhappy residents. Commissioner VanRoosendaal asked if this isn't approved what happens to their development. Mr. Prince said really depends on what the White family wants to do, they developed a deal to develop under this, he isn't sure. Commissioner Collard said there is very little land left and be careful with what they're doing, they must be careful. Commissioner Cripps said his concern and hoping this would be in the \$350,000 and he has R-1-6 homes that abut his property. He's watched as they've built Ream's and Smith's progression, concerns with can't see the mountains and if you want the view, then you need to buy the view. He would like to see \$300,000 to \$350,000 on 10,000 square foot lots. This is a large parcel and need to increase the housing. Someone else will come in and purchase that property. 7,000 square foot lots are great, he'd like to see 10,000 and can't have that price point in magna.

Speaker # 2: Citizen

Name: Cindy Whitehair

Address: 7281 West 3960 South

Comments: Ms. Whitehair said stepping up as a neutral party, however how many homes. Her biggest concern the intersection, large development going in with Fieldstone. She drove 8000 west during rush hour, it is a nightmare. Need to fix 8000 west before any new homes go in and can't wait until it's broken. Trying to throw out thoughts, she isn't opposed, worried about logistics it will get developed.

Speaker # 3: Citizen

Name: Marie Roe

Address: 8317 Western Drive

Comments: Ms. Roe said idea that need more starter homes and has been to a few town meetings. Lived here 7 years, currently sits on quarter acre lot, she isn't necessarily wanting to move to a smaller lot, she'd like to keep her family in the neighborhood, she'd like to see a lot to move up.

Speaker # 4: Citizen

Name: Brian White

Address:

Comments: Mr. White said he doesn't own all of it, he lives next to 6,000 square foot lots. They fought hard to get 10,000, and now they're getting 7,000. He won't sign, if Jeff and Greg want to, they can. He has been out of the loop, he doesn't know why it would be reduced, his son wanted to 9,000 and he is here representing. The properties paid for, he doesn't know why it's a fire drill to sale.

Speaker # 5: Citizen

Name: Tausha Griggs

Address: 8010 West 2700 South

Comments: Ms. Griggs said the property will go into houses, the smaller the lots the more of the housing, she is friends with unified and there have been so many accidents. Her concern is that many more kids with more housing will be walking. A lot of traffic, safety hazard, that many more cars. Being the neighbor to the north, they have no intention of changing A-1 zone or developing the corner.

Speaker # 6: Citizen

Name: Robert Goble

Address: 3053 South 8400 West

Comments: Mr. Goble said this is a historic legacy and rocks will be demolished. The area is where the name of Pleasant Green was first coined. Coons Creek ran through, hope people consider and what's going to happen to the rocks. Asking people to start putting a historical marker and historic legacy is considered.

Speaker # 7: Citizen

Name: Matthew Crosby

Address: 2904 South Hibler Drive

Comments: Mr. Crosby said to keep the consideration of the young people and future residents. It's important that he might have an opportunity to live here and he could find an affordable home here. He dreams to get a bigger house and put down his roots in Magna and keep in mind the areas and keep the community feeling and don't want to sacrifice for smaller lots. His yard is too small for what he aspires in the future.

Speaker # 8: Citizen

Name: Jamie White

Address: 8253 West Joseph Drive

Comments: Ms. White said prospective the demand for housing is not specific to Magna and intended \$250,000 is low and \$399,000 is high. 10 years ago, they put in housing and it looks horrible. 15 years later Magna residents are still here. These are their backyards, they want a family friendly neighborhood. Entire town is high density. There is a demand for all stages and they are left with all the aftermath and cars piling up on the streets, sometimes multiple families in the homes. This is our community.

Speaker # 9: Citizen

Name: Kris Nguyen

Address: 3059 Hibler Drive

Comments: Ms. Nguyen asked what's wrong with Magna they can't have 10,000 square foot lots. Most started in Magna and a starter home, they had their first two kids there. When they looked for housing there was lack of 10,000 square foot lots, and so happy to find this community, very little turnover and people choose to live here because these reasons. Can go back to bigger. Revolving door of ownership, small density housing and revolving door with the families they want to go somewhere else and very desirable if you want to stay in Magna.

Speaker # 10: Citizen

Name: Holli Meza

Address: 2872 South 8200 West

Comments: Ms. Meza said she has lived here since 4th grade, bought a starter home, it was hard to find a home in Magna and give their family to move and grow. She knows so many good families that left because there weren't any homes to purchase. Magna deserves to have 10,000 square foot lots, worries about safety of children, please reconsider and Magna deserves to have larger lots with larger homes.

Speaker # 11: Citizen

Name: Steve Contratto

Address: 2897 South Breeze Drive

Comments: Mr. Contratto said he has a vision, he hopes this community will be as nice as the east side. When the builders were going to build homes at \$350,000, that isn't affordable. He hopes this community will make a better place and have pride.

Speaker # 12: Citizen

Name: Melanee Monsen

Address: 3043 South Hibler Drive

Comments: Ms. Monsen said when they found out about the rezone, they thought they'd have to put their house up for sale. It's fine to have affordable housing, more well established, need more well established to move in. Kris Nguyen started the food pantry and she feeds many people and is committed to Magna, baseball coaches, PTA presidents, volunteers on this street who will put their houses for sale. Bring in more single-family development, more kids to help, steer development, more established and more help.

Speaker # 13: Citizen

Name: JR Sharp

Address: 3068 South Hibler Drive

Comments: Mr. Sharp said need to keep the core of magna and establish building the community. Bringing high density homes drives out the core of their community. Don't want to walk up his street, drive through there, people park on the street, more than two vehicles parking on the road, stand your ground and keep the core of the community solid.

Speaker # 14: Citizen

Name: Laurie Whetstone

Address: 2954 South 8000 West

Comments: Ms. Whetstone said first time home buyer, big properties and prices, bought as a starter home, but doesn't necessarily have to be a home to be a starter home. If you try to find half acre lot, you can't find them. Market is acceptable to have larger lots, generation has more toys. In addition, 8000 west is horrible, more traffic is not acceptable.

Speaker # 15: Citizen

Name: Robert Wren

Address: 2934 South Hibler Drive

Comments: Mr. Wren said as Mr. Sharp mentioned the development by the storage units. In his starter home, trailers were moved to the and were blocking his driveway. He moved away and moved back and took him 10 years to get on Hibler Drive. This is an established neighborhood and need to add to schools and leadership.

Speaker # 16: Citizen

Name: Eric Willardson

Address: 3010 South Hibler Drive

Comments: Mr. Willardson said he has been a developer for 17 years. They like the area and need bigger lots. Look at the demographic, people aren't moving to Magna. They need to build places attractive, a lot of growth, he doesn't like it, and Magna has low income high density. Need to come up with a master plan, this hurts the value of his property. People to contribute, need this housing and demand, and if not purchased a lot of builders are coming in.

Speaker # 17: Citizen

Name: Lisa Bonnell

Address: 3029 South Hibler Drive

Comments: Ms. Bonnell said she grew up in Magna and moved, they wanted to move back and almost didn't. Asked about 180 homes and the school. How will that be affected, is there another spot to put another elementary. Larger lots, older more established would be there.

Speaker # 18: Citizen

Name: Sabrina Ogden

Address: 3599 Pleasant Green Drive

Comments: Ms. Ogden said she has been here 20 years, it's a great subdivision and it's been frustrating, she hopes that they relook at the lot size. She is all for bringing people here, but it's hard to watch. She didn't think she'd be here this long and wants to see it grow and they are taking a step back.

Speaker # 19: Citizen

Name: Deborah Alfred

Address: 2980 South 8000 West

Comments: Ms. Alfred said her property backs the field. She isn't above development. The houses on Hibler are beautiful and a bonus to Magna. Her home isn't brand new, she doesn't want high density behind her. She doesn't want them to be able to look out their window to her back yard. She's asking not to build high density, give them the lots they need over there. They love each other and need each other. She started in Magna, when she moved she took the next best thing, don't build those lots or high density.

Speaker # 20: Citizen

Name: Troy Larsen

Address: 2674 South 8000 West

Comments: Mr. Larsen said talk about needing housing for all lifestyles. Magna as they know, there is a majority of starter homes, paid \$44,000. After a few years wanted a larger home, unfortunately economy collapsed, they were looking for horse property, they got one acre. Fieldstone has approved smaller lot sizes. Important to keep like sized developments next to each other, all these homes are 10,000 square foot lots. Didn't get argument from her on DR Horton, could have higher density. Maintain all lifestyles and graduate into a larger home the trend is not available.

Commissioner Sudbury said they denied Fieldstone and was overridden.

Speaker # 21: Citizen

Name: Mike White

Address: 2832 South 8200 West

Comments: Mr. White asked if its denied here, can the county still approve.

Mr. Johnson said the council meets the second and fourth of the month, this body makes a recommendation.

Speaker # 22: Citizen

Name: Mercedeez Ruiz

Address: 2962 South Hibler Drive

Comments: Ms. Ruiz said when they were looking for a house, she dragged her husband to Hibler drive. They don't have to take care of their homes, they choose to. She works for a firm and they build high density everywhere. Want to attract more established areas. They need to keep that in mind.

Speaker # 23: Citizen

Name: Steve Colbert

Address: 3124 South 8950 West

Comments: Mr. Colbert said when they bought the lot, they hired a builder and if anything happens behind or to the east, main living floor should be 1,400 square feet. If you can make the lots ½ acre he'll buy one.

Speaker # 24: Citizen

Name: Will Griggs

Address: 8010 West 2700 South

Comments: Mr. Griggs said he observes the traffic constantly and is nerve wrecking to let his kids play. He's lived there 10 years and traffic has got worse. He's against high density housing and will bring more traffic.

Speaker # 25: Applicant/Ivory Development

Name: Bryon Prince

Address: 978 East Woodoak Lane

Comments: Mr. Prince said he wants to clarify there has been a lot of unfairness. Hibler drive is not the only nice street in magna. Staff should do an analysis and it is already determined this will be developed. These are not starter homes, price point is not a starter home. This will be a beautiful housing product. To compare to Fieldstone is ridiculous. The neighborhoods that surround are nice and that's what they're proposing. Looks forward to an open house, look at plans and designs.

Commissioner Sudbury said if he gets the 10,000 square foot lots, that would be a done deal.

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

PUBLIC PORTION OF MEETING CLOSED

Commissioners and staff had a brief discussion regarding 10,000 square foot lots, starter homes, public clamor, traffic, open house, schools, and community activities.

Motion: To recommend denial of application #30632 to the Magna Metro Township Council requesting 10,000 square foot lots.

Motion by: Commissioner Sudbury

2nd by: Commissioner Richards

Vote: Commissioners Elieson and Cripps opposed, all other commissioners voted in favor (of commissioners present). Motion passed.

Commissioner Cripps motioned to adjourn, Commissioner Elieson seconded that motion.

MEETING ADJOURNED

Time Adjourned – 8:34 p.m.