



Planning and Development Services

2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050

Phone: (385) 468-6700 • Fax: (385) 468-6674

www.pwpds.slco.org

**MEETING MINUTE SUMMARY
MAGNA METRO TOWNSHIP PLANNING COMMISSION MEETING
Thursday, August 9, 2018 6:30 p.m.**

****Meeting minutes approved on September 13, 2018****

Approximate meeting length: 2 hours 4 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	Public Mtg	Business Mtg	Absent
Clare Collard			x
Dan Cripps	x	x	
Sara VanRoosendaal	x	x	
Aaron Weight			x
Mickey Sudbury	x	x	
Mark Elieson	x	x	
Nathan Pilcher			x
Todd Richards	x	x	
Ammon Lockwood			x

Commissioners and Staff:

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

BUSINESS MEETING

Meeting began at – 6:30 p.m.

- 1) Approval of Minutes from the June 14, 2018 meeting.
Motion: To approve minutes from the June 14, 2018 meeting as presented.
Motion by: Commissioner Elieson
2nd by: Commissioner Richards
Vote: Commissioners voted unanimous in favor (of commissioners present)

- 2) General Plan Update – Max Johnson
Mr. Johnson provided an update to the general plan process. He advised September 4th will be the final steering committee meeting. Planning two open houses the end of September to accommodate everyone.

Mr. Johnson advised there are four final commissioners for LUAU training August 25th.
Mr. Johnson opened the option for commissioners to attend the Fall APA conference.

- 3) Crosswalk update at U-111 – Crystal Hulbert
Ms. Hulbert provided an update that they are working with the Magna Metro Township Council on

8400 west traffic calming. Will have 50% design in a few weeks, working out items and wanted to present and show what's going on. Andrew Broschinsky with AECOM provided a PowerPoint presentation.

Commissioners asked questions regarding pedestrian crosswalks and number of crosswalks, moving signal and moving 4100 to the high school.

- 4) 30718 - Fig Colony Farms – Update Planning Commission on Site Plan - Todd Draper
Mr. Draper provided an update and under development agreement with the council. The two reasons are the preliminary plat that will be recorded. Civil plans show additional parking. Approval was for 400 units but reduced to 301 units and townhome style development. Roads are private maintained by the HOA.

Commissioner Cripps said he was looking for the green space. Mr. Draper advised where open space is provided, parking spaces, and trails as amenities including right of way.

- 5) Other Business Items (as needed)
No other business items to discuss.

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

PUBLIC HEARINGS

Hearings began at – 7:08 p.m.

30279 – James Doolin on behalf of Fig Colony Farms, LLC and Entheos Academy is requesting Conditional Use approval for Site Plan amendments to Entheos Academy related to installation of an access roadway to the Fig Colony Farms development (file #30718). Includes changes to on-site parking, and child drop-off area. **Location:** 2606 South 7200 West. **Zone:** A-1 z/c (Agricultural, excluding the uses of duplex and dwelling group). **Planner:** Todd A. Draper, AICP

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

Commissioner Cripps asked about the entrance apron of 55 feet and continues. Mr. Draper said uniform width all the way back, 55 feet is the approach. Commissioner Cripps said proposing dedicated marked lane and a queue lane. Commissioner Elieson said on the west bound side would there be a possibility that could just be turned into red curb. Mr. Draper said that would be no parking. Commissioner Cripps asked what the difference is from the roundabout. Mr. Doolin said 450 feet. Detention shouldn't affect the right-hand turn.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Developer/Applicant

Name: James Doolin

Address: 1338 South Foothill

Comments: Mr. Doolin said he has been working on this for over two years. Came in 6 months ago and this gives the best and safest entrance into their school. Parking has been a big concern, restrict parking and enforce by towing. Parking effects livability. Public roadway prefers north side painted red and keep traffic flowing.

Commissioner Cripps asked if looking at a second entrance. Mr. Doolin said there is a second entrance off 2820 south and future development would have access through there also.

Speaker # 2: Entheos Executive Director

Name: Eric Robins

Address: Not provided

Comments: Mr. Robins said he is excited to be part of this and whether that to be red or no parking and don't allow any kids to be picked up on the road, keeps the flow going. Three major things supporting. When they bought this, the 66-foot strip would be road, can't be a road, this is exciting for that reason. Anything to get parents off and queuing lane is a wonderful thing. Have mud put in front yard, love to get it out of there and fenced off. Inside interior is narrow and adding extra lane and queuing as a pickup. Property ran to canal and took 66-foot stretch.

Closed the public hearing.

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #30279 with staff recommendations and additional condition to redline the north side of the public road.

Motion by: Commissioner Cripps

2nd by: Commissioner Richards

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

30325 – Jose Rodriguez is requesting Conditional Use approval for a Used Car Sales lot. **Location:** 2646 South 7200 West and 7236 West Mineside Drive. **Zone:** C-3 z/c (Commercial – Used Car Sales only). **Planner:** Todd A. Draper, AICP

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

Commissioner Eliason asked if the lot intends to be paved. Mr. Draper said yes but not all, follow the landscape ordinance. Commissioner Cripps asked if the storage area is required to be a durable surface. Mr. Draper said pavement or asphalt. Commissioner Richards asked how many parking spots. Mr. Draper said 42 on phase two and 46 on phase one. Commissioner Cripps asked why two different addresses. Mr. Draper said two different parcels and would need to be combined.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Jose Rodriguez

Address: 2660 South 7200 West

Comments: Mr. Rodriguez said asphalt and display inventory. Focus on phase one and future focus on phase two.

Speaker # 2: Citizen

Name: Sonja Kingery

Address: 7278 West Copperview

Comments: Ms. Kingery said all there was a card to build a car lot across the street from her. Looks like a dump, coming in or out, people are parking on both sides of Copperview, dodging cars and Entheos parents park there after school. Concern is traffic coming through there, sacks of trash, and detention pond.

Commissioner VanRoosendaal said this application is for this property and six-foot fence. Ms. Kingery asked how will this effect air quality, traffic flow, noise, and thieves.

Speaker # 3: Applicant

Name: Daniel Rodriguez

Address: 2680 South 7200 West

Comments: Mr. Rodriguez said he has a high standard of progress, always obeying the law and he is concerned with the traffic and that is why they are creating more parking in the back and more lighting.

Speaker # 4: Citizen

Name: Troy Larsen

Address: 2674 South 8000 West

Comments: Mr. Larsen mentioned the landscaping on east side. Concern with Entheos and the back. He asked if there will be trees there to mediate the lot and residential.

Speaker # 5: Ward Engineering

Name: Alex Drake

Address: 231 West 800 South

Comments: Mr. Drake said he is working in coordination with landscaping for detention pond, storm water control and beautification of the lot. Still in the works but is hearing the concerns.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #30325 with staff recommendations as presented.

Motion by: Commissioner Richards

2nd by: Commissioner Elieson

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

30619 – Dan Simpson is requesting preliminary plat approval to create a 2 lot, flag lot subdivision. **Parcel Area:** .38 Acres. **Location:** 3216 South 8400 West. **Zone:** R-1-6. **Planner:** Todd A. Draper, AICP

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

PUBLIC PORTION OF MEETING OPENED

No one from the public present to speak.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #30619 with staff recommendations as presented.

Motion by: Commissioner Cripps

2nd by: Commissioner Sudbury

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

30725 – Ginger Romriell and Ascent Development Group LLC, is requesting approval of zone changes from M-1 (Industrial) to C-2 (Commercial) and RM (Multi-Family Residential). **Acres:** Approximately 32.76 acres. **Location:** 7930 and 7852 West 4100 South. **Planner:** Todd A. Draper, AICP

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

Mr. Johnson said when they did the current general plan, they did have contact, but may have been Hercules or ATK over the over pressure zones. Now he's having a harder time penetrating the department and is still optimistic. Have been having the committee meetings and there has been discussion creating the zones first creation. Isn't anything the county can do removing the zones. Would be presumptuous to rezone property under this. Would support the council holding off the final decision before they know those answers.

Commissioner VanRoosendaal asked with 4100 south being West Valley City, what is their opinion. Commissioner Richards said there is a development area of 74.30 acres and application is said 72. Todd said yes because the parcel is only 72. Todd asked height for apts. Todd said 72 feet.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Ascent Development Group

Name: Ginger Romriell

Address: 555 State Street, Orem

Comments: Ms. Romriell said asking for zone change. Can do three different parcels possibly a maverick or chevron on the corner. She has talked to ATK and they are doing structural frames for satellites and with their attorney and requesting update status and has engineering here. Will do as it looks without subdividing and single ownership with all units. Hoping to stay with the general plan.

Commissioner Richards said there will be 200-apartment units and asked how many stories. Ms. Romriell said three to four story townhomes, may be four slab on grade. Zach Hartman with Land Advisors said the over pressure zone is something the owner agreed to. Mr. Draper said done by ordinance and some mutual agreement. Isn't a zone but an overpressure area and changes would have to be made by ordinance and is a health safety thing. Commissioner Elieson said the over pressure zone is a blast zone across from the area. Commissioner Richards asked if there is a height restriction in the overpressure zone.

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

PUBLIC PORTION OF MEETING CLOSED

Commissioners had a brief discussion regarding zoning prior to hearing back from ATK, and there may be a height restriction. Jeremy Draper said when he was looking through the ordinance he didn't see any special requirements. It's not that bad to design structures through there its minimal damage to the buildings when they design them correctly. Commissioner Richards said no separate height but concerns about allowable height and would be a conditional use. Commissioner Sudbury said great doing

apartments, but nice having homes, no interest of the town and that's important, but they have enough apartments and need people to want to live out here. Mr. Hartman said create live cycle and want to do 6,000 square foot lots. Commissioner Sudbury said would like to see bigger lots.

Motion: To recommend approval of application #30725 to the Magna Metro Township Council as presented.

Motion by: Commissioner Elieson

2nd by: Commissioner Cripps

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

30732 – Ron Hall is requesting approval of a zone change from R-1-6 (Single Family Residential) to R-1-21 (Single Family Residential) to be able to construct a Home and Guesthouse on the property. **Acreage:** .87. **Location:** 8175 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.

Commissioner Richards asked if the access was off 3100. Mr. Draper confirmed it is and easement is twenty something and can meet the requirements of ordinance. Commissioner Elieson asked what the definition of a guest house is. Mr. Draper said cannot be sold off, may be part of the main home.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicants brother

Name: Bart Hall

Address: 7016 West 3265 South

Comments: Mr. Hall said working with the fire marshal with the flag lot, guest house adjacent to single family dwelling.

Speaker # 2: Citizen

Name: Lori Lape

Address: 8179 West Marcy Brook Place

Comments: Ms. Lape said she loves the idea and is excited it will be that. She backs the property and not town homes.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To recommend approval of application #30732 to the Magna Metro Township Council as presented.

Motion by: Commissioner Cripps

2nd by: Commissioner Sudbury

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

MEETING ADJOURNED

Time Adjourned – 8:34 p.m.