



**Planning and Development Services**

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**MEETING MINUTE SUMMARY  
MAGNA METRO TOWNSHIP PLANNING COMMISSION MEETING  
Thursday, September 13, 2018 6:30 p.m.**

**\*\*Meeting minutes approved on October 11, 2018\*\***

**Approximate meeting length:** 50 minutes  
**Number of public in attendance:** 6  
**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	x	
Nathan Pilcher			x
Todd Richards			x
Ammon Lockwood			x

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Max Johnson		x
Todd Draper	x	x
Curtis Woodward		
Jim Nakamura		

**BUSINESS MEETING**

**Meeting began at – 6:33 p.m.**

- 1) Approval of Minutes from the August 9, 2018 meeting.  
**Motion:** To approve minutes from the August 9, 2018 meeting as presented.  
**Motion by:** Commissioner Cripps  
**2<sup>nd</sup> by:** Commissioner Elieson  
**Vote:** Commissioners voted unanimous in favor (of commissioners present)
  
- 2) Update and discussion of Little Valley Gateway project – Max Johnson  
*Mr. Johnson provided an update and discussed an annexation regarding zoning and development agreement.*
  
- 3) General Plan Update – Max Johnson  
*Open House scheduled for September 27<sup>th</sup> at the Webster Center for the general plan, take to Council and have another open house.*

- 4) Other Business Items (as needed)  
*APA Fall Conference on October 4<sup>th</sup>.*

## **PUBLIC HEARINGS**

**Hearings began at – 6:45 p.m.**

**30622** – Jeffrey Armstrong is requesting approval for a new conditional use to allow for a Draying, freighting or trucking yard or terminal. **Parcel Area:** 4.76 Acres. **Location:** 2109 South 7600 West. **Zone:** M-2. **Planner:** Todd Draper

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

*Commissioner Elieson asked if ingress and egress off the property, is it off the side road. Mr. Draper said already exists. Commissioner Collard said there is no access to 201. Mr. Draper said no but this is off 2100 south. Commissioner Cripps asked if main portion of site is being upgraded. Mr. Draper said that was the indication.*

## **PUBLIC PORTION OF MEETING OPENED**

**Speaker # 1:** Applicant

**Name:** Jeffrey Armstrong

**Address:** 3419 North 2375 East, Layton

**Comments:** Mr. Armstrong said Mr. Draper covered everything. Completely improve the back behind the home, fence, and chain link and slats, whatever is required. Primarily park trailers and containers from rail yard. Need a yard close to store for a little while. Tractors parked.

*Commissioner Cripps asked how much daily activity. Mr. Armstrong said trucks in and out most of the day and four to five after hours. Night crew starts at 3:30 pm and done by midnight and will come in and out somewhat. Commissioner Cripps asked if existing home office at some point. Mr. Armstrong said as an office or gateman.*

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

**Speaker # 2:** Citizen

**Name:** Troy Larsen

**Address:** 2674 South 8000 West

**Comments:** Mr. Larsen he leases the pasture west from Kennecott. For his requirement solid barrier fence. East property does not have a solid barrier fence, just barbed wire and why is there such a difference. The roadway back in on the southwest corner, stacked up concrete, because it drops in to a hole and put dirt over it for access to the back lot.

*Mr. Draper said first thing, they do not have a land use approval for trucking here, they have a business license. They have to be put on notice for not having land use approval. Suspect someone looked up the zone and was allowed. As far as done to access, he can't address the access. Commissioner VanRoosendaal said when they heard this, had a curb and gutter concern. Mr. Draper said went to mayors meeting and was approved not required. Mr. Draper said will need to check on requirement and whether this is new development. He thinks intent was for development along the frontage and home was already existent. Commissioner Elieson asked change from home to office. Mr. Draper said they may still use it as a night*

watchman or resident in the nature. Commissioner Weight said the amount of traffic coming in and out effect the road improvements. Mr. Draper said it hasn't been identified by traffic. Will be looked at in the technical review process. Commissioner Elieson said keep putting curb and gutter off and developers come in, question why they need to do something. Commissioner Cripps asked if there is a requirement to bond. Mr. Draper said the outright waiver and delay agreements.

**Speaker # 3:** Citizen

**Name:** Dan Peay

**Address:** 3455 South Oquirrane Street

**Comments:** Mr. Peay said coming off the road if no driveway or curb and gutter, the road starts busting up. Wondering if they can pour some concrete.

*Mr. Draper said the obvious is why this is being inspected, may require concrete edge, probably still require an apron and dealt with in the technical piece and list as a condition.*

*Commissioner Collard motioned to close the public hearing, Commissioner Elieson seconded the motion.*

### **PUBLIC PORTION OF MEETING CLOSED**

*Commissioners had a brief discussion regarding a concrete apron and road maintenance.*

**Motion:** To approve application #30622 with staff recommendations and one additional condition:

4. Require suitable entrance apron.

**Motion by:** Commissioner Cripps

**2<sup>nd</sup> by:** Commissioner Weight

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

**30739** – Shawn Hayward on behalf of the Raymond Construction Company and the Loy W. Watts Family LLC, is requesting approval of a zone change from A-20 (Agricultural- 20 acre minimum lot size) to M-2 (Heavy Industrial). **Acres:** 3.34. **Location:** 7730 West Utwo O One Hwy. **Planner:** Todd A. Draper, AICP

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

*Commissioner Weight asked if there was an intended use. Mr. Draper said he believes for trucking use.*

### **PUBLIC PORTION OF MEETING OPENED**

**Speaker # 1:** Broker for applicant

**Name:** Steve Anderson

**Address:** 376 East 400 South

**Comments:** Mr. Anderson said office headquarters, heavy infrastructure contractor. Interim storage and office located on site and parking for equipment.

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

### **PUBLIC PORTION OF MEETING CLOSED**

*Commissioners had a brief discussion regarding preparation for inland port and frontage road.*

**Motion:** To recommend application #30739 to the Magna Metro Township Council for approval as presented.

**Motion by:** Commissioner Sudbury

**2<sup>nd</sup> by:** Commissioner Cripps

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

**MEETING ADJOURNED**

**Time Adjourned – 7:23 p.m.**