



Planning and Development Services

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

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

Approximate meeting length: 1 hour 38 minutes

Number of public in attendance: 8

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	x	
Dan Cripps (Vice Chair)			x
Sara VanRoosendaal (Chair)	x	x	
Aaron Weight	x	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		

BUSINESS MEETING

Meeting began at – 6:32 p.m.

- 1) Approval of Minutes from the September 13, 2018 meeting.

Motion: To approve minutes from the September 13, 2018 meeting as presented.

Motion by: Commissioner Collard

2nd by: Commissioner Elieson

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

- 2) General Plan Update – Max Johnson

Mr. Johnson provided an update to the open house. Appreciates the discussion, Northrup Grumman was here to help. New information, need to have another steering committee meeting to address the maps. Only one comment from the open house, will require a statement on 3500 south change from blue to red, north of Arbor Development, should be more multi-family or retail. Seek change to accessory dwelling units. Process is moving forward and likes where we're heading and unearthed every issue to address, very thorough review.

3) Other Business Items (as needed)

Commissioner Weight is curious why this can't wait. Mr. Johnson said deadlines fast approaching from the developer and reviewing an application there are huge concerns from the applicant and moving forward and is scheduled at the council on the 23rd. Requirement that it receives a recommendation from planning commission, that is why we scheduled it to go to council.

Commissioner Elieson said the recommendation must go to the council before the 23rd, so we can give their opinion. Commissioner Weight things this is huge, and Commissioner Collard said may want to take time and review it, so everyone can have a say. Mr. Johnson asked for a letter to the council. Commissioner Weight said proceed with the meeting but note there are concerns. Commissioner Elieson said we need to have the most recent copy. Mr. Johnson said will send the most updated copy but will change prior to the meeting. Commissioner Weight asked if the land use attorney will be there. Commissioner Elieson said Paul Ashton is not a land use attorney, but Municipal Services District is in the process of hiring one. Commissioner Sudbury asked why we are pushing this, this would just be pushed back.

Northrup Grumman – Lyndon DeYoung provided an update to overpressure zones. Commissioner Richards was surprised with the new development, that pressure zone didn't go farther west. Commissioner Elieson said since they have spoken the development codes have changed, maybe require them to look at standards implemented to put a safe structure in those zones. Commissioner Collard said alarming to even put a school so close to this area. Sending a new version of the parcel map.

Commissioner VanRoosendaal said one thing she took from the APA conference is their outdated land use ordinances and conditional use and should investigate updating this. Mr. Johnson said at the APA conference three members showed up, kick around a spring or fall may become mandatory.

Commissioner Weight motioned to close the business meeting, Commissioner Sudbury seconded that motion.

PUBLIC HEARINGS

Hearings began at – 7:19 p.m.

30789 – Evan Stewart on behalf of Morgan Asphalt Inc and Kennecott Utah Copper LLC, is requesting Conditional Use approval for a paving materials central mixing plant. **Location:** 7620 West UTWO-O-ONE Highway. **Zone:** M-2 (Heavy Industrial). **Planner:** Todd A. Draper, AICP

Salt Lake County Planning and Development Services Planning Supervisor Max Johnson provided an analysis of the Staff Report.

Commissioner Richards asked how far away the house is from the property line. Mr. Johnson said this facility must be located no less than 300 feet from any residential property. Addressing some of the facility to the east and will make sure they comply with that zone.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant
Name: Evan Stewart

Address: 1970 North Redwood Road

Comments: Mr. Stewart handed out a packet of approval with conditions. They have been actively addressing the conditions and want to comply. Mr. Stewart went through his handout and confirmed they are 314 feet from the residential property and another 200 feet from the structure.

Commissioner Richards asked square footage of the office. Mr. Stewart said small change on footprint. Current plan is 12,000 square feet, update 22,088 square feet for office and truck maintenance shop, they'll have scales and integrated into the shop. Commissioner Richards asked if there will there be discharge. Mr. Stewart said current plan is to retain.

Mr. Johnson asked if this would require vacation. Commissioner Elieson has a question on ingress/egress of the plant, he knows north side frontage road was mentioned inland port, he heard rumors they are working with UDOT to put that in, no ingress/egress are they considering using the right of way to the north as access off 2100 south. Mr. Stewart said no, because of the wetlands. Commissioner Richards asked if it goes to 7200 west. Mr. Stewart said from 7200 to their property. Mr. Stewart said need to combine three parcels into one and will proceed. Commissioner Richards asked width of frontage road. Mr. Stewart said will match the cross section, 35 feet wide on top. Commissioner Richards said they aren't requiring curb and gutter. Mr. Stewart confirmed no. Commissioner Richards asked about precast solid barrier fence. Mr. Stewart said will do what everyone thinks is best. Commissioner Richards asked with the larger building is there more parking required. Mr. Stewart said yes, and they are supplying that. Air quality is going out next week.

Mr. Stewart said very critical time frame, they are the largest paving contractor that doesn't supply their own supplies and their suppliers are their competitors, timing is everything. If started in the spring and word gets out, they're gaining a larger competitor and contracts supply on them supplying. Going in to winter and up and running by spring to fulfill contracts. Commissioner Sudbury asked time frame. Mr. Stewart said breaking ground in November the plants starts to deliver in December. Commissioner Richards said hot miss asphalt plant and who set the limit. Mr. Stewart said air quality and emissions, in a year, 350,000 tons.

Speaker # 2: Morgan Asphalt

Name: Thom Morgan

Address: 1970 North Redwood Road

Comments: Mr. Morgan said they have been working for two years full time on the project. First piece to acquire and aggregate and gravel pit, which they did. This location will serve their needs all through the surrounding counties. One big push, all the proposed expansions of the northwest quadrant. Tried over a year of five or six different parcels, some individual passed away that wasn't interested in selling. Finalized deals, bought it and cleaned it up and abandoned and made a deal with Kennecott. Worked on ten different parcels. Even though there is not road, no other parcel would really accommodate or facilitate their need. This will be big enough to move all headquarters out there. Will be visible from the highway and everything brand new. Vote in favor.

Commissioner Elieson said once you get the operation underway, what is truck traffic from Grantsville. Mr. Morgan said six double bellies would feed that plant, one every 15 minutes.

Speaker # 3: Applicant

Name: Evan Stewart

Address: 1970 North Redwood Road

Comments: Mr. Stewart provided clarification with the timeframe can't afford to come back. In approval this commission is okay with the increased footprint of the building and the move and change.

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

PUBLIC PORTION OF MEETING CLOSED

Commissioners and staff had a brief discussion regarding use on one lot, corporate office of 200 employees, and conditions.

Motion: To approve conditional use application #30789 with Staff Recommendations and revised site plan of larger building and movement back.

Motion by: Commissioner Richards

2nd by: Commissioner Elieson

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

Mr. Johnson said an application to build housing units on 8400 south in the three old Kennecott buildings. The buildings will be demolished. Tentatively the conditional use process 25-32 units per acres, with 8.3 acres. If they meet certain conditions can go up to 31 units.

MEETING ADJOURNED

Time Adjourned – 8:10 p.m.