



**Planning and Development Services**

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**MEETING MINUTE SUMMARY  
MAGNA METRO TOWNSHIP PLANNING COMMISSION MEETING  
Saturday, October 20, 2018 10:00 a.m.**

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

**Approximate meeting length:** 1 hour 41 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
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	x	
Todd Richards	x	x	
Ammon Lockwood	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Max Johnson	x	x
Lupita McClenning		

**BUSINESS MEETING**

**Meeting began at – 10:12 a.m.**

*Paul Ashton introduced an attorney for assistance, this is important as recommendations are made to the Council, he introduced Craig Smith.*

- 1) Overpressure area update from Northrop Grumman representatives

*Dave Sebahar provided an overview of their drawing of the overpressure zone.*

*Commissioner Elieson said several meetings prior, Northrup Grumman pushed the fact where the development was going is at a .3 overpressure zone, that entire development is in a .2. With current ordinances and building standards, he would have to assume fairly well covered against damages or injury in that particular area. Mr. Sebahar said in .3 overpressure zone, previously zoned by Salt Lake County, he can't speak to that. Commissioner Elieson and Commissioner VanRoosendaal said it is in .3 by zoning map.*

*Mr. Johnson said this is good news, that there is documented response to what the land is. Staff will effort to find out what needs to change, because it's not a zone, it's an overpressure area.*

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

*Commissioner Cripps motioned to close the Business meeting, Commissioner Weight seconded that motion.*

### **PUBLIC HEARINGS**

**Hearings began at – 10:25 a.m.**

**30815** – Adam Loser representing D.R. Horton, is requesting discussion and possible recommendation of a General Plan Amendment and Development Agreement for the Little Valley Gateway property. **Acres:** Approximately 210 acres. **Location:** 3938 - 3940 South 8400 West (U-111), approximately. **Zone:** P-C. **Planner:** Max Johnson

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

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

**Speaker # 1:** D.R. Horton

**Name:** Adam Loser

**Address:** 12351 Gateway Park Place, Suite D100

**Comments:** Mr. Loser said he's been working at length with Mr. Ashton and Greg Schulz getting the annexation process. Had to reprocess, been in negotiation for some time since March. Appreciates Northrup. When they first looked at the zoning map the .3 and .2 falls on parcel lines and the map is representative of what happens. Nation's largest home builder in the past year built 52,000 homes and this year in Utah built 700. Been in the market since 1992, he grew up in West Valley, fun roots. He has a presentation and is excited about this project.

*Commissioner VanRoosendaal asked about the trees from the middle of the private driveways removed. Mr. Loser confirmed yes. Staff wanted to put calming trees, and they removed 85 trees and they installed 200 more. Mr. Ashton advised to discuss the development agreement, as that is what is in front of them today.*

*Mr. Loser provided a PowerPoint presentation. Commissioner Sudbury asked how long before must be painted. Mr. Loser said they are long term and CC&R's will make sure they follow. He will submit a traffic study from Ryan Hales. Kennecott has come through with the school district and their property and scraped off the ground for lead and pigeons. Round two of the remediation, pretty specific on their site only two acres of the 210 acres.*

*Mr. Loser said they took base development agreement with Fieldstone and put in their information with the PC zone and what they hope to accomplish. Commissioner Elieson has question, page 13, item G. His concern is if you put in 3 story town home at 800 square feet. Mr. Loser said most are 1,400 square feet with a crawl space. Commissioner Elieson said there would only be 250 square feet per level. Mr. Loser said all their townhomes are two levels. Commissioner Elieson said he is just concerned with that stated in there, they would live in micro. Commissioner Weight said in other ordinances its talking about finished*

square feet, not unfinished. Commissioner VanRoosendaal said since they are going to be crawls, can we drop the unfinished. Mr. Loser said wants to verify the square footage.

**Speaker # 2:** Northrup Grumman

**Name:** Jennifer Bowman

**Address:** 3500 South 8400 West

**Comments:** Ms. Bowman asked if they are oriented with a carport closer to their property line.

Mr. Loser said unavoidable to have windows facing one way or the other and tempered glass facing the epicenters. Confirmed with Mr. Johnson the most updated report is 1987. Mr. Loser asked if any commissioners lived in the .3 zone. Commissioner Cripps and Commissioner Weight advised theirs was built before the overpressure zone. Mr. Sebahar advised there hasn't been any incidents since 1970. Commissioner Elieson said talk to residents that there are reports, his neighborhood had five homes with windows cracked. Commissioner Cripps said built in 1977 and there was nothing in the documents, but he has had cracked windows.

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

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

Commissioners and Counsel Craig Smith spoke on development agreements, history and the role of the planning commission. Clarify finished and unfinished and break down square footage for types of units. Open space and parks development, amenities. Commissioner Elieson asked if they need the applications and fees paid before they do this. Mr. Smith advised the fees will be paid and could make this a condition. Commissioner Weight said requirements for land use table, community structure plan, and products plan submission plat, but doesn't see these in here. Commissioner Lockwood asked if 25 years is agreed upon, is it common or negotiable. Commissioner Elieson said in conversations at APA, 25 years is a standard. Mr. Smith said seems long and he's seen 10 and 15. Mr. Ashton said Fieldstone was 20 and they asked for additional 5 years. Mr. Johnson asked if it's okay to move forward with the development agreement without the application and fees paid and protect Magna and adjust densities and amenities the Metro Township wants. Mr. Smith said wouldn't recommend signing it, if this is just a recommendation. Mr. Smith asked Mr. Ashton. Mr. Ashton said would not sign without the application and fees paid. This development agreement is at the front end and laying out ground work, zone and subject to the PC zone requirements. Do you want to update the ordinance or live by the old ordinance, putting this as .3. Mr. Johnson confirmed throwing them out and will be fine with the density and yes everything comes to the planning commission in phases. Commissioner Weight said you've entitled so many units up front, shouldn't there be assurance the capacity of the land can accommodate. Confirm it is here today because it goes to council Tuesday and is approval held off until. Mr. Ashton said it can be approved with conditions. Mr. Johnson said the plat hasn't been executed through the lieutenant governor's office. Mr. Smith said it is in the process of being submitted. Commissioner Weight said in 2.3, there may be something where Magna can enforce CC&R's and intent. Mr. Smith said he doesn't see a harm in it, CC&R's are private and would be concerned if we were required to enforce CC&R's and put township in a position and gives flexibility.

Commissioners had a brief discussion to continue to complete document and application, granite school district representative, zone, and safety options. Mr. Johnson said if they continue, the council would still determine the motion.

**Motion:** To recommend application #30815 for approval to the Magna Metro Township Council with Staff Recommendations and conditions noted in today's discussion and adding exhibits, square footage, overpressure zone, and zoning and legal counsel information.

**Motion by:** Commissioner Richards

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

**Vote:** Commissioner Weight voted nay, all other commissioners voted in favor (of commissioners present). Motion passed.

**MEETING ADJOURNED**

**Time Adjourned – 11:53 a.m.**