



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, November 8, 2018 6:30 p.m.**

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

Approximate meeting length: 1 hour 8 minutes

Number of public in attendance: 19

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	x	
Todd Richards	x	x	
Ammon Lockwood	x	x	

Commissioners and Staff:

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Max Johnson	x	x
David White	x	x

BUSINESS MEETING

Meeting began at – 6:31 p.m.

- 1) Approval of Minutes from the October 11, 2018 meeting.

Motion: To approve minutes from the October 11, 2018 meeting as presented

Motion by: Commissioner Sudbury

2nd by: Commissioner Elieson

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

- 2) Approval of Minutes from the October 20, 2018 meeting.

Motion: To approve minutes from the October 11, 2018 meeting as presented

Motion by: Commissioner Sudbury

2nd by: Commissioner Elieson

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

- 3) General Plan Update – Max Johnson

Mr. Johnson provided an update and is waiting for information from Northrop Grumman and needs info before we meet and schedule a meeting for December 4th, over pressure areas, what it looks like, text amendment in the ordinance and new map still in draft form. Request from DR Horton to

study them, from Northrup Grumman. Rethink zoning, work on corridors, effect transportation plan. Start releasing the updated plan to the steering committee looking for feedback.

4) Other Business Items (as needed)

No other business items to discuss.

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

PUBLIC HEARINGS

Hearings began at – 6:39 p.m.

30718 – James Doolin is requesting approval of the Fig Colony Farms PUD final plat. The preliminary was given approval in conjunction with the development agreement. **Location:** 7595 West Highway 201. **Zone:** RM (Residential). **Planner** – Todd A. Draper, AICP

Salt Lake County Planning and Development Services Planning Supervisor Max Johnson advised the applicant has followed the project and signed the mylar.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: James Doolin

Address: 1338 South Foothill Drive, #301

Comments: Mr. Doolin said planning 301 total units. 100 apartment style and 201 townhome units.

PUBLIC PORTION OF MEETING CLOSED

30766 – Ty Vranes is requesting approval of the Daisy Meadows preliminary plat to develop a nine (9) lot subdivision. **Parcel Area:** 1.814 Acres. **Location:** 3150 South Spencer Avenue. **Zone:** R-1-6. **Planner:** David D. White

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

Commissioner Richards asked if existing structures are staying. Mr. White said will be removed. Commissioner Weight asked in the cul-de-sac is a tiny corner parcel by itself, what is that. Mr. White said a redesign and boxed out to be right of way.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Ty Vranes

Address: 13708 Buckeye View Way

Comments: Mr. Vranes said the subdivision is straight forward complies with general plan. All structures removed on site. Went through iterations, before made application and spoke to planner and engineering.

Commissioner Richards asked about the north border, and difference in property lines. Mr. Vranes said representative of parcel purchasing and verified by title report. Both parcels on north extend further.

Commissioner Richards motioned to open the public hearing, Commissioner Weight seconded that motion.

No one from the public was present to speak.

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

PUBLIC PORTION OF MEETING CLOSED

Magna water company needs to be updated to Terry Pollock of Magna water.

Motion: To approve application #30766 with Staff Recommendations.

Motion by: Commissioner Richards

2nd by: Commissioner Elieson

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

30793 – Bryon Prince is requesting approval of the White Farm preliminary plat to develop a nine (164) lot subdivision. **Parcel Area:** 43 Acres. **Location:** 8003 West 2700 South. **Zone:** R-1-7 zc. **Planner:** David D. White

Salt Lake County Planning and Development Services Planner David White provided an analysis of the Staff Report and provided a handout to be discussed.

Commissioner Sudbury said the big lots will go behind the other houses backside of Hibler. He thought agreed more than 10,000 square foot lots. Have set up if people wanted bigger lots. Mr. White said not seeing in the map, they aren't meeting them. Commissioner Collard said under the impression, but township council overrode that motion. Commissioner Weight asked if parcel is. Mr. White said storm water will be collected according to ordinance.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Ivory Development

Name: Bryon Prince

Address: 978 East Woodoak Lane

Comments: Mr. Prince said township council approved rezone to R-1-7, with specific conditions, primary lots backing onto Hibler, 10,000 square feet and remaining 20% would be larger. Met requirements. All lots minimum of 76 feet wide. Parcel A is intended open space and use for water facility and take in more storm water than just this subdivision.

Commissioner Elieson said there is an irrigation easement down the east side, not reflected on the map and behind the homes on 8000 west and if this is an oversight. Mr. Prince said this is a plat and not a construction plan set. Commissioner Elieson said he has seen them not being used and wants to avoid that from happening. Mr. Prince said County staff has reviewed and this is what was required for planning commission. Commissioner Sudbury said a lot of people use the canal for their back yard and asked if these lots are big enough to pull RV's up in the driveway or out on the street. Mr. Prince said these will be done in phases and if people want this larger, there will be plenty of space. Mr. Prince said 76 feet with 50-foot home, still plenty of space. Sudbury said Parcel A is where the old farm is. Mr. Prince said meeting with the White family it must go.

Commissioner Richards motioned to open the public hearing, Commissioner Weight seconded that motion.

Mr. Prince said he appreciates the opportunity and answer questions.

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

PUBLIC PORTION OF MEETING CLOSED

Mr. White said applicant made a statement about 10,000 square foot lots. Plat in front will be. Commissioner Richards asked for recommendations from staff. Mr. White read the recommendations for approval.

Motion: To approve application #30793 with Staff Recommendations.

Motion by: Commissioners Richards

2nd by: Commissioner Elieson

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

30767 – Brady Young is requesting Conditional Use approval for the construction and operation of a Storage Unit Facility. **Location:** 3904 South 8000 West. **Zone:** M1 (Light Industrial). **Planner:** Todd A. Draper, AICP / David D. White

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

Commissioner Richards said he never saw a retention pond. He sees catch basins. Mr. White said he doesn't have an answer, but at technical review will meet Greg Baptist. Commissioner Elieson said his understanding is storm water down 8000 west. Commissioner Weight asked if they'll expand the water with curb, gutter, and sidewalk. Commissioner Weight said along 8000 there are entrances but not seeing curb, gutter, and sidewalk. Commissioner Richards said on side yard setback and side being railroad and does that need to be 20 feet on property line. Mr. White said will meet the setbacks of the ordinance 20-foot setback is if it's related to a street. Commissioner Richards asked with the setbacks, if it's going to be a fence or building twenty feet will end up being someone's dumping ground. Mr. White said the ordinance isn't going to get you there, if this is a concern, place in your motion.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Brady Young

Address: 92 West 220 South, Orem

Comments: Mr. Young said questions answered. Only doing one story building. Problems and move forward.

Commissioner Richards asked if storm drain. Mr. Young said he did a perg test and store in retention tanks on the property and covered stalls for RV parking.

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

No one from the public was present to speak.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #30767 with staff recommendations, adding sidewalk requirement met and addressed, include width on Kappa Drive extended and not creating dead spaces on borders, for things to collect.

Motion by: Commissioner Weight

2nd by: Commissioner Richards

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

30813 – Eugenie Wilson is requesting a conditional use approval to construct new accessory structure in addition to the existing accessory structures not to exceed 2282 square feet and 25 percent of the rear yard. **Parcel Area:** 0.34 Acres. **Location:** 3331 South 8920 West. **Zone:** R-1-8. **Planner:** David D. White

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

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Eugenie Wilson

Address: 3331 South 8920 West

Comments: She has no comments.

Commissioner Sudbury asked what is in there. Ms. Wilson said she will move everything from her garage in there and use her garage for the intended. Commissioner Richards asked if any trees were removed. Ms. Wilson said she is having a tree service come in and move the neighbor's trees back.

Commissioner Richards motioned to open the public hearing, Commissioner Eliason seconded that motion.

No one from the public was present to speak.

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

PUBLIC PORTION OF MEETING CLOSED

Commissioner Richards said with a new application, not being any curb, gutter, and sidewalk. Mr. White said with a new structure, curb, gutter, and sidewalk would come in to play. Commissioner Sudbury asked if they could allow to go up to 2,000 square feet. Mr. White said you can because she is in an agricultural district.

Motion: To approve application #30813 with Staff Recommendations.

Motion by: Commissioner Weight

2nd by: Commissioner Collard

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

30822 – Fabian Reyes is requesting a conditional use approval to operate Ebenezer Child Care, a commercial child care facility, Monday-Friday 6:00 a.m. to 5:30 p.m. **Parcel Area:** 0.77 Acres. **Location:** 8733 West 2700 South. **Zone:** C-3. **Planner:** David D. White

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

Commissioner Elieson said concerned with traffic congestion, good chance they will be sitting and unloading in the street because traffic isn't moving. Until UDOT gets light fixed on 8400 west, will have traffic sitting and concerned. Afternoon won't be near as bad as morning. Mr. White said applicants have thought of addressing and stacking the parking lot and unloading the children.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant Translator

Name: Esmeralda Rodriguez

Address: 2660 South Melville Drive

Comments: Ms. Rodriguez said traffic has a pretty good idea for entering and turn into the current parking lot, explained as a U-turn and exit. Not everyone goes in at the same time and won't be 30 vehicles.

Commissioner Richards asked if they're expecting 40 children. Ms. Rodriguez said trying to help the community and church. Commissioner Weight asked about area going back to the church. She said an auto repair nothing to do with the child care and gated.

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

No one from the public was present to speak.

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

PUBLIC PORTION OF MEETING CLOSED

Commissioner Richards asked about putting a condition of business licensing in. Mr. White said zoning and business licensing is a marriage, go into the zoning bucket. Business License can't go forward until they get zoning signoff. Commissioner VanRoosendaal said no drop off on magna main and go through the rotation.

Motion: To approve application #30822 with Staff Recommendations and Magna Main Street signage "No Parking" only in legal stalls.

Motion by: Commissioner Richards

2nd by: Commissioner Elieson

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

Mr. White said many asked important questions and tradition, if there are questions, he will be there and lead toward helping and get different policies and procedures and ordinances.

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

MEETING ADJOURNED

Time Adjourned – 7:39 p.m.