



Planning and Development Services

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

****Meeting minutes approved on January 10, 2019****

Approximate meeting length: 1 hour 22 minutes

Number of public in attendance: 15

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
Mark Elieson	x	x	
Nathan Pilcher			x
Todd Richards	x	x	
Ammon Lockwood	x	x	

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

BUSINESS MEETING

Meeting began at – 6:32 p.m.

- 1) Approval of Minutes from the November 8, 2018 meeting.

Motion: Approve minutes from the November 8, 2018 meeting as presented.

Motion by: Commissioner Cripps

2nd by: Commissioner Collard

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

- 2) General Plan Update – Max Johnson

Mr. Johnson advised the Committee met last Tuesday December 4th, another open house in the new year. Learned overpressure areas, because they deal with explosives. Provided an update of their process but helped answer questions. Received data today and will get that mapped and received radio circle depiction of the zones and why they were changed. Subdivision coming in, vacant forever and abuts residential properties at 3900 South 7600 to 7800 west and accommodate 50 new single-family homes. Infrastructure is working around overpressure areas. Most is .3 overpressure area and able to update the ordinance. .5 is not conducive to any subdividing. Update text and map amendment. Steering committee meeting is January 15th, will get notice out. Commissioner Cripps

asked if they will get copies of the map. Mr. Johnson said we have a copy of the circles and could get an 11x17, may take technical and points. Commissioner VanRoosendaal said little valley gateway is in a .2. Mr. Johnson said an issue with types of explosives and what they are doing.

3) Other Business Items (as needed)

Mr. Johnson said there are planning commission reappointments, five appointments up, three regular and two alternates and two planning commission members with personal commitments and not seeking reappointment. Three are supportive with reappointment and expressed with the council and reappoint the regular commissioner and appoint alternates as regular members. Commissioner Collard asked the deadline. Mr. Johnson said going to the council on January 8th and would need to know by the 3rd.

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

PUBLIC HEARINGS

Hearings began at – 6:47 p.m.

30618 – Dustin Wiberg is requesting approval of a Conditional Use/Quasi Public to allow for the development of a new regional park in Magna. **Location:** 4042 South 7200 West. **Zone:** R-1-7. **Planner:** Todd Draper

Salt Lake County Planning and Development Services Planner Todd Draper provided an analysis of the Staff Report. Read an email from a citizen requesting baseball fields.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Salt Lake County Parks and Recreation

Name: Angelo Calacino

Address: 2001 South State Street

Comments: Mr. Calacino said they are excited to bring a county regional park. Copper park is not owned by the county. Find enough information to grant a masterplan. Finish up technical reviews and updated documents submitted in November. Timeline is to get approvals and construction next year for 15 to 18 months.

Commissioner Weight asked if a traffic study is done. Mr. Calacino said it has been done by Jena and will have a second later. Difference in this design will have a loop road with traffic calming speed humps. Commissioner Weight asked if there is a traffic light. Andrew Noorlander, Consultant said it isn't necessary yet, but it will be in the future. Commissioner Cripps asked about the train crossing. Mr. Noorlander said not that he knows of, setback from the access road. Commissioner Weight asked if the driveway could be pushed further to the north and if that is a safety issue. Mr. Noorlander said they received back it isn't an issue. Commissioner Weight asked why both fields can't be built together. Mr. Calacino said the phase one is built closer to amenities and is a cost issue. Commissioner Weight said come of the playing field and steep to the detention pond. Mr. Noorlander said they adjusted the shape and paths system and keep as low as possible to have people at the bathroom looking in to back yards.

Mr. Draper said with staff recommendations to continue. Mr. Calacino said there is with holidays and they are asking for approval of the master plan for reviewing agencies and a building permit can't be issued without all the reviews. Future phases in compliance with the approved master plan can be approved at the

staff level and could come back for approval and acknowledge phase one. Commissioner Elieson said surprised this is being brought to the planning commission prior to having full submittals, in the past they would have been continued and requesting special consideration on this project. Mr. Calacino said only thing lacking is the geotechnical report and used in the building department. Commissioner Elieson said haven't received responses back from the other agencies. Mr. Noorlander said reviewed all the comments and updated the plans they have met all requirements from the planning agencies. Mr. Johnson said discussed, basically worst-case scenario, they're in the building and not preferential treatment a little different and tasked to give you 60-acre amenity and they've met the intent. Commissioner Elieson said make sure and everything is appropriate and states submittals are not complete, if anyone of the members were bringing a project they wouldn't be handled the same way. Mr. Draper said he doesn't have a master plan but a concept drawing, no timeframe to do a review. Commissioner Elieson asked if this is to be considered for a masterplan.

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

Speaker # 2: Citizen

Name: Cindy Whitehair

Address: 7281 West 3960 South

Comments: Ms. Whitehair said she is in favor of the park, will be in her backyard, but knows in the long run and will be magnificent for the community. She's all for it.

Speaker # 3: Citizen

Name: Emily Sue Quibell

Address: 6007 Meadow Clover Lane

Comments: Ms. Quibell said she's in favor of parks, did want to bring support for baseball fields and as many fields. Hard to get a lot of playing and keep kids off the streets and active. Opinion and favor of the park.

Speaker # 4: Citizen

Name: Kristine Black

Address: 3780 West 3960 South

Comments: Ms. Black said she is not in favor of going in and out, very congested. To turn left east bound taking your life in your hands, will be deadly accidents. Young kids, not about baseball fields.

Speaker # 5: Citizen

Name: Laura Tippetts

Address: 3330 South 7200 West

Comments: Ms. Tippetts said she is in favor of it and excited and kids excited. Personally, not in favor of baseball fields, expanding a park, but one or two fields, but excited.

Speaker # 6: Citizen

Name: Jeff Larson

Address: 7427 Miriam Way

Comments: Mr. Larson said he doesn't like access to the road, poorly designed and multiple accidents. New railroad crossing northbound off 4100 south, you hit the railroad track on the northside of the track, needing them to fix that. Traffic on 7200 west, gravel company using for heavy equipment, because of the development on U201. Big trucks and traffic. He's in favor of ball parks. 40 years county promising a park, left with a nice park a little too late. When is the budget going to allow for completing 100% and why can only do a portion promised for 40 years.

Speaker # 7: Salt Lake County Parks and Recreation

Name: Angelo Calacino

Address: 2001 South State Street

Comments: Mr. Calacino said two ballfields and wish could build all at one time, the zap tax was approved at 70% or better and \$4,000,000 here and inflation, need \$30,000,000 to build out 60 acres. Phase one is six acres, 30 acres two years later for Lodestone Park. Trying to do park bound and put out zap \$4,000,000. \$30,000,000 to build Welby Regional Park. Facilities all over and try to serve constituents regardless where you live and push and get more money. Costs going up and hopes new mayor coming in feels the same.

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

PUBLIC PORTION OF MEETING CLOSED

Commissioners and staff had a brief discussion regarding ancillary buildings and final approval.

Motion: To approve application #30618 with staff recommendations, no negative reviews and final approval referred to the Magna Metro Township Planning Commission.

Motion by: Commissioner Richards

2nd by: Commissioner Cripps

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

Commissioner Lockwood arrived at 7:30 pm

30540 – Steve Celebrity is requesting Preliminary Subdivision Plat approval for the proposed 12 lot Oquirrh View Estates Phase 4 Subdivision. **Location:** 8220 West Alpha Drive. **Zone:** R-1-5. **Planner:** Todd A. Draper

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

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Moore Homes

Name: Randy Moore

Address: 9691 Granite Woods

Comments: Mr. Moore said different parcels assembled over time. Was going to be stand alone with phase one and two. Building the homes 12 lots in the center, building same quality homes building currently.

Commissioner Richards said from phase one and two and to four and three, once connectivity between all four, UDOT required entrances closed on 8400 west. Mr. Moore said spent that last year meeting with UDOT and working on that issue. Too many on one entrance, UDOT issued the original permit they have now modified a new permit, requiring for the time being they will put the median and not allow south in. Right in and right out, the area will change over time with new development, there could be changes. Temporary permit and eventually other accesses coming in. Commissioner Elieson said when phase three put in would exit onto 8000 west and phase two and three wouldn't be connected until they figured out what to do with phase four. Mr. Moore said issues and in the last year and traffic studies, UDOT has issued permit with the modifications. Mr. Draper said original issued to accesses off 8400 west, will not happen because they put a storage unit there. Could be an access to the south, potentially. Changes over time with different properties, everyone has come into agreement, moving forward further analysis.

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

Speaker # 2: Citizen

Name: Troy Larson

Address: 7427 Miriam Way

Comments: Mr. Larson asked if anyone has taken consideration of the ATK blast zones with these houses.

Commissioner VanRoosendaal said in the .2 blast zones.

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

PUBLIC PORTION OF MEETING CLOSED

Commissioners had a brief discussion regarding the road, storage unit's bigger easement.

Motion: To approve application #30540 as presented with staff recommendations.

Motion by: Commissioner Weight

2nd by: Commissioner Richards

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

30842 – Magna Metro Township Council is requesting a recommendation of a new ordinance as an overlay to the existing zoning ordinance, IP Inland Port Overlay District Ordinance (19.16). **Location:** 8952 West 2700 South. **Planner** – Max Johnson, AICP

Salt Lake County Planning and Development Services Planning Supervisor Max Johnson provided an update to the ordinance.

Commissioner Richards said on "C" it says council. Commissioner VanRoosendaal asked to clarify which council. Commissioner Weight asked about procedures 3, d. (4) and wondering why exempting from impact mitigation plan. Mr. Johnson said the local consent signed by the mayor. The only thing is local, everything else comes from elsewhere. Commissioner Elieson said moving forward with some other ordinances, it makes sense to look at other ordinances and see if they better fit in this section. Mr. Johnson said its zoning, even though it's not Title 19. Commissioner Lockwood said referenced in the definitions other areas where it just says "Magna" and need to clarify Magna Metro Township. Mr. Johnson said they want this on the council agenda next Tuesday.

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

PUBLIC PORTION OF MEETING OPENED

No one from the public was present to speak.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To recommend file #30842 to the Magna Metro Township Council for approval with definition amendments.

Motion by: Commissioner Richards

2nd by: Commissioner Cripps

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

MEETING ADJOURNED

Time Adjourned – 7:54 p.m.