



Planning and Development Services

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MEETING MINUTE SUMMARY
MAGNA METRO TOWNSHIP PLANNING COMMISSION MEETING
Thursday, January 10, 2019 6:30 p.m.

****Meeting minutes approved on March 14, 2019****

Approximate meeting length: 2 hours 42 minutes

Number of public in attendance: 30

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Cripps

***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 (Vice Chair)	x	x	
Dan Cripps (Chair)	x	x	
Ammon Lockwood	x		
Aaron Weight	x	x	
Mickey Sudbury	x	x	
Mark Elieson	x	x	
Todd Richards	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 – 6:30 p.m.

- 1) Election of Chair and Vice Chair 2019

Election of Chair for 2019

Motion: To nominate Commissioner Cripps for Chair, Commissioner Cripps accepted.

Motion by: Commissioner Sudbury

2nd by: Commissioner Elieson

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

Election of Vice Chair for 2019

Motion: To nominate Commissioner Collard for Vice Chair, Commissioner Collard accepted.

Motion by: Commissioner Sudbury

2nd by: Commissioner Weight

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

- 2) Approval of Minutes from the December 13, 2018 meeting.

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

Motion by: Commissioner Weight

2nd by: Commissioner Elieson

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

3) General Plan Update – Max Johnson

Mr. Johnson advised the next steering committee meeting is on January 15th.

4) Other Business Items (as needed)

Mr. Johnson advised of the reappointment of Commissioner Weight to a three-year term, Commissioner Richards appointment to a three-year term, and Commissioner Lockwood to a three-year term. Commissioner VanRoosendaal and Commissioner Pilcher resigned. Looking for two alternate planning commissioner members.

Mr. Johnson identified a new planner Diana Martinez to, meet the needs of Magna.

PUBLIC HEARINGS

Hearings began at – 6:38 p.m.

Commissioner Lockwood arrived at 6:39 pm

30802 – Mary Taylor is requesting approval of a zone change from R-1-6 (Single-Family Residential) to RM (Residential Multi-family) to allow for office use of the property. **Acreage:** .31. **Location:** 8446 West 3500 South. **Planner:** Todd A. Draper, AICP

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

Commissioners and Staff had a brief discussion regarding parking and house occupied.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Mary Taylor

Address: 4466 West Fassio Circle, West Valley

Comments: Ms. Taylor said she has no interest in living in the house.

Ms. Taylor said the home is 3000 square feet. Commissioner Cripps asked if grade level. Ms. Taylor said two stories. Commissioner Weight asked if she plans to redevelop it. Ms. Taylor said will be used as is. Ms. Taylor said traffic is a joke already and isn't a big problem.

Commissioners and staff had a brief discussion regarding requirement for parking office space, one to two per thousand. Changing to a commercial zone, open more retail. R-M is compatible with limited office use. Located in the general plan area, everything else is single family residential. Mr. Johnson said at Septembers open house, there was a comment to change zoning on a couple properties on the west side of 8400 and more on the east side to more intensive use.

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

Speaker # 2: Citizen

Name: Sam Taylor

Address: Not provided

Comments: Mr. Taylor said he is wondering where trax is there is an 8th of a mile easement and is the subdivision marginal for change.

Commissioner Elieson said it is projected and is not being redeveloped. Mr. Johnson said it was referred to as a corridor if an 8th or 16th of a mile, maybe more leeway to change zoning.

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 height requirement, imposing zoning conditions, parking is four per 1000, twelve spaces.

Motion: To recommend approval of application #30802 to the Magna Metro Township Council with a zoning condition that height remains at 35 feet.

Motion by: Commissioner Richards

2nd by: Commissioner Weight

Vote: Commissioners voted unanimous in favor

30707– Lisa Butcher is requesting Preliminary Plat approval of the Butcher Minor Subdivision, 2-lot subdivision. **Parcel:** 1.38 Acres. **Location:** 2979 South 7750 West. **Zone:** A-1/zc **Planner:** Todd A. Draper, AICP

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

Commissioners and Staff had a discussion regarding acreage, driveway, access points and fire access.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Lisa Butcher

Address: 3648 Wing Pointe Drive

Comments: Ms. Butcher said intent to build a home there, soon.

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

No one from the public is present to speak.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #30707 with staff recommendations as presented.

Motion by: Commissioner Weight

2nd by: Commissioner Sudbury

Vote: Commissioners voted unanimous in favor

30826 – Adam Loser representing D.R. Horton is requesting approval of a conditional use amendment of the Mill Point PUD, to change the housing product types from attached single-family dwellings to detached single-family dwellings and building elevations. **Location:** 7831 West Wooden Nickel Lane. **Zone:** R-4-8.5/zc. **Planner:** Max Johnson, AICP

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

Commissioners said originally approved with five-foot setbacks, discussed existing setbacks and can be adjusted.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: D.R. Horton

Name: Adam Loser

Address: 12351 Gateway Park Place

Comments: Mr. Loser said only involved last few months. Doug Noland is owner, they're exhibition contractor. Originally bought and funded with another developer. Wanted out, it's been sitting for a while. D.R. Horton brands have freedom line for active adults, no deed restriction. Look to build similar product here. Took original plat, get a better bump to separate the units, stick with same look of elevations. Recognize existing home owners sensitive to it, through HOA, recorded CC&R's, actively manage thousands of units with preferred HOA. Long-term reputation and like the projects. Add credibility, 850 homes this last year, 2019 a thousand. Different from originally offered, will be a great thing.

Commissioner Elieson asked if this will be marketed with 55+ community. Mr. Loser said it will be marketed. Original approved plans stuck with setbacks and will not be changed. Products shown on the maps fit within the plat and setbacks. Commissioner Weight asked square footage. Mr. Loser said 2400 to 2800, ramblers with basements. Commissioner Richards asked about amenities, PUD requires playground, what is the substitution. Mr. Loser said not varying from the original amenities. Commissioner Sudbury asked cost of homes. Mr. Loser said he doesn't know. Commissioner Sudbury said he doesn't want to see the original buyers lose their value. Commissioner Sudbury said targeting the low-mid 300's. Mr. Loser said market analysis wasn't moving. Commissioner Sudbury said wants quality of what's there, with same lights. Mr. Loser said offers one-year warranty. Commissioner Sudbury asked if they would be 24x24. Mr. Loser said they're probably smaller. Mr. Johnson said garage he saw on original is 20.5x22, 15-foot perimeter and perimeter lots not feasible to have covered balconies or porches count in to the setback. No access on 7200.

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

Speaker # 2: Citizen

Name: Jack Critchlow

Address: 3235 South 7900 West

Comments: Mr. Critchlow said he is trying to get a feel. Some people living there paid over \$300,000 and houses going in will be a lot less. Keep height limit to 15 feet and new access and where is that. Look out

for people there. His property is on the left and hate to see. Sign out front stating as single family, if this is retirement, sign should be changed.

Height limit is thirty-five feet and it stays.

Speaker # 3: Citizen

Name: Connie Stewart

Address: 7868 West Lucky Penny Avenue

Comments: Ms. Stewart said she lives in the complex. Bought in because 55 plus community, sign is false advertising. Changed size of homes, originally 1,400, 1,200, and 1,080, square feet, one level. By disconnecting homes, made a smaller home and footprint. Dummied up the homes and can't imagine a home at 850 square feet one floor, not in an adult community. Promised a lot of things through Doug Noland and he failed to do a couple things. One to give enough money to build open homes, Crookston and Kristen Thomas feel the same. Well-built and great in summer and winter. Doesn't understand why this is being thrown back, when he didn't give enough help to his builder to make this project work.

Speaker # 4: Citizen

Name: Doug Crookston

Address: 3151 South Lifestyle Lane

Comments: Mr. Crookston said he moved in December 1, 2017. As he was looking through the proposals and changes. He wonders why it is necessary to change the style of home from the single joined garage, shrink the size of the home. Homes are beautiful and well built. Sidewall are 2x6 construction, others at Lakepoint are 2x4 with nice basement and refused to finish basements. Their home is finished 3-bedroom, 3 baths. They show their home as a model home. When funding was taken off, everyone left and big concern things can be maintained, all oak doors throughout. He can get around without any modifications to his home. Very well planned.

Speaker # 5: Citizen

Name: Judy Crookston

Address: 3151 South Lifestyle Lane

Comments: Ms. Crookston said their house when you're older is very nice. If she could find the owner, they opened their house and a lot of people like their home. Went over to Tooele to see Horton's plan and everything is an upgrade. Given a price, then nickel and dime them for what people want. Their house was upgraded up front. 3100 little homes and that's what D.R. Horton will put in there. Homes are nice, but they won't be. At least build decent homes.

Speaker # 6: Citizen

Name: Kristen Thomas

Address: 3148 South Lifestyle Lane

Comments: Ms. Thomas said there is already a sign to build single family homes. How do they know what will be recorded. Mr. Johnson said the recorder's office will supply a copy of and staff will make sure they don't change.

Speaker # 7: Citizen

Name: Danny Astill

Address: 7743 West 3100 South

Comments: Mr. Astill asked if they are still planning on 55 and older. Signage brought concerns, and the product. They are smaller, planning commission should understand what was initially set to go in there, buyers bought for a reason. Continue following the plan.

Speaker # 8: Citizen

Name: Brenda Critchlow

Address: 3235 South 7900 West

Comments: Ms. Critchlow said the development should be originally maintained and approached by surrounding. Breaking apart will make them smaller and not represented around. Interested in purchasing and live around. Does affect them and if changes are slipped by and concerned may happen again. Maintain original.

Speaker # 9: Citizen

Name: Elias Bishop

Address: 7418 West Mineside Drive

Comments: Mr. Bishop asked of the height of new houses, are they higher than original plan. Height will not change. Will there be solid fence along 7900 west. Marketed to 55 or older, can anyone purchase. One thing to offer and can anyone purchase.

Commissioner Sudbury said percentage under 55 can live in there, maybe 15 percent. Mr. Bishop asked if the subdivision will be held to. Commissioner Weight said would probably be under the CC&R's. Wants to make sure and listening to current homeowners to keep it as such and if they would buy in.

Speaker # 10: Citizen

Name: Lansing Campbell

Address: 3170 South 7780 West

Comments: Mr. Campbell said watching this sit stagnant and see few new homes. Fire lane on 3210 and if that road will be open. Commissioner Cripps said will not be open and will be maintained as a fire lane. Lady that owned this property was friends with everyone around and liked the idea of having senior living and didn't want cracker box being in there. Heard senior living, not high crime rate and for down to earth. Worries about what's coming in there. All about dollars, what's going to be left with unfinished basements.

Speaker # 11: Citizen

Name: Steve Prokopis

Address: 7881 West 3100 South

Comments: Mr. Prokopis had photos of the development. Thanked Chris Drent and Donnie Johnston. He wanted to recognize they wanted to bring something great. Thank D.R. Horton and bring this project to fruition. He read from a letter, he was in support of it. Sold a portion of 1,400 square feet to the developers and other neighboring properties. Grade is 8-10 feet above his. Asked previous developers and speaking on behalf of the neighbors. Rock wall is single, asked for traditional retaining wall. Asks to move forward with same elevations and single-family home if gives less density, better retaining wall, neighbors have been patient, 55 plus community, deed restricted, 15 to 20 percent not meeting requirement. All amenities as promised. D.R. Horton is number 1 home builder, finish the project, take the time to visit before a decision is made.

Speaker # 12: Citizen

Name: Chris Drent

Address: 10299 South Gemell Club

Comments: Mr. Drent said he was the original developer. They succeeded, one thing setbacks are the same, keep buyers whole, the 55 plus community, deed restrictions, HOA still covering exterior of the homes and budget CC&R's and HOA and doesn't want the existing to have rates go up. Fencing the same. Elevations still fit in and matched materials with stone and stucco, stayed away from hardy and low maintenance. Square footage was 2,008, 2,400, and 2,900 square feet and they are a bit bigger, doesn't know if doing a

smaller home on square foot may help. Speak for the existing, garages are bigger and not having garage connected.

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

Speaker # 13: Applicant

Name: Adam Loser

Address: 12351 Gateway Park Place

Comments: Mr. Loser said the small home is the opal floor plan, 2-bedroom, 2 baths of 2,629 square feet. Pearl floor plan is 2,807 square feet, 3-bedroom, 2 bath, garage 483 square feet. Ruby floor plan is 3 bed, 2 bath, 3,140 square feet, garage 470 square feet. Separates the cost in existing floor plans. Could produce and sell for more. Basements in all homes across the board and production builder. Spent out most homes, move in within 30 days or 3 months. Marketing does say single family, not attached. One duplex and all detached, different association due and vet that out with HOA. Homes all maintained landscaping wise, conditions in CC&R's to enforce the upkeep by the home owners. 55 plus or older freedom line. Fence will be put in intended.

Commissioner Richards asked about the fencing. Mr. Loser said two-tiered wall, and fence to go at the top of the wall. Intent to put fence in the design location. Commissioner Richards said proposed less than two parking per dwelling. Mr. Loser said didn't vary parking spots. Commissioner Richards asked about the height restrictions. Mr. Johnson said standard is 35 feet. Mr. Loser showed the floor plan. Commissioner Sudbury said single family homes will maintain their yards and if they don't take care of yard, HOA will. Mr. Loser said HOA will only cover landscaping, homeowners will maintain their homes. Commissioner Sudbury said existing won't be covered by the HOA. Mr. Loser said will have to work through it. He will work with them and doesn't know if that's a condition. Commissioner Sudbury said they should do the same project, need to market what's there. Mr. Loser said market will dictate how quick these homes sale. Commissioner Cripps asked if the HOA is involved with planning commission, and confirmed it isn't. Commissioner Sudbury said he would be upset if he moved in and someone came in and spent a lesser quality.

Mr. Johnson said Mr. Loser spoke on original packet to open specific what he brought up.

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

Speaker # 14: Citizen

Name: Lansing Campbell

Address: 3170 South 7780 West

Comments: Mr. Campbell said deed 55 and older, still in requirements.

Mr. Johnson said haven't seen the new CC&R's, make a motion to add. Commissioner Sudbury said change the board to 55+.

Speaker # 15: Citizen

Name: Danny Astill

Address: 7743 West 3100 South

Comments: Mr. Astill asked if Deed restricted to 55 older, if not the zoning has changed, not in density, but in density of people. Traffic increased and pretty narrow, park so many units inside a garage and deed restricted.

Speaker # 16: Citizen

Name: Judy Crookston

Address: 3151 South Lifestyle Lane

Comments: Ms. Crookston asked what about already attached by the garage. Why can't make two or three so that isn't an eyesore, don't know how to put 50 homes, and others attached. Magna not put under the bus.

Speaker # 17: Citizen

Name: Chris Drent

Address: 10299 South Gemmell Club

Comments: Mr. Drent said needs to be built and similar. HOA is a big deal with maintenance of exterior and fees go way up. Get finished and fences up.

Speaker # 18: Citizen

Name: Kirk Schwell

Address: Not provided

Comments: Mr. Schwell asked if the deed restrictions applied in to proposal. Bunch of single family multi houses added in.

Speaker # 19: Citizen

Name: Connie Stewart

Address: 7868 West Lucky Penny Avenue

Comments: Ms. Stewart asked if the HOA was based on 50 homes, \$140/month, insurance for outside, covers landscaping, secondary water and snow removal. One-way streets can't have a lot of traffic.

Speaker # 20: Citizen

Name: Steve Prokopis

Address: 7881 West 3100 South

Comments: Mr. Prokopis said with the width of home, hard time believing fitting on the lot. Same setbacks, no room to park in the driveway and if setbacks changed, only parking in the garage

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 that can't enforce deed restrictions, rentals, density, attached vs detached, CC&R's, and traffic flow.

Motion: To approve application #30826 with staff recommendation without waiving any amenity requirement in the previous approval applicant supply two copies of the CC&R's prior to final approval.

Motion by: Commissioner Weight

2nd by: Commissioner Elieson

Vote: Commissioner Sudbury voted nay, all other commissioners voted in favor. Motion passed.

30830 – Andrey Glover is requesting approval of a conditional use for an accessory structure more than 800 sq. ft. **Location:** 8935 West 3100 South. **Zone:** R-1-6 (single-family residential). **Planner:** Jim Nakamura.

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

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Andrey Glover

Address: 8935 West 3100 South

Comments: Mr. Glover said he wants to add a garage, storage structure, pre-engineered, concrete slab on grade.

Commissioner Sudbury asked if he will park cars in it, he knows the neighbors' concerns. Drainage needed to be done to meet them. Mr. Glover said drainage around the site and keep water on site. Height will be 15 feet and more than enough setback. Commissioner Elieson asked access into the garage. Mr. Glover said neighbor will share the space and agreed upon. Commissioner Elieson said need access and document in writing and Mr. Glover would be happy to accommodate that. Commissioner Elieson said can't get a driveway into the garage. He doesn't have anywhere to put anything, he had a 1300 square foot home and no room for anything. Shared is the east of his property. Alternative was to purchase the county property on the west side, but still limited.

Commissioner Cripps asked about requirement. Mr. Draper said 12 feet minimum, could go to the neighbor and put in shared access easement. Staff level wouldn't say make that a requirement. He has access right now, if he wants access in the future, neighbor would want to do the same thing. If he wanted a garage he would need that, but storage. Commissioner said the application states it is a garage. Ordinance calls out garage or accessory building. Wouldn't need to impose to build the building.

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

No one from the public was present to speak.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #30830 with staff recommendations as presented.

Motion by: Commissioner Richards

2nd by: Commissioner Lockwood

Vote: Commissioners voted unanimous in favor

30836 – Elaine George is requesting approval of a conditional use for a contractor's equipment storage yard. **Location:** 7944 West U-201 HWY. **Zone** M-2. **Planner:** Jim Nakamura

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

Commissioner Elieson under inland port, the north and south side frontage road is to be put in by the inland port. Mr. Draper said would trust UDOT to know what they need to do there. County side infrastructure need.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Terry George

Address: 8735 West 3500 South

Comments: Mr. George said this is a construction yard, sold other yard. Downsizing from five to one acre. Still continue in construction business. Relocate. This piece has been leased from Kennecott and never did anything with. Kennecott sold to them. Totally fenced. Has a civil engineer and drawn up and everything dependent on the county of drainage. Surface is where they stand.

Commissioner Weight motioned to open the public hearing, Commissioner Lockwood 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

Commissioners and Staff had a brief discussion regarding lighting requirement.

Motion: To approve application #30836 with staff recommendations as presented.

Motion by: Commissioner Richards

2nd by: Commissioner Elieson

Vote: Commissioners voted unanimous in favor

Mr. Johnson said planning commissioner will be receiving definite training APA local one, also one in rural community. Feeling something will be part of requirement curriculum and discuss parameters. Spring Conference is in Price and Fall Conference is in West Jordan.

MEETING ADJOURNED

Time Adjourned – 9:12 p.m.