



Planning and Development Services

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MEETING MINUTE SUMMARY
MAGNA METRO TOWNSHIP PLANNING COMMISSION MEETING
Thursday, March 14, 2019 6:30 p.m.

****Meeting minutes approved on April 11, 2019****

Approximate meeting length: 1 hour 39 minutes

Number of public in attendance: 45

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Collard

***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			x
Ammon Lockwood	x	x	
Aaron Weight			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
Diana Martinez	x	
Todd Draper	x	
Curtis Woodward	x	
Lupita McClenning	x	

PUBLIC HEARINGS

Hearings began at – 6:33 p.m.

Commissioner Sudbury motioned to open the public hearing, Commissioner Elieson seconded that motion. Request made to move the business meeting after the public hearing, Commissioner Sudbury motioned to rearrange the meeting, Commissioner Elieson seconded that motion.

Commissioner Collard advised file # 30898 has been removed from the agenda and will not be heard tonight. Once a new date has been chosen, the file will be noticed.

30878 – Ben Logue is requesting approval of a zone change from C-2 (Commercial) & R-M (High Density Residential) to C-2 (commercial) & R-M (High Density Residential). **Acreage:** approximately 1.6. **Location:** 8291-8315 West 3595 South. **Planner:** Diana Martinez

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

Commissioner Elieson said there would have to be a traffic impact study knowing the site and the businesses around it, it would make sense to have a traffic light on that location. UDOT is not going to allow a traffic

light being so close to 3500 south. Someone should start working on that. He'd like to see it continued until a traffic impact study is complete, school crossing. Ms. Martinez said the rezone is recommended that a traffic impact study and number two is to continue for that reason.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Jeremy Cook

Address: 111 East Broadway

Comments: Mr. Cook said this is a simple rezone, concerns about traffic and favorable to traffic concerns. Issue is the commercial and R-M where they sit and have commercial up front. Come back for additional approvals and develop that portion of the application. Use of commercial along the main road and beneficial. Entrance into the back of these is beneficial to residents.

Commissioner Sudbury said should have a traffic study before we move any further. Mr. Cook said would be addressed and other situations come in to be addressed.

Speaker # 2: Arbor Park Associates

Name: Trish Smith

Address: 3611 South Arbor Park Drive

Comments: Ms. Smith read from the letter submitted by John Gust. Lives in Arbor Park and a tenant as a call center with 500 cars. The applicants saying it's a simple zoning change. Two more pads can come, and they are pre-development.

Speaker #3: Citizen of Arbor Park Drive neighborhood

Name: Trish Smith

Address: 3611 South Arbor Park Drive

Comments: Ms. Smith read from the letter submitted.

Speaker # 4: Citizen

Name: Stacey Case

Address: 8356 West Myron Avenue

Comments: Ms. Case said traffic is an issue but consider the impact of the schools. Overcrowding add more high density and increase students walking across 8400 west. Understand the schools cannot be flooded with more students, young families moving in. Look at the master plan. Homes where people stay and move on. Need bigger and remain a citizen of Magna.

Speaker # 5: Citizen

Name: Jackie Sudbury

Address: 3585 South Blazing Oak Drive

Comments: Ms. Sudbury said she lives west of development. The schools and new high school planned to the south and already a plan to reroute traffic, 1000's of students out on the street and concerned with student safety. Elementary students crossing the road, traffic coming from all directions. Until addressed can't address the added traffic. Empty buildings not filled with commercial properties. Fronting on 8400 west, still kids crossing that road. People moving in and out, don't want people as a quick fix. Granite district refuses to accommodate the schools by building schools.

Speaker # 6: Citizen

Name: Sam Bennett

Address: 3636 Arbor Park Drive

Comments: Mr. Bennett said needs to address a traffic study. Four-year student and safety of kids. Consider what is driven on that road. Works for heavy machinery, haul trucks, tires, gas trucks and main vein to Kennecott. Learned the lesson for Bangerter. He is a member of the construction industry, turn it over to someone who knows Magna. Contribute to Magna and support the commerce.

Speaker # 7: Citizen

Name: Court Smith

Address: 3611 South Arbor Park

Comments: Mr. Smith said his concern is the empty buildings, the truancy. Dustin's truck has been broken into, cars stolen, what's the community going to police that better. Parking lots, lights and doors are not maintained.

Speaker # 8: Citizen

Name: Tim McArdle

Address: 3613 South Arbor Park Drive

Comments: Mr. McArdle said he purchased his retirement home there and is not inclined to accept four story buildings. This week he has called the police five times. Doesn't see management improving and opposed to that developer doing anything, and is opposed.

Speaker # 9: Citizen

Name: Gail Rose

Address: 3703 South Olivenhain Court

Comments: Ms. Rose said she has lived there for 17 years. The traffic is unbelievable, and freeway called canal road, traffic and people from the building. So much traffic and cutting in to the subdivision to circumvent the light. Heavy trucks, and bring in more people, these people don't own homes and just want to rent.

Speaker # 10: Citizen

Name: Tami Lund

Address: 3636 Arbor Park Drive

Comments: Ms. Lund said she is opposed and plenty of empty commercial buildings and would love filled. Main road of 8400 with massive traffic, there will probably need a light for the high school. There is no management or upkeep and what type of commercial buildings. Build what we have and take care of 8400. They chose this home to be part of Magna.

Speaker # 11: Citizen

Name: Gail Johnston

Address: 3655 Augusta View Cove

Comments: Ms. Johnston said property backs canal. They built nice homes to have a place to retire. If they put two story it will devalue their properties and traffic is already a nightmare. Being the only entrance need to change.

Speaker # 12: Citizen

Name: Dawneen Johnston

Address: 3650 Augusta View Cove

Comments: Ms. Johnston said she built in a private community. Worried bringing values down what is chose, not opposed to put commercial on 8400 but to put high density. She has had her car stolen, guy tried to get in her garage and must keep calling the cops and would like to protect those buildings and opposed to multi residential.

Ms. Martinez reconfirmed this is a rezone application not conditional use and what the applicant could currently do.

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

Speaker # 13: Applicant

Name: Jeremy Cook

Address: 111 East Broadway

Comments: Mr. Cook said he is a father and understands kids and school crossing and issues need to be addressed. Will look at a traffic study. Makes sense to have commercial up front, work with residents to develop the property that makes sense. Will have a traffic study and will come back to work with residents as far as traffic goes. If they don't have the distance for the light will look at other considerations. This development will impact that. This is the first step and understand concerns. Almost everyone stood up and addressed crime. We understand and stropping and working with the community, they can get rid of the crime in the neighborhood. Work on the back area, that's not what they're asking for, they'll be back with the traffic study.

PUBLIC PORTION OF MEETING CLOSED

Commissioners and Staff had a brief discussion regarding traffic change and traffic study before goes to the council. Ms. McClenning said the applicant can state and move forward.

Motion: To recommend application #30878 for approval to the Magna Metro Township Council as presented with staff recommendations.

Motion by: Commissioner Richards

2nd by: Commissioner Lockwood

Vote: Commissioner Sudbury voted nay, all others voted in favor (of commissioners present)
Motion passed.

30887 – Byron Prince on behalf of Kennecott Utah Copper LLC is requesting approval to rezone approximately 9.10 acres of property from the A-1 z/c (Agricultural w/zoning conditions of exclusion of duplexes and dwelling groups) zone to the R-1-4 (Single-Family residential) zone. The area to be rezoned contains portions of multiple parcels. **Locations:** 2851 S 8000 W, 7834 W 2820 S, 7774 W 2820 S, and 7701 W UTWO-O-ONE. **Planner:** Todd A. Draper, AICP

Salt Lake County Planning and Development Services Director Lupita McClenning provided an analysis of the Staff Report.

Mr. Draper said R-1-4 may work to the south, but not consistent to the west, can't have that big of a drop from 10,000 to 4,000 square feet. Commissioner Elieson asked if this is a modification of the development agreement on the adjacent property. Ms. McClenning said the applicant can move forward.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Bryon Prince

Address: 978 East Woodoak Lane

Comments: Mr. Prince asked if they are familiar with Gabler's Grove development brought before. Put the properties under contract and started looking at the agreement and recognized there wasn't a lot they wanted to change. Amenities, fencing and aligns with what Ivory wants to accomplish. They don't redo the deal and councils fought hard for commitments. Components to agreement and don't want to amend or change, but property owner nine acres was left out, as approved today Fieldstone and this property was left landlocked. Thought could purchase and solve the problem. Incorporate the parcel into the vision, but not redo a great agreement. Agrees with staff, R-1-4 is consistent with the general plan and compliments the area. The exhibit is what's envisioned. Along the west side envisioned and commitment on larger lots. They aren't changing or making lots smaller, just solving the nine acre parcel up top. Not looking to add density, along the westside of the property is wild horses. Pushed hard to keep larger lots and okay to keep the larger lots.

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

Speaker # 2: Rio Tinto

Name: Jeff Stephenson

Address: 4700 Daybreak Parkway

Comments: Mr. Stephenson said they are in favor, it wasn't included because they were contemplating realigning the canal. After study, best to leave where it is and make sense to have residential housing.

Speaker # 3: Citizen

Name: Jon Jeffries

Address: 2843 South Painted Pony Circle

Comments: Mr. Jeffries said it makes sense, keep to a good standard and not quarter acre lots. The zoning is what the problem is and keep calm like the other subdivisions.

Speaker # 4: Citizen

Name: Jed Taylor

Address: 7736 West 2820 South

Comments: Mr. Taylor said if you're going to accommodate the homes, why don't you do all the property with the same size homes instead of cramming the small homes behind him and be fair.

Speaker # 5: Citizen

Name: Tammy Kelsey

Address: 2997 Melanie Ann Court

Comments: Ms. Kelsey said has concerns with smaller. Her neighborhood has four houses to an acre, if you have two car driveway you can fit six. All cars on the street and can't get their trailer into their neighborhood. Nine houses to an acre, they won't be able to drive on the road, maintain the four acre lots and lifestyle in Magna.

Speaker # 6: Citizen

Name: Walter Rhodes

Address: 2679 South Isis Circle

Comments: Mr. Rhodes said his back-yard borders purple area and young family moved to Magna originally lived in Oakrun with smaller lots. Sold and bought here for quiet and bigger. Now against this issue. Not against development but would like to keep bigger lots and property value up. Feel like getting pushed out and dropping kids off on 8000 west is a nightmare.

Speaker # 7: Citizen

Name: Gloria Richards

Address: 7575 West 2820 South

Comments: Ms. Richards said she has lived there 65 years and if you look out there, there is standing water with high water table. How much and what did the traffic study showed with the school there. Asked who approved the road. So horrible and no busses for Entheos and dangerous and allow the road going back in there where the school is. Are they single dwelling or apartments. New neighbors and don't live in 4,000 square foot lots.

Speaker # 8: Applicant

Name: Bryon Prince

Address: 978 East Woodoak Lane

Comments: Mr. Prince provided an exhibit in the executed and recorded development agreement. Moving density around and consolidate smaller lots and bigger lots off 2820 south. Apartments are approved and under construction. Ivory is just proposing to build homes. Proposing R-1-6 at the bottom and run up the west side. Rezone on the north parcel.

Commissioner Richards said when R-1-4 was zoned, density would stay as an R-1-6 and still in the development agreement but allows for tighter setbacks. Commissioner Richards said concerned on the westside with 10,000 square foot lots and drop to R-1-4 and if we make an agreement. Commissioner Elieson said just trying to change the zoning on the nine acres. Mr. Prince said propose leave intact but make northern piece work. Apply zoning condition and that is his proposal.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To recommend application #30887 for approval to the Magna Metro Township Council as presented with staff recommendations.

Motion by: Commissioner Richards

2nd by: Commissioner Sudbury

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

BUSINESS MEETING

Meeting began at – 8:03 p.m.

- 1) Approval of Minutes from the January 10, 2019 meeting.

Motion: To approve minutes from the January 10, 2019 meeting as presented.

Motion by: Commissioner Lockwood

2nd by: Commissioner Sudbury

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

- 2) General Plan Update – Max Johnson

Mr. Johnson provided an update to the status of the General Plan and confirmed the next steering committee meeting of April 2nd.

- 3) Other Business Items (as needed)

Commissioner Lockwood brought up email addresses and he cannot access his Magna account. Mr. Johnson advised him to check with Greg Schulz.

Mr. Johnson said potential training opportunity for spring and fall. Confirmed planning commissioner training the end of April.

MEETING ADJOURNED

Time Adjourned – 8:12 p.m.