



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

Magna Metro Township Planning Commission

Public Meeting Agenda

Thursday, May 9, 2019 6:30 P.M.

Location

MAGNA WEBSTER CENTER
8952 WEST MAGNA MAIN STREET
MAGNA, 84044
(385) 468-6700

*UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-468-6707.
TTY USERS SHOULD CALL 711.*

The Planning Commission Public Meeting is a public forum where, depending on the agenda item, the Planning Commission may receive comment and recommendations from applicants, the public, applicable agencies and County staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items, which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

BUSINESS MEETING

- 1) Approval of Minutes from the April 11, 2019 meeting
- 2) General Plan Update – Max Johnson
- 3) Other Business Items (as needed)

PUBLIC HEARINGS

30804- Ben Logue is requesting approval of a Conditional Use for a mixed use of apartments & retail. **Acreage:** 8.30. **Location:** 8291-8315 West 3595 South. **Zone:** C-2 & R-M. **Planner:** Diana Martinez

30921- Lyndon Jones Construction is requesting approval of a Conditional Use for a Contractors' equipment storage yard. **Acreage:** 4.72. **Location:** 2109 South Jenkins Park Lane. **Zone:** M-2. **Planner:** Diana Martinez

30847- John Linton is requesting approval of a Conditional Use for a Service Station with a Convenience store (retail). **Acreage:** 2.91. **Location:** 2484 South 7200 West. **Zone:** C-2/zc.

Planner: Diana Martinez

30923- Dee Hansen is requesting preliminary plat approval to create a 2-lot Commercial Subdivision. **Acreage:** 2.81. **Location:** 2484 South. 7200 West. **Zone:** C-2/zc. **Planner:** Diana Martinez

30922- Ivory Development, LLC (Bryon Prince) is requesting approval of a zone change from A-1/zc (Agricultural) to R-1-6 (Residential). **Acreage:** 2.03. **Location:** 7744 West 2820 South. **Planner:** Diana Martinez

ADJOURN



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MEETING MINUTE SUMMARY
MAGNA METRO TOWNSHIP PLANNING COMMISSION MEETING
Thursday, April 11, 2019 6:30 p.m.

Approximate meeting length: 43 minutes

Number of public in attendance: 4

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	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		
Todd Draper	x	x

BUSINESS MEETING

Meeting began at – 6:30 p.m.

- 1) Approval of Minutes from the March 14, 2019 meeting.
Motion: To approve minutes from the March 14, 2019 meeting as presented.
Motion by: Commissioner Sudbury
2nd by: Commissioner Elieson
Vote: Commissioners voted unanimous in favor (of commissioners present)
- 2) General Plan Update – Max Johnson
Mr. Draper advised open house dates, and nothing further until more substantial plan is provided.
- 3) APA Utah Spring Conference Training Opportunity
Mr. Schulz advised if you plan to go to the Conference, today is the deadline. Send confirmation to Chara Ellis for reimbursement of hotel by close of business. Only one spot left.
- 4) Other Business Items (as needed)
Confirmed planning commissioner training on April 25th. Will confirm Monday who has confirmed.

PUBLIC HEARINGS

Hearings began at – 6:35 p.m.

30540 – Steve Glezos and Randy Moore are requesting Conditional Use approval for amended home designs in the single-family project development for the Oquirrh View Estates Phase 3 and Phase 4 subdivisions. **Location:** (approx.) 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: Applicant

Name: Randy Moore

Address: 9691 South Grantwood Circle

Comments: Mr. Moore said phases three and four currently building in, did not build the homes in phases one and two. Long term project, four to five different builders and they are the only builders building in three and four. Nice plans and exceed phases one and two. Continue building and finish out the phases.

Commissioner Cripps said once built, the requirement for closing off access would come into effect. Mr. Moore said price point is \$310,000 to \$370,000. Commissioner Elieson asked if they'll be closing access on U-111. Mr. Moore said not at this time. Came to this body for approval in December and worked with UDOT and granted a temporary access and will continue until another access comes in. They also limited number of units, and one to four phases will remain. Unclear at one and two and other phases came later and limited to four phases. Commissioner Elieson said a temporary and once open to 8000 west, will shut off 8400. Mr. Moore said if you go that direction, too many coming off 8000 to meet UFA and county and UDOT requirements. After six meetings all in agreement, things could change and issue is speed limit is much higher, growth coming there, if reduced further up something could change.

Speaker # 2: Citizen

Name: Rick Nuesmeyer

Address: 3257 South Elmer Street

Comments: Mr. Nuesmeyer asked if this is two story and zoning said one story and asked if still under height requirement.

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

PUBLIC PORTION OF MEETING CLOSED

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

Motion by: Commissioner Richards

2nd by: Commissioner Sudbury

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

30906 – Russ Tolbert for Hallmark Homes requests preliminary subdivision plat approval and a recommendation to the Mayor for approval to amend 2 lots and a parcel in the Oquirrh Meadows Phase 4 subdivision and create the Oquirrh Meadows Phase 4 amended subdivision. **Location:** approximately 9014 West Newhouse Drive. **Zone:** R-1-6. **Planner:** Todd A. Draper, AICP

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: Russ Tolbert

Address: 8608 Sema Drive, Sandy

Comments: Mr. Tolbert said all in favor of lot line adjustment, difficult to build with easement and side yards. Better subdivision, detention basin not effected by sewer, willing to do what needs to be done and meet ordinance. Not changing anything and increasing one lot and reducing the size of the other.

Commissioner Cripps asked for new frontage. Mr. Tolbert said is 60 feet and lot would meet, lot 426. They have met that requirement on the frontage. Commissioner Cripps asked plan for detention. Mr. Tolbert said try to make an amenity and not a nuisance or expensive, because HOA must be set up to be maintained. If not amenity, ecofriendly landscaping. Pond will hardly have water and maintained to the homeowners. Commissioner Elieson said this application has fast tracked through the system. Mr. Tolbert said bought property in platted recordable way, towards end of process, easement needed to be moved and unbuildable. Because of delay, decided to get recordable plat and do lot line adjustment. Chris Clifford must have approval by May 3rd or will become a financial obligation. Here in support. Commissioner Elieson said his issue is they just received the staff report today, no agency review and approvals, premature. Mr. Tolbert understands position and make sure subdivision works and its right, he has told Chris Clifford from the beginning. They have already sold three houses once released for sale for around \$300,000 to \$379,000.

Speaker # 2: Citizen

Name: Rick Nuesmeyer

Address: 3257 South Elmer Street

Comments: Mr. Nuesmeyer said he is curious about the easement. If hooks into the existing road.

Mr. Tolbert said between two homes, purchased and just do access road on top for water district to maintain down to 3200 west, gated. Mr. Tolbert said hooks into and county is in communication. Mr. Draper said ordinance required for them to hook in, dubbed as part of right-of-way and engineering is working on an overlay to complete. One property is doing a design with funding and looking to improve funding. Not looking for sidewalk. Looking for points and circulation through the neighborhood. Commissioner Elieson asked on easement, there is supposed to be someway if the detention pond fills to drain off. Mr. Draper said this is engineering design, meets ordinance and no changes. Everything will be the same and small easement. Mr. Tolbert said roadway is designed to funnel out to 3100 southwest and will not impact property owners. Commissioner Richards first look to new rendition, detention pond looks smaller. Mr. Draper said same size and haven't reviewed engineering and depth. Lot 425 is getting larger, haven't checked widths but will have to meet, in the end one lot may be bigger, but another smaller.

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

PUBLIC PORTION OF MEETING CLOSED

Commissioners and staff had a brief discussion regarding submitting to subsequent meeting, process and timeframe.

Motion: To approve application #30906 as presented with staff recommendation A.

Motion by: Commissioner Weight

2nd by: Commissioner Sudbury

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

Mr. Nuesmeyer asked about the overlay torn up on 8000 west for the White subdivision. Mr. Draper said to reach out to engineering.

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

MEETING ADJOURNED

Time Adjourned – 7:13 p.m.

DRAFT