



Planning and Development Services

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**MEETING MINUTE SUMMARY
MAGNA METRO TOWNSHIP PLANNING COMMISSION MEETING
Thursday, May 9, 2019 6:30 p.m.**

****Meeting minutes approved on June 13, 2019****

Approximate meeting length: 45 minutes
Number of public in attendance: 7
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	x	x	
Dan Cripps	x	x	
Ammon Lockwood			x
Aaron Weight	x	x	
Mickey Sudbury	x	x	
Mark Elieson			x
Todd Richards	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr		
Max Johnson	x	x
Diana Martinez	x	x

BUSINESS MEETING

Meeting began at – 6:30 p.m.

- 1) Approval of Minutes from the April 11, 2019 meeting.

Motion: To approve minutes from the April 11, 2019 meeting as presented.

Motion by: Commissioner Richards

2nd by: Commissioner Sudbury

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

- 2) General Plan Update – Max Johnson

Mr. Johnson provided a general plan update and advised would have a draft document in the next few weeks. Already at over 80 pages, provide update by the end of the month.

- 3) Other Business Items (as needed)

Ms. Martinez said the George application from January on a contractor storage yard. Applicant came back for modification and put a 40X40 building. Lighting and landscaping, no plumbing, just power. Commissioner Richards inquired on the height and location of the building.

Motion: To approve the changes on application #30836 with staff recommendation and changes.

Motion by: Commissioner Collard

2nd by: Commissioner Sudbury

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

PUBLIC HEARINGS

Hearings began at – 6:38 p.m.

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

Applicant request this application is continued to June 13th meeting.

Motion: To continue application #30804 to the June 13th meeting, per the applicants request.

Motion by: Commissioner Richards

2nd by: Commissioner Weight

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

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

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

Commissioner Richards said section behind that said lot 4. Ms. Martinez said on the aerial only the piece marked in green and includes the house to the front, but the storage yard is in the rear and only that piece.

Speaker # 1: Applicant

Name: Emily Adams

Address: 5282 Commerce Drive, Murray

Comments: Ms. Adams said a construction yard like seen out there. Back portion, excavation equipment and a few stock piles. Existing pavement there, bring in asphalt tailings to keep the road cleaner and keep from being a dirt road.

Commissioner Richards asked if there is a retention basin for storm water. Ms. Adams said their lot is just a berm. Commissioner Richards asked if they'll be crushing concrete. Ms. Adams said not at this time. Commissioner Cripps asked if they'll recycle on site. Commissioner Richards said his concern is stormwater. Ms. Martinez said SWPPP is required and agency review will take care of that.

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

PUBLIC PORTION OF MEETING OPENED

No one from the public present to speak.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #30921 as presented with Staff recommendations.

Motion by: Commissioner Richards

2nd by: Commissioner Sudbury

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

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

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

Commissioner Richards asked Commissioner Sudbury if they said anything about RV dumps. Commissioner Sudbury said he hasn't heard anything.

Speaker # 1: Applicant

Name: John Linton

Address: 3115 West 2100 South

Comments: Mr. Linton said they are excited.

Commissioner Richards asked if any thought of an RV dump. Mr. Linton said they like to do that, and there will be. Commissioner Richards said with retention basin on the second lot and thought. Mr. Linton said engineer drawing will have the county requirements and the subdivision is being sold by the same owner and working with the subdivision. Commissioner Collard said would like additional parking and is there a need. Mr. Linton said working with staff and they're conforming with ordinance and compromise.

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

PUBLIC PORTION OF MEETING OPENED

Speaker # 2: Citizen

Name: Rick Nuesmeyer

Address: 3257 South Elmer Street

Comments: Mr. Nuesmeyer asked when this would start. Mr. Linton confirmed this year.

Commissioner Richards motioned to close the public hearing.

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #30847 with Staff recommendations, and with additional parking to 19 spaces.

Motion by: Commissioner Richards

2nd by: Commissioner Collard

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

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

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

Speaker # 1: Applicant

Name: Dee Hansen

Address: 5445 South Highland Drive

Comments: Mr. Hansen said he is working with Staff and Holiday Oil and is in great shape with staff recommendations.

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

PUBLIC PORTION OF MEETING OPENED

No one from the public present to speak.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To recommend approval on application #30923 for a preliminary plat as presented with Staff Recommendations.

Motion by: Commissioner Richards

2nd by: Commissioner Sudbury

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

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

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

Commissioner Richards said this is Troy Bellistons property and Ivory needed this property to do the development. Mr. Belliston is selling the whole thing.

Speaker # 1: Applicant

Name: Bryon Prince

Address: 978 Woodoak Lane

Comments: Mr. Prince said the property is adjacent to Gabler's Grove development. Known about the seven-foot strip but took awhile to work out with Mr. Belliston. He showed the map representing Gabler's Grove and showed the strip. Proposing to rezone and comply with the zoning around and the house will not be torn down, parcel to the back.

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

PUBLIC PORTION OF MEETING OPENED

Speaker # 2: Citizen

Name: Rick Nuesmeyer

Address: 3257 South Elmer Street

Comments: Mr. Nuesmeyer asked what the fencing proposal is on the property. Ms. Martinez said just the rezone and is not addressed.

Mr. Prince said if you refer to the development agreement, it refers to the fencing and the vision that is required on the south boundary will wrap around Gabler's grove and when it comes before you on the subdivision design, will comply with that.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To recommend approval of application #30922 to the Magna Metro Township Council as presented.

Motion by: Commissioner Sudbury

2nd by: Commissioner Weight

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

Commissioner Sudbury motioned to adjourn.

MEETING ADJOURNED

Time Adjourned – 7:15 p.m.