



**Planning and Development Services**

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**MEETING MINUTE SUMMARY**  
**MAGNA METRO TOWNSHIP PLANNING COMMISSION MEETING**  
**Thursday, August 8, 2019 6:30 p.m.**

**\*\*Meeting minutes approved on September 26, 2019\*\***

**Approximate meeting length:** 48 minutes

**Number of public in attendance:** 11

**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
Mickey Sudbury	x	x	
Mark Elieson	x	x	
Todd Richards	x	x	

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

**BUSINESS MEETING**

**Meeting began at – 6:33 p.m.**

- 1) Approval of Minutes from the June 13, 2019 meeting.

**Motion:** To approve minutes from the June 13, 2019 meeting as presented.

**Motion by:** Commissioner Sudbury

**2<sup>nd</sup> by:** Commissioner Collard

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

Approval of Minutes from the June 20, 2019 meeting.

**Motion:** To approve minutes from the June 20, 2019 meeting as presented.

**Motion by:** Commissioner Sudbury

**2<sup>nd</sup> by:** Commissioner Collard

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

Approval of Minutes from the July 11, 2019 meeting.

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

**Motion by:** Commissioner Sudbury

**2<sup>nd</sup> by:** Commissioner Collard

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

2) General Plan Update – Max Johnson

*Ms. Gurr advised staff is working on an Affordable housing plan and will be having an open house in September. Information will be provided once available.*

3) Other Business Items (as needed)

*Commissioner Richards inquired on the Fall APA conference and if they were having the option of going this year. The group rate is \$255. Ms. Gurr advised she would check in to that and provided feedback.*

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

### **PUBLIC HEARINGS**

**Hearings began at – 6:40 p.m.**

**30889** - Wright Development Group (Logan Johnson) is requesting approval of a rezone from R-M/zc (Residential) to C-2 (Commercial). **Acreage:** 0.93 acres. **Location:** 3486 South 8400 West. **Planner:** Diana Martinez

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

*Commissioner Richards asked if they were planning on tearing down the existing building. Mr. Draper advised he believes so.*

### **PUBLIC PORTION OF MEETING OPENED**

**Speaker # 1:** Applicant – Wright Development Group

**Name:** Logan Johnson

**Address:** 1178 West Legacy Crossing Blvd. #100

**Comments:** Mr. Johnson said the site plan will come later, existing building will be demolished and will build.

*Commissioner Cripps asked what it would be replaced with. Mr. Johnson said 3,000 square feet retail, canopy and signage. Mr. Johnson said will be a 7-11 Convenience Store.*

*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 Elieson seconded that motion.*

### **PUBLIC PORTION OF MEETING CLOSED**

**Motion:** To recommend application # 30889 to the Magna Metro Township Council for approval as presented with the conditions two and three of current zoning conditions.

**Motion by:** Commissioner Richards

**2<sup>nd</sup> by:** Commissioner Elieson

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

**30838** – Michael Brodsky is requesting initial Preliminary Plat approval of the Calder Field Subdivision, a 47-lot subdivision. **Parcel Area:** 16.47 Acres (approximate). **Location:** 3896 South Sennie Drive. **Zone:** R-1-7. **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 - Hamlet Development

**Name:** Michael Brodsky

**Address:** 308 East 4500 South, #200

**Comments:** Mr. Brodsky said staff report is consistent. The challenge, the entire property was within .5 over pressure zone. The design takes everything outside of the zone. Classic infill neighborhood and older established community. The neighborhood completes the existing community. Hamlet Homes will be the home builder. Early stages of developing brand new project, 1500 to 2000 square feet, architecture the neighbors will appreciate. Extensive landscaping, advised traffic study is necessary and arrived ten minutes after the staff report. Ryan Hales made the observation, peak traffic hours are less than one per minute. Peak evening hours. Nick Mingo is doing all the development design.

**Speaker # 2:** Engineer

**Name:** Nick Mingo

**Address:** 3980 South 700 East, #22

**Comments:** Mr. Mingo said peak hours is just leaving the subdivision would be 51 cars per hour. Average daily today 1070 per day. All around Parcel is about half an acre.

*Commissioner Cripps asked where the outlet is. Mr. Mingo said to the north.*

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

*Mr. Draper advised subdivision only requires 24 hour notice and do not mail out on subdivisions.*

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

### **PUBLIC PORTION OF MEETING CLOSED**

**Motion:** To recommend application #30838 to the Magna Metro Township Council for Preliminary Plat approval as presented.

**Motion by:** Commissioner Richards

**2<sup>nd</sup> by:** Commissioner Sudbury

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

**30855** – ADG Partners is proposing possible text amendments to the subdivision ordinance. **Location:** 3896 South Sennie Drive. **Zone:** R-1-7. **Planner:** Todd A. Draper, AICP

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

*Counsel, Mr. Smith said portion of the ordinance has been submitted to the Council. This portion and until yesterday, this was not moving forward until we receive a more comprehensive one. Have not had time to prepare anything different than last time.*

*Greg Schulz said mayor, and attorney met with Northrup Grumman yesterday and received clarification yesterday. Attempting to create a better thing for us, versus what they were trying to do in the past which would have been incompatible. Technically allow for subdividing in .5 pressure area, come back with text amendments and come back with definition. Will work with a good finished product for planning commission and council*

## **PUBLIC PORTION OF MEETING OPENED**

**Speaker # 1:** Applicant – ADG Partners

**Name:** Ginger Romrell

**Address:** 520 South 850 East, #A

**Comments:** Ms. Romrell said nothing new, appreciate Mr. Schulz pulling it together. Excited it is being worked on.

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

**Speaker # 2:** Northrup Grumman

**Name:** Lyndon DeYoung

**Address:** 5000 South 8400 West

**Comments:** Mr. DeYoung said working here for a year since original application for rezone change. Mr. Schulz reiterated, opposed that and didn't make to council, because deal worked out with owner in .5 for more safe use of the land. Talking about trading the land outside of the over pressure circle for 16 parcel acres. Trade land in .5 zone closer to facility and more complimentary and safe use. The land working immediately with 16 acres with the split and looked at text amendment change and work on general plan and appropriate uses and move forward with this one parcel and start the ball rolling. Old master plan, envisioned and studies, picked parcels, language used where recommended not to have residential in .5 area and used the language subdivision and text amendment fixes that issue. Staff comments, all recommendations that they support all stem off original studies from original master plan, Hercules master plan, location of activities and centers of circles and recommend movement of the center and western circle. They haven't recommended any movement addressed today. Limited impact on Magna with respect to the other overpressure circles. Recommendations to deal with safer in the .3 overpressure zone.

**Speaker # 3:** Citizen

**Name:** Michele Wickens

**Address:** 7807 Maytime Drive

**Comments:** Ms. Wickens said she needs reassurance there might be some kind of speed bumps on her road. If they put more houses, there will be more traffic and more cars going through the subdivision. Already has a lot of children and would hate to see an accident and child being hit. Wants a speed bump.

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

## **PUBLIC PORTION OF MEETING CLOSED**

**Motion:** To continue application #30855 to the September 12<sup>th</sup> meeting.

**Motion by:** Commissioner Richards

**2<sup>nd</sup> by:** Commissioner Elieson

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

*Commissioner Sudbury motioned to adjourn.*

**MEETING ADJOURNED**

**Time Adjourned – 7:21 p.m.**