



Planning and Development Services

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MEETING MINUTE SUMMARY
MAGNA METRO TOWNSHIP PLANNING COMMISSION MEETING
Thursday, September 26, 2019 6:30 p.m.

****Meeting minutes were approved on October 10, 2019****

Approximate meeting length: 52 minutes

Number of public in attendance: 5

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	x	
Todd Richards	x	x	

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

BUSINESS MEETING

Meeting began at – 6:30 p.m.

- 1) Approval of Minutes from the August 8, 2019 meeting.

Motion: To approve minutes from the August 8, 2019 meeting as presented.

Motion by: Commissioner Richards

2nd by: Commissioner Elieson

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

- 2) Other Business Items (as needed)

Ms. Gurr reminded the commission of the Housing Element Open House on September 28th.

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

PUBLIC HEARINGS

Hearings began at – 6:33 p.m.

Commissioner Cripps advised the agenda was adjusted to move 30618A and 30618B to the front of the meeting.

30618- Salt Lake County Parks & Rec is requesting acceptance of a Roadway Dedication Plat for 7200 West. **Location:** 4042 South 7200 West. **Zone:** R-1-7. **Planner:** Diana Martinez

30618- Salt Lake County Parks & Rec is requesting acceptance of a Roadway Dedication Plat for Valley Forge Road. **Location:** 4042 South 7200 West. **Zone:** R-1-7. **Planner:** Diana Martinez

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

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

PUBLIC PORTION OF MEETING OPENED

No one from the public preset to speak.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #30618A as presented.

Motion by: Commissioner Richards

2nd by: Commissioner Sudbury

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

Motion: To approve application #30618B as presented.

Motion by: Commissioner Richards

2nd by: Commissioner Sudbury

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

Mr. Bates confirmed he just received the meeting packet today and would like it to be heard.

30924 – Dee Bates, on behalf of Scott Gailey and Magna Hamptons LLC, is requesting approval to amend a portion of the previously approved Magna Hamptons Conditional Use PUD Subdivision and the accompanying subdivision phasing plans. **Acreage:** 3.41 (approximately). **Location:** 2650 South 7200 West and 2735 South Riverhead Drive. **Zone:** A-1 (Agricultural). **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: Owner and Developer

Name: Dee Bates

Address: Not provided

Comments: Mr. Bates said they started and haven't changed the subdivision. Offered to extend the road out to 7200, could not meet fire at the subdivision. Fire Marshall signed off they would accept the circle. The Mylar disappeared from the fire approval. Property lines dealt with Spencer Hymas to put the property lines at the center of buildings on the plat. At his cost to have redrawn and put back in how they wanted it done. Other holes have nothing to do with them, it's the builders wrong inside the structure. Phase one, county came back and didn't want to stop utilities, go around corner to phase two, complete. They complied. Bent over backwards, came in at phase three before November 2018, accepted and gave fees \$50,000 for bond. Gave grading permits with circle, can't get fire exit that way and approved from fire Marshall. Offered to extend at his cost and didn't change the subdivision. Drainage is the same and installed. Open space is exceeded. Went to Mr. Draper in January, nine months been waiting and sitting on. Streets and amendment already built and inspected. Circle is in willing to take street out. May cost more money.

Commissioner Richards said density is eighty and that includes phase four and five. Mr. Bates said Phase 4 is a good size land. He has a majority of lots sold and still waiting for an approval. He went out and received letters from all authorities. Commissioner Richards asked for amenities. Mr. Bates said park, playground, soccer field, BBQ and pavilion. Mr. Bates said he put in a running track. More than complied and needs it approved in less than nine months. Commissioner Eliason asked about vinyl fencing and eliminate pillars. Mr. Bates said it will be exactly as it is, not changing anything.

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

Speaker # 2: Citizen

Name: Lita Davis

Address: 2710 South 7200 West

Comments: Ms. Davis said she isn't going to settle with them, because they haven't followed through with what they told her. Final phase should come through and haven't followed through or sold to them yet.

Speaker # 3: Citizen

Name: Michael Mansfield

Address: 2753 South 7200 West

Comments: Mr. Mansfield said one side looks okay, other side looks bad. The traffic is horrible and what they've put in so far and get worse. Now with the traffic and depreciation be accommodated. Who's going to clean up the litter and getting worse because of development and block his view of the mountains. Received multiple complaints about it not good idea to go forward with anything more than already approved.

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

Speaker # 4: Owner and Developer

Name: Dee Bates

Address: Not provided

Comments: Mr. Bates said values are being sold for \$286,900, as far as dishonesty, they haven't been, and the process has been delaying them. They go to their approval on everything in four months and now seven months through engineering. Delayed over again. When you take phase two and add two, it takes time. Ms. Davis asked for more money and agreed and then asked for more, not agreed with. Haven't been dishonest, but delays happened.

PUBLIC PORTION OF MEETING CLOSED

Commissioners and staff had a brief discussion regarding smaller lots, more open space and amenities.

Motion: To preliminarily approve application #30924 as presented with staff recommendations.

Motion by: Commissioner Richards

2nd by: Commissioner Elieson

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

MEETING ADJOURNED

Time Adjourned – 7:22 p.m.