



**Planning and Development Services**

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**MEETING MINUTE SUMMARY**  
**MAGNA METRO TOWNSHIP PLANNING COMMISSION MEETING**  
**Thursday, October 10, 2019 6:30 p.m.**

**\*\*Meeting minutes approved in November 14, 2019\*\***

**Approximate meeting length:** 2 hours 13 minutes

**Number of public in attendance:** 17

**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
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 September 26, 2019 meeting.

**Motion:** To approve minutes from the September 26, 2019 meeting as presented.

**Motion by:** Commissioner Richards

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

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

- 2) Confirm attendance at the October 24<sup>th</sup> special meeting for D.R. Horton – Todd Draper
- 3) Other Business Items (as needed)

*Commissioner Richards announced application 30881, half the property is his parents and he feels he can make a sound, unbiased decision.*

*Commissioner Weight motioned to close the Business Meeting, Commissioner Collard seconded that motion.*

**PUBLIC HEARINGS**

**Hearings began at – 6:35 p.m.**

**30967-** Kurt Michelsen is requesting approval of a Conditional Use/PUD approval to allow for construction of a retail building and a restaurant building on the subject property. **Location:** 8483 West Magna Main Street. **Zone:** C-2 (Commercial). **Planner:** Diana Martinez

*Greater Salt Lake Municipal Services District Planning and Development Services Planner Diana Martinez provided an analysis of the Staff Report.*

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

**Speaker # 1:** Applicant

**Name:** Kurt Michelson

**Address:** 3850 West 8710 South, West Jordan

**Comments:** Mr. Michelson said they wanted the building to face Magna Main, and setback was 10 feet, they had no choice there was a sewer main. Guidelines following, have an entrance from Magna Main and dressing that side up and hard to do glass all the way along for store front. Nice fit and colors are generic right now.

*Commissioner Richards asked about the 10 feet on the north side. Mr. Michelson said restrictions said have to be at 10 foot with the building, his fear is digging a trench into the building and doesn't want future problems, pop-outs will meet 10 feet. Ms. Martinez said because this is a PUD it was recorded on the plat in order to amend would have to amend the plat. Commissioner Richards said looks like splitting in to three retail, anything to say about the other building who is going in. Mr. Michelson said planning breakfast burrito for the drive-thru and one-way access to the south. Commissioner Richards said only one dumpster for both buildings. Mr. Michelson said doesn't know the restriction, but were told they only needed one, one restaurant and retail.*

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

*No one from the public was present to speak.*

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

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

*Commissioners and staff had a brief discussion regarding aesthetics, accessibility, bump outs, dumpsters, and continuance.*

**Motion:** To approve application #30967 with staff recommendation and adding façade approval before finalized.

**Motion by:** Commissioner Weight

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

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

**30890** – Juan Rios requests approval of the proposed 3 Lot Rios Subdivision Preliminary Plat, inclusive in this request is a recommendation to the Magna Metro Mayor to allow for an amend lot 24 of the Existing Western Sun Subdivision. **Acreage:** .58. **Location:** 7521 West Western Sun Circle. **Zone:** R-1-6 (Single Family Residential). **Planner:** Todd A. Draper, AICP

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

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

**Speaker # 1:** Assisting applicant

**Name:** Rod Engar

**Address:** 2550 East Dimple Dell Drive, Sandy

**Comments:** Mr. Engar said fire is resolved and will have sprinklers in the rear. Satisfied future revisions for all the conditions. Applicant and engineer working out conditions and details should be submitted tomorrow.

*Commissioner Richards asked if utilities would be in the drive-way easement. Mr. Engar advised they would.*

*Commissioner Richards motioned to open the public hearing, Commissioner Weight 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**

*Commissioners and staff had a brief discussion regarding demolition and permitting.*

**Motion:** To recommend application #30890 to Magna Metro Township Mayor to amend, pending staff recommendations.

**Motion by:** Commissioner Richards

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

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

**Motion:** To approve application #30890 preliminary plat.

**Motion by:** Commissioner Richards

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

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

**30881** – Gary Cannon requests approval of the proposed 40 Lot Richards Ranch Subdivision. **Acreage:** 12.72. **Location:** 7362 and 7366 West 3100 South. **Zone:** A-1 z/c (Agricultural, excludes the uses of two-family dwellings and dwelling groups). **Planner:** Todd A. Draper, AICP

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

*Commissioner Richards said there are buildings on Lots 21 and 22 and are they coming down. Mr. Draper said should come down because they're on the easement and they may not have to come down because they're agricultural buildings and is zoned agricultural. Commissioner Cripps said would like to have a resolution before if the applicant can purchase in the retention pond. Mr. Draper said it is a family*

*relationship and cannot be simply excluded and couldn't be recorded, they'd have to show it has been included in the new property.*

## **PUBLIC PORTION OF MEETING OPENED**

**Speaker # 1:** Applicant

**Name:** Gary Cannon

**Address:** 1397 West 13400 South

**Comments:** Mr. Cannon said he's proud to represent the Richards family. Going in to third year and nothing pushed through and went on time frame for them in their family for 50 years. He isn't trying to change the zoning to anything less than put in place. If there aren't any challenges and aren't as wide as they'd like, they'll be very deep lots. Unique property, one of Richards family and steps have been in motion to do a lot line adjustment, just do it at the same time, that will be taken care of in parcel eight. Made arrangements with the family. Some neighboring land owners love the area and work sectioning off and retained by owners adjacent to the property. Out buildings will be included with some of the others that live in or near the property.

*Commissioner Richards asked for an explanation of Lot 46. Mr. Cannon said his plans don't show Lot 46.*

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

*No one from the public was present to speak.*

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

## **PUBLIC PORTION OF MEETING CLOSED**

*Commissioners and staff had a brief discussion regarding parcel eight and building located within lot lines and over Questar easements.*

**Motion:** To approve application #30881 preliminary plat subject to staff recommendation and addressing parcel eight and incorporating in to the subdivision.

**Motion by:** Commissioner Weight

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

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

**30900** – Allan Dahle requests approval of the proposed 2 Lot ALD Trust Subdivision Preliminary Plat. **Acres:** 1.64. **Location:** 7329 West 3500 South. **Zone:** C-2 (Commercial). **Planner:** Todd A. Draper, AICP

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

## **PUBLIC PORTION OF MEETING OPENED**

**Speaker # 1:** Representing applicant

**Name:** Colby Cain

**Address:** 1476 East Mount Manor Circle, Salt Lake City

**Comments:** Mr. Cain said he represents Allan. Meets all existing requirements from O'Reilly Auto Parts.

*Commissioner Richards asked how he is dealing with the easements.*

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

*No one from the public was present to speak.*

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

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

**Motion:** To approve application #30900 with staff recommendations.

**Motion by:** Commissioner Weight

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

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

**30930** – Bryon Prince representing Ivory Development LLC and property owners Ivory Land Corporation and Kennecott Utah Copper LLC, requests approval of modifications to the previously approved Preliminary Plats for the Gabler Grove Subdivision as included in a special development agreement between the Magna Metro Township Council, Kennecott Land, and former developer Fieldstone Homes. Included is a request for possible PUD subdivision approval and Single-Family Project Development plans for additional adjacent land areas that were not included in the development agreement, but which are proposed for development following the same principles outlined in that agreement. **Acreage:** 54.5 (approximately). **Locations:** 7824 W 2820 S, 7792 W 2820 S, 7762 W 2820 S, 7758 W 2820 S, 7744 W 2820 S, 7746 W 2820 S, 2665 S Oshea Ln, 7834 W 2820 S, 7774 W 2820 S, 2851 S 800 W, 7701 W U0201 Highway. **Zones:** R-1-6 z/c, R-1 5 z/c, R-1-4 z/c, R-1-4, R-1-6. **Planner:** Todd A. Draper, AICP

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

*Commissioners and staff had a brief discussion regarding open space, development agreement, playground, amenity discrepancy, and components.*

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

**Speaker # 1:** Applicant

**Name:** Bryon Prince

**Address:** 978 East Woodoak Lane

**Comments:** Mr. Prince said early this year came before the bodies, rezoned the northern nine-acre parcel with condition the parcel complies with the development agreement. Came back and rezoned and land use complies with original Gablers Grove development. Two months ago, submitted preliminary plan, complies with everything needed. Detailed information for preliminary plat approval. He sat down with Mr. Draper and went over questions, one was what stage in process that architectural review is required, at final plat review. Open space is defined by open area required areas, all green falls in parameter. The white building envelopes much larger than home foot prints. Will exceed envelope where they have anything over hanging to comply with 40% open space. Amenities comply with requirement in how its interpreted. The trail along the canal is 10 feet wide and will exceed the 1,500 feet.

*Commissioner Richards asked about the trail. Mr. Draper referred to Exhibit D and said should be 10,000 square feet not 1,000 and is a discrepancy but planning commission should make the decision.*

*Commissioner Richards asked if they need the square feet of the lots. Mr. Draper said plat requirement, this being so large and look at it at 30,000 feet, limited concern. Mr. Prince said calculated amenities, is the trail, picnic, playground and break up field. Commissioner Richards asked if picnic area is covered. Mr. Prince said no. Mr. Draper said gazebo is required.*

*Commissioner Richards said his concern is land use consideration of complaints verified and none are yes. Wants time to verify things and clarify open space and amenities. Mr. Draper said some won't change and this is a generic report and hard to say it meets when they don't have that piece and could come later. Mr. Prince said the Belliston property is where the field is, and setbacks comply with the existing lot. Mr. Draper said irrigation plan shows right up against. Mr. Prince said the plan in the packet is an old plan and plan set. When they submitted in August, and Salt Lake County has had time to review the accurate plans and he is fine and will come back in two weeks. Answer he received as relates to architectural requirements, fencing in development agreement will be signed off on in technical review.*

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

**Speaker # 2: Citizen**

**Name:** Tiffany Chak

**Address:** 7357 West 2820 South

**Comments:** Ms. Chak said she hates the subdivision, a lot was approved before became a Township. Anything can do to decrease the units and increase green space. Wants overflow parking spaces, traffic in and out of 7200 has been horrible. Road from subdivision leads over to 7200. Drove through and cars are in roundabout parking on street waiting for cars to get out. Asked how many phases and when do you expect completion. Do you continue to do traffic studies after each phase completion. Any accident on 2100, mainly come along on 2820. And add 763 more units, driving down 10 units with one car garage.

**Speaker # 3: Citizen**

**Name:** Gloria Richards

**Address:** 7575 West 2820 South

**Comments:** Ms. Richards said she drove down where they're building apartments, doesn't know where they're going to get more parking. Cars are parked down the roads on 8400 and put more people. Five and six cars parked in the streets, she understands why Fieldstone got out because of the high-water table and put all these big apartments, water will always be high because the ground slopes down that way. Should be 10,000 square foot lots. Not much trails, just more traffic, need bike lanes that don't have cars parked in them. Along canal what type of fence, those canals get a lot of water. Violence in the valley.

**Speaker # 4: Citizen**

**Name:** Doyle Watterson

**Address:** 7827 West 2820 South

**Comments:** Mr. Watterson asked how many outlets are there, he lives across 2820. Not a fan of only two outlets and the major one comes out in front of his house. Irrigation question, as he uses irrigation and there have been complaints about dumping dirt and provisions for irrigation to continue. Traffic concern, during winter there are cars parked. Asked about making the road roundabouts and lighting across the street.

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

**PUBLIC PORTION OF MEETING CLOSED**

**Motion:** To continue application #30930 to the October 24<sup>th</sup> meeting and request legal counsel review for compliance.

**Motion by:** Commissioner Richards

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

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

**30934** – David Johnson requests approval of the proposed 2 Lot Martinez Subdivision Preliminary Plat. **Acreage:** .86. **Location:** 2866 South 7200 West. **Zone:** A-1 z/c (Agricultural, excludes the uses of two-family dwellings and dwelling groups). **Planner:** Todd A. Draper, AICP

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

*Commissioners and staff had a brief discussion if issues aren't corrected if this would come back and storm water retainage.*

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

**Speaker # 1:** Applicant

**Name:** David Johnson

**Address:** 4436 South 1025 East

**Comments:** Mr. Johnson said engineer and survey of record. It wasn't their intention to submit the way they see it, he can redraw and have back in two weeks. Storm water easements are a simple fix, also any other comments from staff will be taken care of. Not opposed to any recommendations.

*Commissioner Richards motioned to open the public hearing, Commissioner Weight 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 continue application #30934 to the October 24<sup>th</sup> to allow time for updated drawings.

**Motion by:** Commissioner Weight

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

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

### **MEETING ADJOURNED**

**Time Adjourned – 8:43 p.m.**