



Planning and Development Services

2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050

Phone: (385) 468-6700 • Fax: (385) 468-6674

**MEETING MINUTE SUMMARY
MAGNA METRO TOWNSHIP PLANNING COMMISSION MEETING
Thursday, October 24, 2019 6:30 p.m.**

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

Approximate meeting length: 1 hour 33 minutes

Number of public in attendance: 10

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
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
Lupita McClenning	x	x
Julia Friedman	x	x
Mikala Jordan	x	x

BUSINESS MEETING

Meeting began at – 6:30 p.m.

- 1) Other Business Items (as needed)

Commissioner Richards motioned to close the Business Meeting, Commissioner Elieson seconded that motion.

PUBLIC HEARINGS

Hearings began at – 6:32 p.m.

30930 – (Continued from October 10, 2019) - 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 Director Lupita McClenning provided an analysis of the Staff Report.

Commissioner Weight said sounds like a preliminary plat, but site plan and do we know what we're approving. Commissioner Richards said it is covered under the development agreement. Commissioner Richards said didn't quite meet the amenities at the last meeting. Commissioner Cripps said he agreed to making it 19 instead of a nine or five.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Bryon Prince

Address: 978 East Woodoak Lane

Comments: Mr. Prince said the preliminary plans in the packet at the standard of the subdivision and required based on the ordinance. The amenities reviewed with staff, the trail is designed to provide 17 recreational facilities, playground, picnic area, and lawn area for non-organized sports and basketball. Per agreement with 462 units, the requirement is 15 facilities and they are providing 21. The non-conforming lot related to the existing Belliston home on 2820 south and been rezoned with the improvement of the right-of-way. With the widening will the home still comply with setback of 25 feet. The home will stay as shown and make sure Ms. McClenning gets a copy of the site plan.

Commissioner Richards asked if the back piece is being incorporated. Mr. Prince said the new Belliston lot is 14,000 square feet, rear lot line is 50 feet.

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

No one from the public present to speak.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To recommend approval on application #30930 to the Magna Metro Township Council with Staff Recommendations with conditions.

Motion by: Commissioner Richards

2nd by: Commissioner Elieson

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

30934 – (Continued from October 10, 2019) - 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 Director Lupita McClenning provided an analysis of the Staff Report.

Commissioner Richards said main issue is the new driveway would cause three drive entrances on to 7200. Asked if vacating the driveway in to the garage. Commissioner Richards said new drive needed to be dedicated to lot two and corrected.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: David Johnson

Address: 4436 South 1025 East

Comments: Mr. Johnson said made it, so it was a flag lot, used to just be divided in half. Working with staff to get easements in order. Access for emergency vehicles and easement for drainage. Three accesses, original house is a driveway and one to the north to get to the back and will remove the curb cut on 7200 and replace with curb and gutter. Lot two will need an approach and apron.

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

No one from the public present to speak.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #30934 with staff recommendations

Motion by: Commissioner Weight

2nd by: Commissioner Richards

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

31003 – Adam Loser requests approval of a Roadway Dedication Plat for the Little Valley Gateway planned development. As part of the roadway dedication the applicant also seeks a positive recommendation from the Magna Metro Township Planning Commission to the Magna Metro Township Council to amend the Community Structure Plan for the Project to increase the planned roadway widths and alter some design elements. **Acreage:** 205 (approximately). **Location:** 3940 South 8400 West. **Zone:** PC – Planned Community. **Planner:** Julia Friedman

Greater Salt Lake Municipal Services District Planning and Development Services Planner Julia Friedman provided an analysis of the Staff Report.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: D.R. Horton

Name: Curtis Leavitt

Address:

Comments:

Speaker # 2: Ensign Engineering

Name: Bob Elder

Address: 10000 South 45 West

Comments: Mr. Elder said he has been involved for a while, transitions in staff, have been involved in processes. Several UDOT meetings, in process and access permit, addressing each issue. Signalized intersection at 4100 south, interim support Cyprus coming in.

Commissioner Richards asked if there will be a road coming around manufacturing plant. Mr. Elder said it would and working to obtain the deeds and make dedicated public right of way. One discussion on realignment on east side of 8400 and would align with orange collector road. Approval of master drainage plan, been involved to address the drainage and Kennecott owns the property and managed the runoff, routed through this project to a regional detention basin and under railroad to the north and Cyprus High would end up to the canal to the north. Working with the County for this discharge and came up with an agreement what they could accept for discharge. Easements need to be shown with detention ponds. Applicant showed the routing with recordation of the plats. Roadway meetings with transportation, concern about Cyprus youth and dropped off at collector road, 10-foot-wide walkway installed on the southside of collector road, to facilitate the public safety and widen road to 70 feet. Accommodate staff recommendations of safety of pedestrians. Modified plans, CSP plans had conditions with intersections that weren't safe as connections and made an intersection design. Commissioner Richards asked about an acre for seminary site. Mr. Beefer said that is correct. Mr. Elder said were going to pass through the project and down the canal. Concern the run off flow was too high. Change in plan the detention pond and upsized it to route Kennecott and development runoff and restricted it to be half the flow. Commissioner Lockwood asked if they moved the clubhouse because it would have been an impact, but looks like parking is still there, but they're lots. Commissioner Richards asked why the alleyways is behind the homes. Mr. Elder said along the collector road creates a nice front door and driveway access has been removed and enhances. Mr. Leavitt said size would be adequate for cars and garbage. Mr. Leavitt said development agreement in the back. Commissioner Richards said it doesn't work in the alleyway. Commissioner Richards said front portion on 8400 only as alleyways, is that going to be public garbage collection too or private dumpsters in Phase 1. Mr. Leavitt said if the roadway isn't dedicated to the city, typically the HOA would set up. Mr. Elder said that is proposed apartments, they would all be dumpsters. Mr. Leavitt said would have to address at the Council level. Many communities and received well by the public.

Speaker # 3:

Name: Don Beefer

Address:

Comments: Mr. Beefer said they moved clubhouse because of school activities and moved it in so parking wouldn't be affected.

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

Speaker # 4: Citizen

Name: Rick Nuesmeyer

Address: 3257 South Elmer Street

Comments: Mr. Nuesmeyer said his only concern is lighting.

Mr. Leavitt said there would be lighting and abided by the city standards.

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

PUBLIC PORTION OF MEETING CLOSED

Commissioners had a brief discussion regarding alleyways.

Motion: To approve application #31003, with staff recommendations and subject to the community structure plan and requirements of the Magna Metro Township Council approval of necessary amendments.

Motion by: Commissioner Weight

2nd by: Commissioner Elieson

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

31040 – Adam Loser requests Preliminary Plat approval for Phase I of the Little Valley Gateway planned development (420 lots). **Acres:** 38.3 (approximately). **Location:** 3940 South 8400 West. **Zone:** PC – Planned Community. **Planner:** Julia Friedman

Greater Salt Lake Municipal Services District Planning and Development Services Planner Julia Friedman provided an analysis of the Staff Report.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Ensign Engineering

Name: Bob Elder

Address: 10000 South 45 West

Comments: Mr. Elder said platting and number of plats. Had master subdivisions plat, lots. County asked separation and separate road dedication. Removed all the excess and came through with street dedication lot. Reviewed the map, separated the roads and created little islands. One plat for Phase 1a, include eight different parcels in one plat. Two plats, B has two parcels.

Mr. Elder said had road frontage to increase the lots and offset. Commissioner Richards said it shows light poles will be on all the public streets and different standard for collector and minor roads will be followed.

Commissioner Lockwood motioned to open the public hearing, Commissioner Elieson seconded that motion.

Speaker # 2: Rio Tinto

Name: Jeff Stephenson

Address: 4700 Daybreak Parkway

Comments: Mr. Stephenson said tremendous amount of plat work. Complexities seen and addressed. The difficulty going under the rail. Storm drain effort is complex with undeveloped property. Challenges with getting water, fire flow for high school, adopted into Jordan Valley Water conservancy district and adopted into Magna, secondary water reservoir rate, one feeder supplies are a spring in the area. School District is excited and families in the area are excited.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To recommend approval of preliminary plat phase one on application #31040 to the Magna Metro Township Council with staff recommendations.

Motion by: Commissioner Richards

2nd by: Commissioner Elieson

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

31050 – MSD Planning Staff is seeking public input as well as discussion and/or a recommendation regarding the Magna Metro Housing Element, which will become a component of the Magna Metro Township General Plan. **Planner:** Mikala Jordan

Greater Salt Lake Municipal Services District Planning and Development Services Planner Mikala Jordan provided an analysis of the Moderate-Income Housing Plan.

Commissioners and staff had discussions regarding ADU's, good landlord and rent control language, demographics, and short-term rentals.

PUBLIC PORTION OF MEETING OPENED

No one from the public present to speak.

PUBLIC PORTION OF MEETING CLOSED

Motion: To recommend approval of file #31050 to the Magna Metro Township Council with recommended changes and ongoing resolutions.

Motion by: Commissioner Lockwood

2nd by: Commissioner Weight

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

MEETING ADJOURNED

Time Adjourned – 8:03 p.m.