



Planning and Development Services

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MEETING MINUTE SUMMARY
MAGNA METRO TOWNSHIP PLANNING COMMISSION MEETING
Thursday, November 14, 2019 6:30 p.m.

****Meeting minutes approved on January 9, 2020****

Approximate meeting length: 59 minutes

Number of public in attendance: 9

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
Diana Martinez	x	x
Todd Draper	x	x

BUSINESS MEETING

Meeting began at – 6:30 p.m.

- 1) Approval of Minutes from the October 10, 2019 meeting.

Motion: To approve minutes from the October 10, 2019 meeting

Motion by: Commissioner Richards

2nd by: Commissioner Elieson

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

Approval of Minutes from the October 24, 2019 meeting.

Motion: To approve minutes from the October 24, 2019 meeting

Motion by: Commissioner Richards

2nd by: Commissioner Elieson

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

- 2) 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.

30936 – Ron Hall requests approval of the proposed 1 Lot Hall Subdivision Preliminary Plat. **Acreage:** .89. **Location:** 8175 West 3100 South. **Zone:** R-1-21 (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.

Commissioners and staff had a brief discussion regarding trees, drive, and turn around.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Ron Hall

Address: 2920 South Fiddler Drive

Comments: Mr. Hall said he bought this property two years ago, spent six months cleaning the lot. Applied for building permit and found out never subdivided. Put primary residence and setback 305 feet and sewer drainage angle, can't do a basement, but rezoned for a guest house. UFA told him would approve with fire hydrant, came back to do without and now want sprinklers, filed a field modification request and approved based on commitment.

Commissioner Richards asked if there was a house. Mr. Hall said there was a barn that kept catching fire. Remnant of the farm that was not subdivided out of and combining into one. Landscaping discussed with the neighbor and propose exclude landscaping on and join forces on paving with one solid driveway 75,000-pound capable road base with asphalt and concrete on top.

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

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 approve application #30936 as presented with staff recommendations.

Motion by: Commissioner Weight

2nd by: Commissioner Collard

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

30752 - Magna Water District is requesting approval of a Conditional Use for a secondary water storage reservoir. **Acreage:** 5.4 acres. **Location:** 4088 South 8400 West. **Zone:** M-2. **Planner:** Diana Martinez
****Landscaping and fencing requirements to be approved by Planning Commission**

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: Clint Dilley

Address: 7062 West Cedar Heights Drive, Herriman

Comments: Mr. Dilley said he reached out to D.R. Horton who planned to develop, and these are the fencing plans they came back with and worked together. Keep maintenance cost down for the interior of the facility, proposed landscape rock from excavation.

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

No one from the public present to speak.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #30752 fencing with the exception of landscape on inner section.

Motion by: Commissioner Richards

2nd by: Commissioner Elieson

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

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. **Acreage:** approx. 0.91 acres. **Location:** 8483 West Magna Main Street. **Zone:** C-2. **Planner:** Diana Martinez ****Review of the North Elevation/Façade on the retail building to be approved by Planning Commission**

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: Represents property owner

Name: Tom Praggastis

Address: 106 Grey Eagle, Sun Valley, ID

Comments: Mr. Praggastis didn't have anything to add.

Commissioner Richards said buildings could change or are they still proposed. Mr. Praggastis said he doesn't know, and prospective buyer wanted to change something and will be in touch with the buyer himself.

PUBLIC PORTION OF MEETING CLOSED

Motion: To continue application #30967 to a future meeting once the applicant or property owner figures the request out.

Motion by: Commissioner Richards

2nd by: Commissioner Elieson

Vote: Commissioners voted unanimous in favor

30921 - Lyndon Jones Construction is requesting approval of a Conditional Use for a Construction Storage Yard. **Acreage:** 4.72 acres. **Location:** 2109 South Jenkins Park Lane. **Zone:** M-2. **Planner:** Diana Martinez ****Fencing requirements to be approved by Planning Commission**

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: Represents property owners

Name: Brent Overson

Address: 1062 West Stanley Glen Lane

Comments: Mr. Overson said this is the fencing originally proposed, metal fencing, six feet height.

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

No one from the public present to speak.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #30921 as presented with staff recommendation.

Motion by: Commissioner Weight

2nd by: Commissioner Sudbury

Vote: Commissioners voted unanimous in favor

31069 - Lyndon Jones Construction is requesting a waiver from street improvements (curb, gutter and sidewalk). **Acreage:** 4.72 acres. **Location:** 2109 South Jenkins Park Lane. **Zone:** M-2. **Planner:** Diana Martinez

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

Commissioner Cripps asked at what point to do we require curb and gutter. Commissioner Elieson start now or a bunch of developments requesting exceptions. Ms. Martinez said request delay agreement for sidewalk and install curb and gutter. Commissioner Richards asked the footage of the frontage. Ms. Martinez said not a lot and would only be for lot one.

Commissioners and staff discussed properties with delay agreements and whole subdivision, but lots two and three aren't required.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Represents property owners

Name: Brent Overson

Address: 1062 West Stanley Glen Lane

Comments: Mr. Overson showed a map and video of the area. Applicant is not opposed to delay agreement and engineer doesn't think its imperative to install. To install now come along with transportation plan and design street and include where you want curb, gutter, and sidewalk. Large ditch along section, problems with logistics, asking approve waiver with delay agreement. When the road is improved you pull the trigger.

Commissioners and staff had a brief discussion who owns that road and right of way. Jackass Flats was dedicated to Magna Township. Discussed improved road, traffic, delay recommendation to the Mayor regardless of their decision.

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

Speaker # 2: Citizen

Name: Dorrie Olsen

Address: 2917 South Polaris Street

Comments: Ms. Olsen said her parents owned property for 54 years, adjacent and they own 50 foot right of way and own seven acres, when sold they wanted to know gauged.

Commissioner Cripps said the purchaser would have to bond and whatever they put in there. She wants to help them and us. She was going to move out there when they were kids and were going to subdivide and time changes, getting to the point to sale. 12 years ago, from 2100 South and up 7200, trucking company was going to move in, people approach to subdivide and her father didn't want it done. Ditch along the front was gravel. In 2002 probably sold.

Speaker # 3: Representative

Name: Mollie Adams

Address: Not provided

Comments: Ms. Adams said they're not trying to get out of doing, hate to see resources wasted when master plan not done. Small local excavation contractor and will have a severe impact and when the time comes, they're open for it and clean area up. Hate to see improvements made and dedicated the street and sit back so far, look out of place and a short stand. They'll be happy to make them when they come along.

Commissioner Cripps said he was hoping to have all of Jackass Flats done and an industrial hotspot. Ms. Adams said start when it makes sense but her 100 feet in the front doesn't make sense, maybe coordinate the delay agreement with conjunction with the street.

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

PUBLIC PORTION OF MEETING CLOSED

Commissioners had a brief discussion regarding road improvement plan.

Motion: To recommend application #31069 to the Mayor on a Delay Agreement for Curb, Gutter, and Sidewalk, tied to the land and run with the land. Full Master Plan for the road, when and where required.

Motion by: Commissioner Weight

2nd by: Commissioner Sudbury

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

Commissioner Weight motioned to adjourn.

MEETING ADJOURNED

Time Adjourned – 7:29 p.m.