



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, January 9, 2020 6:30 p.m.

****Meeting minutes approved on February 13, 2020****

Approximate meeting length: 1 hour 46 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	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
Diana Martinez	x	x
Kate Davies	x	x

BUSINESS MEETING

Meeting began at – 6:30 p.m.

- 1) Election of Chair and Vice Chair 2020

Election of Chair for 2020

Motion: To nominate Commissioner Cripps for Chair, Commissioner Cripps accepted.

Motion by: Commissioner Elieson

2nd by: Commissioner Sudbury

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

Election of Vice Chair for 2020

Motion: To nominate Commissioner Richards for Vice Chair, Commissioner Richards accepted.

Motion by: Commissioner Elieson

2nd by: Commissioner Sudbury

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

- 2) Approval of Minutes from the November 14, 2019 meeting.

Motion: To approve minutes from the November 14, 2019 meeting as presented

Motion by: Commissioner Richards

2nd by: Commissioner Elieson

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

- 3) Confirm and approve the 2020 Magna Metro Township Planning Commission Meeting Schedule.

Motion: To approve the 2020 Magna Metro Township Planning Commission Meeting Schedule.

Motion by: Commissioner Richards

2nd by: Commissioner Elieson

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

- 4) **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**

Ms. Martinez provided an update and new owner, may be site plan.

- 5) Other Business Items (as needed)

Commissioner Weight inquired about the general plan. Wendy Gurr introduced Kate Davies, the new long range planner. Kate Davies provided an update and where we will kick off.

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

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

PUBLIC HEARINGS

Hearings began at – 6:45 p.m.

31093 – Salt Lake County Engineering requests approval of a Roadway Dedication Plat for the Beagley Lane. **Location:** 7955 W U-201 HWY (Approximate). **Zone:** A-1 and M-1. **Planner:** Julia Friedman

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

Commissioners and staff had a brief discussion regarding the width, bridge crossing the canal, three lane road, and portion of the general plan.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Citizen

Name: Rick Nuesmeyer

Address: 3257 South Elmer Street

Comments: Mr. Nuesmeyer said he has questions on 8000, problems on 7200 on Entheos. Same problem on 8000 and figure out before the road in and dump out on frontage road.

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

PUBLIC PORTION OF MEETING CLOSED

Commissioners and staff had a brief discussion regarding concerns over traffic and lighting, funding, conditions, road design, recommendation of conditions. Mr. Schulz said the understanding of the creation and supporting commercial manufacturing, industrial. It would be a three-lane road, including middle lane for left turns. Studies and neighborhood to the south, consideration of bridge to merge. Concerns movement off 8000. Signalized at 7200, none at 8000. Ms. Martinez scaled the road and came in at 50 feet.

Motion: To continue file #31093 for information on dedication road width and clear title report.

Motion by: Commissioner Richards

2nd by: Commissioner Sudbury

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

30961 - Singh Lakhwinder is requesting a Conditional Use approval for a 28 unit dwelling group. **Acreage:** 1.12 Acres approx. **Location:** 7237-7239 West 3500 South. **Zone:** C-2. **Planner:** Diana Martinez

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

Commissioners and staff had a brief discussion regarding density, regarding repair, landscaping, parking reduction, and open space reduction.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Architect

Name: BJ Lund

Address: 9672 South 700 East, Suite 201

Comments: Mr. Lund said many renditions and comply with ordinances. Apartments have a low ratio and they have 2/1. Additional requirement of ADA on top. Being started with 28 units and with roof top garden reduced a unit, complied with most things, two stalls per unit, 50 percent landscaping requirement, get that to do rooftop, reduce something and ability.

Commissioner Richards asked about the 26-foot roadway, 18 stall and 5 to 6 foot landscape buffer. Commissioner Richards asked how far, Ream's on the right of the property line. Mr. Lund said Ream's block wall. Ream's building, masonry wall on south property, west edge residential and they will put a wall, north is other retail building. Commissioner Sudbury asked about visitor parking. Mr. Lund said required 2/1. Some one bedroom. Commissioner Richards asked if all are market value or low income/moderate income. Mr. Lund said market value, property management company, but not on the property. Commissioner Weight said concern is proximity to single family and too much on a small site. Mr. Lund said discussed at length with staff. Challenge is two story buildings, but took larger footprint, so much demand on site for landscaping and only choice to go up, did everything they could to keep lower. Code is written and forced into this and meet requirements on units, parking.

Speaker # 2: Applicant

Name: Singh Lakhwinder

Address: 2647 West Builders Drive

Comments: Mr. Lakhwinder said they have CC&R's and allows to use parking and is shared, their project is self-contained with number of units. Contribute money towards Ream's to maintain the lot. All other properties and they are separated by parking. Have shared use and if guest comes in and parks at Ream's, shared use. Registered with Salt Lake County. When bought and title report is done and shared parking use.

Commissioner Richards asked how short on open space. Mr. Lakhwinder said 1000 short, either reduce parking spots or landscaping from 50 to 49 percent. Supposed to have 6-foot privacy fence. Commissioner Richards asked if amenities are increased, would that help on the open space requirements. Ms. Martinez said development standards, the more recreational amenities they put in, could reduce by two percent. If counting landscape on the roof they are compliant. Commissioner Richards asked if they have the power to reduce that. Ms. Martinez said under director. Commissioner Sudbury said doesn't see any access. Mr. Lund said two access points, all stairs. Mr. Lund said on south ground is an ADA unit and all unit doors are internal and balconies outside. Ordinance didn't have verbiage about rooftop counted as open space, but nothing is defined.

Commissioner Weight motioned to open the public hearing, Commissioner Richards 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

Commissioners had a brief discussion regarding parking, and stories. LUDMA changes in conditional use if they comply, conditions reasonable, not a non-permitted use.

Motion: To approve application #30961 with staff recommendations and a seventh condition:

7. Obtain easement through Ream's parking lot.

Motion by: Commissioner Richards

2nd by: Commissioner Elieson

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

31081 - Wright Development Group (Logan Johnson) is requesting a Conditional Use approval for a Service Station with a Convenience Store (retail). **Acreage:** 0.93 acres approx. **Location:** 3486 South 8400 West. **Zone:** C-2/zc. **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: Logan Johnson

Address: 1178 West Legacy Crossing Blvd, #100

Comments: Mr. Johnson said met with UDOT on access on south and will be right in, right out with a median there. 15-foot shift for dedication, will be tight and spoke to 7-eleven, confident to make site plan work.

Commissioner Richards asked about underground storage tanks, one large and how large is the other one. Mr. Johnson said tanks have decompression chamber. Commissioner Cripps said 35,000 gallons. Large is 32,500 and the other is divided.

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 Weight seconded that motion.

PUBLIC PORTION OF MEETING CLOSED

Commissioners had a brief discussion regarding fencing.

Motion: To approve application #31081 as presented with staff recommendations.

Motion by: Commissioner Weight

2nd by: Commissioner Elieson

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

31096 - Dominion Gas (Chris Balling) is requesting approval of a zone change from A-20 (Agricultural) to M-2 (Manufacturing). **Acreage:** 120.0 acres. **Location:** 1731 South 8000 West. **Planner:** Diana Martinez

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

Commissioners and staff had a brief discussion regarding uses, fire use, and overpressure zone.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Chris Balling

Address: PO Box 45360

Comments: Mr. Balling said 160 acres northeast corner zoned M-2. Property undeveloped at A-20 and develop into agriculture zone. Compatible with general plan and meet goals with the community. Doesn't know why they zoned a quarter of it, just trying to get the whole thing zoned the same. Brought engineer. Brought a map of all the zoning in the area. If they're not agricultural and undeveloped, they are M-2. Kennecott owns property on the west and south of the parcel and other properties in the area.

Commissioner Sudbury asked how many employees there will be. Mr. Balling said 10 employees. Plenty of parking and how cleaned up.

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 Weight seconded that motion.

PUBLIC PORTION OF MEETING CLOSED

Motion: To recommend application #31096 for approval to the Magna Metro Township Council as presented.

Motion by: Commissioner Richards

2nd by: Commissioner Elieson

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

Mr. Schulz advised of the swearing in ceremony on the 14th.

MEETING ADJOURNED

Time Adjourned – 8:16 p.m.