



Planning & Development Services Division

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Magna Township Planning Commission

Public Meeting Agenda

Thursday, June 12, 2014 6:30 P.M.

THE MEETING WILL BE HELD IN THE MEETING ROOM AT THE SALT LAKE COUNTY MAGNA LIBRARY, 8950 WEST MAGNA MAIN STREET, MAGNA, UT 84044.

ANY QUESTIONS, CALL (385) 468-6700

REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED UPON RECEIPT OF A REQUEST WITH 5 WORKING DAYS NOTICE. PLEASE CONTACT WENDY GURR AT 385-468-6707. TTY USERS SHOULD CALL 711.

The Planning Commission Public Meeting is a public forum where the Planning Commission receives comment and recommendations from applicants, the public, applicable agencies and County staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items. Action may be taken by the Planning Commission on any item listed on the agenda which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

BUSINESS MEETING

- 1) Planning Commission Training by District Attorney's Office.
- 2) Approval of Minutes from the May 15, 2014 Meeting
- 3) Township Services Introduction, Patrick Leary
- 4) Other Business Items (as needed)

ADJOURN



MEETING MINUTE SUMMARY

Magna Township Planning Commission Meeting

Thursday, May 15, 2014 6:30 p.m.

Approximate meeting length: 58 minutes
Number of public in attendance: 15
Summary Prepared by: Wendy Gurr
Meeting Conducted by: Commissioner Cripps (Vice Chair)

***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	Planning Staff / DA	Public Mtg	Business Mtg
Paul Kunz			x	Spencer Hymas	x	x
Dan Cripps – Chair	x	x		Wendy Gurr	x	x
John Bodenhofer			x	Max Johnson	x	x
Michael Brooks - Alternate	x	x		Patrick Leary		
Kelly Harman			x	Chris Preston (DA)	x	x
Nathan Pilcher	x	x				
Carl Duckworth – Vice Chair	x	x				

BUSINESS MEETING

Meeting began at – 6:35 p.m.

- 1) Approval of Minutes from the March 13, 2014 meeting.
Motion: to approve minutes from the March 13, 2014 meeting.
Motion by: Commissioner Duckworth
2nd by: Commissioner Brooks
Vote: unanimous in favor (of commissioners present)

- 2) Township Services Introduction, Patrick Leary
Continued to the next meeting on June 12th.

- 3) Election of Chair and Vice Chair for 2014

Appointment of Chair:

- Nomination **for:** Dan Cripps

Motion by: Commissioner Duckworth

2nd by: No second

Vote: unanimous in favor (of commissioners present). Commissioner Cripps accepted the position.

Appointment of Vice-Chair:

- Nomination **for:** Carl Duckworth

Motion by: Commissioner Pilcher

2nd by: Commissioner Brooks

Vote: unanimous in favor (of commissioners present). Commissioner Duckworth accepted the position.

4) Other Business Items (as needed)

No other Business to discuss.

PUBLIC HEARINGS

Hearings began at – 6:39 p.m.

28896 –Jared White with Verizon is requesting approval of a conditional use for the development of an 80' Cellular Tower to be located at Cyprus High School. **Location:** 8623 West 3000 South. **Zone:** R-1-6. **Community Council:** Magna. **Planner:** Spencer Hymas

Staff Spencer Hymas provided an analysis of the Staff Report.

Commissioners and Staff had a brief discussion.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Verizon Contractor

Name: Jared White

Address: 1894 West 1690 South, Woods Cross

Comments: He stated when you are putting in the tower, you need to make sure it does its job. With the designs proposed, he can no longer do a flag pole. He can do a monopine design and they work well surrounded by trees. If you build something really big, it can defeat the purpose. They are proposing the lighting, due to the high school. They would put lights at 60 feet and the antenna would be above. The lights would be owned by the district. They pay to offset and have a contract with the district and pay each month. The demand is too high for a tower and it can't sit in the outskirts of the city. The existing towers are overloaded and at capacity. One tower doesn't just benefit a small area, it takes the trickle off. The preliminary discussed with the district and the school will have to accept it. The district doesn't like it unfenced.

Commissioner Cripps had concerns with safety. Mr. White confirmed it is easy with a monopole and the pegs will start at 20 feet. They prefer to fence it off to keep people out, if not fenced it would be a target for graffiti. They provide the school a key for the janitor if they need to gain access. Commissioner Cripps proposed signage with phone numbers. Mr. White advised they will provide the number to their operations center. They will only have one light and it would be the only light to light the field, because there are other lights there. The school is so old, they can't replace the lights. Staff Spencer Hymas thought with the one light, it will not facilitate lighting the field. They may do fewer lights, make it smaller or point to light the road. The district controls and owns the lights. Staff Max Johnson showed concern introducing the lighting where they aren't effective. Commissioner Cripps concern is if the district wanted it scaled back it would have an effect of the aesthetics of the field. Mr. White confirmed the major component of the light is a stealth fixture. Commissioner Duckworth asked to have the lights shine on the school sign and Commissioner Pilcher was concerned with the residence living nearby and the light needs to stay within the field.

Speaker # 2: Citizen

Name: Arleen Patterson

Address: not provided

Comments: She is concerned with how far they are digging down.

Applicant confirmed they will dig down 30 feet and massively test the soil. The engineering record will be public record as part of their building permit.

Speaker # 3: Citizen

Name: Clare Collard

Address: 8429 West 3370 South, Magna

Comments: She had concerns with maintenance and if they anticipate other carriers will use the same pole.

Applicant maintenance is minimal and last indefinitely. Self-protections to avoid litigation and show they did everything right. After construction, very little construction except for testing and is very self-sustaining. They have mass agreements with each other, they would allow it.

Speaker # 4: Magna Town Council

Name: Todd Richards

Address: 2783 South 8400 West

Comments: The Town Council recommends approval. They prefer not to have the stealth added to the tower.

Speaker # 5: Magna Community Council

Name: Dan Peay

Address: not provided

Comments: Concerns of height, but all concerns have been answered tonight and the community council tentatively approved the request.

Staff recommends decorative fencing to keep items and people out. Commissioners had questions for applicant. Mr. White confirmed a solid fence is problematic at the high school. At a recent tower at a school, they couldn't shelter around the lights, so the tower was placed under the bleachers.

PUBLIC PORTION OF MEETING CLOSED

Motion: to approve application #28896 with staff recommendations and approval with coordination through the district and ensure maintains lighting standards per code and appropriate fencing with the district and staff.

Motion by: Commissioner Pilcher

2nd by: Commissioner Brooks

Vote: unanimous in favor (of commissioners present)

28840 – Kyle Christensen is requesting approval of a 21-lot subdivision. The 21 lots vary in size from 6,000 square feet to 11,000 square feet. The subdivision is proposing a 50' wide Right of Way that will connect 7900 West into 7780 West. **Location:** 3151 South 7900 West. **Zone:** R-1-6. **Planner:** Spencer Hymas

Staff Spencer Hymas provided an analysis of the Staff Report.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Kyle Christensen

Address: 5421 Alpine Drive, Murray

Comments: This property was in the entitlement process in 2008. Ms. Draper nearly lost this property. She put the property on the market and they are under contract to buy it. They are doing the exact same project as presented in 2008 and they are moving forward with the 21 lots. The average lot size is 9000 square feet. Well above the requirements.

Speaker # 2: Citizen

Name: David Triplett

Address: 3186 South 7900 West

Comments: He is here to oppose the access. 7900 West is a dead end road and is 22 feet wide, barely wide enough for 2 cars. The majority of homes aren't even curb and gutter and no side walk. He feels by allowing access will be creating a situation the road was not designed for.

Speaker # 3: Magna Town Council

Name: Todd Richards

Address: 2783 South 8400 West

Comments: The applicant didn't show to the council meeting. Council did recommend approval.

Commissioners and Staff had a brief discussion. Mr. Christensen confirmed they will meet the County standards.

Speaker # 4: Magna Town Council

Name: Todd Richards

Address: 2783 South 8400 West

Comments: He confirmed historically 7900 was a private lane and has been deeded over to the county for garbage and mail service. The road is very narrow.

Staff Spencer Hymas confirmed the road was connected at 7920 and will need to meet all codes at technical review. He will point out to engineering the narrow road to make a safe road. Mr. Christensen confirmed this is standard to do for connectivity. The fire department will have to approve for the width, will have traffic engineer and fire department.

PUBLIC PORTION OF MEETING CLOSED

Commissioners had a brief discussion.

Motion: to approve application #28840 with Staff Recommendations.

Motion by: Commissioner Brooks

2nd by: Commissioner Pilcher

Vote: Commissioner Duckworth nay, all other commissioners in favor (of commissioners present)

Commissioner Name	For Motion	Against Motion
Dan Cripps	x	
Carl Duckworth		x
Nathan Pilcher	x	
Michael Brooks	x	

MEETING ADJOURNED

Time Adjourned – 7:33 p.m.

Minutes reviewed by:

Reviewed by others:
