

DATE TUESDAY MARCH 14, 2023

THE MAGNA METRO TOWNSHIP COUNCIL, STATE OF UTAH, MET ON TUESDAY, MARCH 14, 2023, PURSUANT TO ADJOURNMENT ON TUESDAY, FEBRUARY 28, 2023, AT THE HOUR OF 6:00 P.M. AT THE WEBSTER CENTER AT 8952 WEST MAGNA MAIN STREET (2700 SOUTH), MAGNA, UT 84044.

COUNCIL MEMBERS PRESENT: ERIC BARNEY
AUDREY PIERCE
STEVE PROKOPIS
TRISH HULL
DAN PEAY, Mayor

OTHERS IN ATTENDANCE: PAUL ASHTON, LEGAL COUNSEL
RORI ANDREASON, ADMINISTRATOR

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Mayor Peay, Chair, presided.

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Business Meeting

Pledge of Allegiance

The Pledge of Allegiance to the Flag of the United States of America was recited.

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Discussion Items

Mahogany Ridge Development Parking Issues

Council Member Barney stated the Council has had complaints from residents in the Gabler's Grove community around parking regarding obstructing traffic and safety issues for pedestrians. The Council has addressed its own code setbacks on residences to 25 feet minimum in front to allow for full sized vehicles to park in the driveway without obstructing the sidewalk. However, the setback in the Gabler's Grove and Mahogany Ridge development agreements is 22 feet, and that is too short for a full-sized vehicle. The concern with that is when a resident parks their car in their driveway and obstructs the sidewalk, it pushes pedestrians onto the street. Another issue in Gabler's Grove are the narrow streets, which are not wide enough to accommodate two cars passing in the street when there are cars parked on both sides of the street. In the Mahogany Ridge development agreement, street widths are slated at 25 feet. The average width of a car is six feet, so when there are four cars on the street, there are only three remaining inches between them. He understood the value in having narrower neighborhood streets because they slow traffic, but there had to be a balance. Most people have multiple

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vehicles and most residents utilize the street for part of their parking, and what has been built in Gabler's Grove is not working for those residents. He was concerned the same thing would be built in Mahogany Ridge. Then, in the Mahogany Ridge development agreement, if the setback is less than 22 feet, the resident cannot use their driveway for parking.

Nick Mango, Ivory Development Consultant, stated the current design has 25 feet of asphalt and two feet of gutter on each side, for a total of 29 feet for parking and driving.

Council Member Hull stated she was concerned that a fire truck or service vehicle could not get through the street if there were cars parked on both sides.

Council Member Barney stated only allowing parking on one side of the street could solve this, maybe through the homeowner association agreement.

Mr. Mango stated he had some ideas how to resolve the parking: add a third parking stall on the side of the driveway, widen the road and get more asphalt, have the homeowner association enforce how people use their garage and driveway, design the units differently to have two driveways together for more usable space for parking on one side with a limit on the other side, build fewer homes, or put in one-way streets. He had a meeting tomorrow with Ivory Homes to discuss some of these ideas.

Council Member Hull suggested building external parking for additional cars per residence.

Council Member Pierce stated she was in favor of the first two suggestions. She would prefer there be more parking on the property, rather than doing things that required more governance and had penalties associated with them.

Mr. Mango stated he would plan to attend the March 28th meeting, after talking to Ivory Development. If the Council has any other ideas, he asked that it send them to him.

Redevelopment of Magna Mantle Park and Ownership of all Magna Parks

Magna Mantle Park

Adrian West, Municipal Economic Development Manager, Salt Lake County's Economic Development Division, stated the redevelopment of Magna Mantle Park has been a collaborative effort between the Greater Salt Lake Municipal Services District (MSD), and Salt Lake County's Economic Development Division and its Redevelopment Agency (RDA). The Magna Mantle Park borders the Empress Theatre, which has complained about a section of the grass being used as a place for dogs to relieve themselves, and that waste gets tracked onto the sidewalk and into that building. Matt Starley, Long-Range Planner, MSD, and students from Utah State University have put together different renderings of what the redevelopment could look like to solve this problem. The County and the MSD are hoping to get the project done in a couple of months. They are in the material selection phase now, i.e. brick and furniture selection. They will

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also do community outreach. Whatever design is chosen will give Magna Main Street a unified feel to it.

Matt Starley, Long-Range Planner, Greater Salt Lake Municipal Services District (MSD), delivered a PowerPoint presentation on the Magna Historic District's Magna Mantle Park Design Project, reviewing the project location, resources, and partners; project challenges; project goals; project timeline; renderings for Magna City from each of the seven teams; MSD suggestions; and setting the tone and pattern for streetscape improvements for the Historic District.

Council Member Prokopis stated parking has always been an issue in that area. Maybe it would be best to make the entire park area a parking lot.

Mr. Starley stated a mini park serves a nice function when there are downtown events, and it would encourage new development along this street.

Mr. West stated updating the Mantle Park rather than converting it into a parking lot would be the highest and best use of that real estate. The park area is about 2,200 square feet and would only afford an additional four parking spots. Keeping the area as a park and a public gathering area would help support the surrounding businesses as well as make Magna a more walkable community.

Council Member Barney stated he saw a lot of concrete and brick in the renderings, rather than green space, and that gets really hot and uncomfortable in the summers. He would like to have more conversations on that.

Council Member Hull asked who owned the parking lot.

Mr. West stated the County owns the park and the parking lot.

Ownership of Magna Parks

Mr. Paul Ashton stated currently, Salt Lake County owns all the parks in the Magna Metro Township; however, it has turned two parks to the Redevelopment Agency – one on 9033 West and another on 9045 West. The County would like to formally transfer other parks to the Magna Metro Township, which should have been done when the Magna Metro Township was created. The agreements deeding these parks to Magna have a provision in them that say the parks must remain as parks, otherwise, the property would revert back to the County. Once the parks are transferred to the Magna Metro Township, it will have liability and have to maintain the parks.

Council Member Prokopis asked if language could be added to the agreements stating the parks must be in proper order when the County transfers them.

Council Member Hull stated the contracts say the Magna Metro Township is taking them as is.

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Mr. Ashton stated if the Council is willing to accept those, subject to the condition, he would have the paperwork prepared and bring it back to the Council for approval.

Magna Dog Park

Matt Starley, Long-Range Planner, Greater Salt Lake Municipal Services District (MSD), delivered a PowerPoint presentation, reviewing a dog park fencing, with maps; auto locking latches on gates; the potential entrance location versus the current entrance; a dog park pedestrian gate design; Utah State University's Copper Dog Park mission statement design work, including its mission statement and concept diagrams.

Council Member Hull stated the Council has until the end of April to spend the \$4,000 it received to fence the perimeter. That will not be enough to do the fencing, but the Council could use American Rescue Plan Act funds to finish that, and then worry about the rest of the dog park later.

Council Member Barney stated the Council should do the fencing because it has the money for that; however, he was not sure it should be dumping exhaustive amounts of taxpayer money into improving a piece of property the Magna Metro Township does not own. Magna has a five-year lease from Kennecott for the dog park, and any improvements it makes during that lease will belong to Kennecott.

Council Member Hull asked Mr. Starley if he would get an estimate on the fencing.

Vacating Alleyways

Brian Tucker, Planning Manager, Greater Salt Lake Municipal Services District (MSD) stated the MSD received an application asking it to vacate an alley in the Magna Metro Township, but it thought the Magna Metro Township Council should have a policy regarding alleys before vacating anymore of them, as it might be able to utilize the alleys. The MSD is looking into increasing the usage and utility of those areas, possibly creating a development that fits this area or using the alleys as parking, particularly those alleys near Main Street. That could be part of the conversation of how to revitalize Main Street.

Matt Starley presented some alley parcels that could be utilized for something different. The parcels along Magna Main Street could have great utility. He had talked to Salt Lake County's Economic Development Division about cleaning some of those up and getting those areas more lit.

Council Member Barney asked if the Magna Metro Township owned these alleys.

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Paul Ashton stated the Assessor's map does not show ownership of these, but they are public right of ways, so the assumption is the Magna Metro Township can do what it pleases with them. He suggested at the next meeting, the Council discuss a resolution approving a moratorium on vacating any more alleys until it does a study and to ask the MSD staff to undertake such a study.

Capital Projects and Assigning Designee to Smart Sheet

Capital Projects

Steven Kuhlmeier, Public Works Engineering Project Manager, Salt Lake County's Public Works Engineering Division, stated Granite School District contacted the County about the absence of sidewalks at the rail crossing on 8400 West by the Little Valley Gateway development. This has created a gap in Granite School District's safe route to school for students. There are a lot of new students in Elk Run Elementary School, and it is expected a lot of new students will enroll in the new high school as well coming from Little Valley Gateway. Granite School District is asking the County to connect the sidewalk across the rail crossing. It is a priority project for the district.

Union Pacific has a right of way there and it considers any improvement to be a widening of a rail crossing, and it fights very hard against widening any at grade crossings because they are the highest risk locations of derailments. All rail crossings are controlled by the State, so the County is working with it on options. It is a long process to get Union Pacific to the table on options and there is typically a cost for that, so if the County does get Union Pacific to come to the table, it may need some funding. If Union Pacific does not approve the sidewalk, the Magna Metro Township may need to consider a bridge or a tunnel.

Council Member Hull stated sidewalks will be needed on both sides of that rail crossing with the number of new students coming from new developments.

Council Member Barney stated it might be easier to do a tunnel or bridge rather than spending time, effort, and money trying to get sidewalks.

Paul Ashton stated the Council could have the County start looking into constructing sidewalks on the other side of the rail crossing.

Rori Andreason stated Ben Horsley, Chief of Staff, Granite School District, will be at the next meeting to talk about capital improvement projects, so the Council could discuss this then.

Assigning a Designee to the Smart Sheet

Rori Andreason stated the purpose of this agenda item is to have a designation who will fill out the smart sheet.

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Council Member Barney stated he would do it.

2023 Municipal Election Process and Agreement with Salt Lake County for Election Services

Rori Andreason reviewed the 2023 election costs for the Magna Metro Township. This year, the County is going to invoice it for costs, rather than an amount not to exceed as it has done in prior years. The Magna Metro Township will have two options – a traditional election with a primary, which will cost \$16,823, or ranked choice voting, which will cost \$10,935 for the general election plus the ranked choice voting cost that is dependent on the number of entities doing ranked choice voting. The more entities choosing ranked choice voting, the lower the cost because a ranked choice voting machine costs \$25,000 to rent, and that cost is broken up, as is the administrative cost. The Council needs to make a decision on which option it wants to do by the end of April.

Council Member Pierce stated candidates have to file in the next month and a half for a traditional election, so it might be easier to accommodate candidates by doing ranked choice voting.

Ms. Andreason stated candidate filling for a traditional election is June 1-7, 2023, and for ranked choice voting, it is August 8-15, 2023. She will put the resolution authorizing the agreement with the County on the March 28, 2023, meeting agenda.

Change of Form of Government Process

Rori Andreason stated once the Council approves a resolution to move forward with changing the form of government, it has forty-five days from that date to hold two public hearings, so if the Council adopted the resolution May 23rd, it would need to hold two public hearings in June. After that, it has 60 days to let the County know whether it will need to have that on the ballot. The deadline for that is September 1st, so the Council could move off a decision on the resolution until June. It is important to strategize the timing of that to allow time to educate the public and make sure they understand that prior to the election, but close enough to the election date, so the information is still fresh on their minds.

Mayor Peay stated he wanted to do the resolution in May to ensure there was ample time.

Council Member Barney stated that would give the Council July through October to educate the public. The Council will have to justify and explain to the voters why this is the right move. Then, the change of government would be on the November election, and the election of a mayor on a future election.

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THERE BEING NO FURTHER BUSINESS to come before the Council at this time,
the meeting was adjourned.

LANNIE CHAPMAN
METRO TOWNSHIP CLERK

By _____
Deputy Clerk

CHAIR, MAGNA METRO TOWNSHIP COUNCIL

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