



Planning and Development Services

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**MEETING MINUTE SUMMARY
MAGNA PLANNING COMMISSION MEETING
Thursday, May 9, 2024 6:30 p.m.**

Approximate meeting length: 54 minutes

Number of public in attendance: 28

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Cripps

**NOTE: Staff Reports referenced in this document can be found on the State website, or from Planning & Development Services.*

ATTENDANCE

Commissioners and Staff:

Commissioners	Public Mtg	Business Mtg	Absent
Dan Cripps (Chair)	x	x	
Ammon Lockwood (Alternate)			x
Aaron Weight (Vice Chair)			x
Todd Richards	x	x	
Sara VanRoosendaal	x	x	
Jed Taylor	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Justin Smith	x	x
Jeff Miller	x	x
Brian Tucker	x	X
Jay Springer		

Commissioner Cripps read the Chairs Opening Statement.

LAND USE APPLICATION(S)

Hearings began at – 6:30 p.m.

PUD2024-001123 – The Copper Valley PUD Homeowners Association is requesting an amendment to the PUD Conditions of Approval for the Copper Valley PUD regarding restrictions on covered decks/patios and detached structures. **Location:** The Copper Valley PUD is located at approximately 8800 West and 3500 South. **Zone:** R-1-8 (Single-Family, 8,000 SF Minimum) Zone. **Planner:** Jeff Miller (Motion/Voting)

Greater Salt Lake Municipal Services District Planner Jeff Miller provided an analysis of the Staff Report.

Commissioners and staff had a brief discussion regarding the conditions, and nothing recorded against the property and HOA didn't know that a lot of people were out of compliance.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Michelle Taylor

Address: 8842 Digger Lane

Comments: Ms. Taylor said the CC&R's don't have any mention of patio covering and weren't aware this was part of the original agreement and don't have any rules covering.

Commissioner VanRoosendaal motioned to open the public meeting, Commissioner Richards seconded that motion.

No one from the public was present to speak.

Commissioner Richards motioned to close the public meeting, Commissioner VanRoosendaal seconded that motion.

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #PUD2024-001123 The Copper Valley PUD Homeowners Association is requesting an amendment to the PUD Conditions of Approval for the Copper Valley PUD regarding restrictions on covered decks/patios and detached structures with staff recommendations.

Motion by: Commissioner Richards

2nd by: Commissioner VanRoosendaal

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

PAM2024-001112 – Subdivision Plat Amendment – Holmes Homes is requesting an amended plat approval for Arbor Park Townhomes, amending the widths of units 26 through 30. The exterior dimensions of the building will remain the same. **Location:** 8239 – 8257 West Joshua Tree Lane. **Zone:** RM Zone. **Planner:** Curtis Woodward (Motion/Voting)

Greater Salt Lake Municipal Services District Planner Jeff Miller provided an analysis of the Staff Report.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Holmes Homes Representative

Name: Dan Herzog

Address: 126 West Seago Lily Way

Comments: Mr. Herzog said he doesn't have any comments.

Commissioner Richards motioned to open the public meeting, Commissioner Van Roosendaal seconded that motion.

No one from the public was present to speak.

Commissioner Richards motioned to close the public meeting, Commissioner VanRoosendaal seconded that motion.

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #PAM2024-001112 Subdivision Plat Amendment – Holmes Homes is requesting an amended plat approval for Arbor Park Townhomes, amending the widths of units 26 through 30. The exterior dimensions of the building will remain the same with staff recommendations.

Motion by: Commissioner Richards

2nd by: Commissioner VanRoosendaal

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

PUD2022-000636 - Miguel Munevar is requesting a 10 unit planned unit development. **Acres:** 0.64.

Location: 2943 South Dora Street. **Zone:** R-M. **Planner:** Justin Smith (Motion/Voting)

Greater Salt Lake Municipal Services District Planner Justin Smith provided an analysis of the Staff Report.

Commissioners and staff had a brief discussion regarding the slope.

Commissioner Richards motioned to open the public meeting, Commissioner VanRoosendaal seconded that motion.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Citizen

Name: JR Sharp

Address: 3068 Hibler Drive

Comments: Mr. Sharp said the road will be a dead-end road and flip and bring in traffic and backyards will be a driveway. Commissioners confirmed there will be a private drive and will not affect residents on 8400 S.

Commissioner Richards motioned to close the public meeting, Commissioner Taylor seconded that motion.

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #PUD2022-000636 Miguel Munevar is requesting a 10 unit planned unit development with staff recommendations.

Motion by: Commissioner Richards

2nd by: Commissioner VanRoosendaal

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

PUBLIC HEARING(S)

REZ2024-001105 - Jeffrey Copeland on behalf of Habitat for Humanity is requesting a rezone from A-1/zc to R-2-6.5. **Acres:** 0.5. **Location:** 7563 West 2820 South. **Planner:** Justin Smith (Motion/Voting)

Greater Salt Lake Municipal Services District Planner Justin Smith provided an analysis of the Staff Report.

Commissioners and staff had a brief discussion regarding the fire break road, property owner,

PUBLIC PORTION OF HEARING OPENED

Speaker # 1: Incoming CEO – Habitat for Humanity

Name: Carin Crow

Address: 1276 South 500 West

Comments: Ms. Crow said this is the proposed plan for the location. Low-income population, these are making the median income, no one coming off the street, not a welfare community, everyday workers that keep the economy thriving. Looking at twin homes, home ownership and cannot be rented and owner occupied, 30-year mortgage. Helps as growing families, 3-bedroom, 2-bathroom 1500 square feet. 38 years never had a foreclosure, high quality group of individuals. Half acre lot, put six homes or three twins. If rezoned, 12 homes per acre. Two story, no basement. Making sure accommodating have the hammerhead for the turnaround, less than 150 feet to the end of the street for fire. Terracon has analyzed the lot to prepare to begin building upon the zoning process, with private road, no garages. Garbage receptacle through HOA.

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

Speaker # 2: Citizen

Name: JR Sharp

Address: 3068 Hibler Drive

Comments: Mr. Sharp said wants to go to R-2-6.5, does magna have any minimum and is there a way to table this until the city is more organized.

Speaker # 3: Citizen

Name: Jon Hardman

Address: 2778 South Hardman Cove

Comments: Mr. Hardman said he was not informed although his neighbors were and has a chunk of property on the east side. The existing zoning was 30 feet, and they want 25 feet. Two story dwellings, privacy fence and what are they doing for fencing. Where will the road be. A lot of street parking, six units, 12 cars. Magna has high density housing and so many park on the street and he thinks its unsafe.

Speaker # 4: Citizen

Name: Scott Barratt

Address: 7548 West Tullamore Cove

Comments: Mr. Barratt said west of the property, fire lane. The concerns have been addressed. How are the people vetted residing in the dwellings. Concerned that riff raff and not taking care of their properties. He is against it being right next door and other options for the residents.

Speaker # 5: Citizen

Name: Jeff and Jill Scott

Address: 7516 West 2820 South

Comments: Mr. and Mrs. Scott said own the lot to the north. Echo the concerns especially two-story dwellings looking into their yard. Bus stop at the top of the fire lane, lots of vehicles. Too much for a small space. Maybe four units and this isn't appropriate. Concerned with the roof height and to approve would be inconsistent with the rest of the area. Traffic concern, inevitably there is parking, but they live in the neighborhood and are concerned with parking. Have marked the property as private property and creates more crime.

Speaker # 6: Citizen

Name: Shawn Maddy

Address: 2747 Dundalk Circle

Comments: Mr. Maddy said just to the east called humanity cove, proposed high density housing is inconsistent with the area. They have addressed high density and use it smarter.

Speaker # 7: Citizen

Name: Jeff White

Address: 8221 West 3475 South

Comments: Mr. White said his concern is the developer needs to show what they're doing. Problem with fire lane. This area is condensed, and twelve cars will park and provide access and lane open. Could put three R-1-6 just like to the north without creating problems. Can't see how it would work.

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

PUBLIC PORTION OF HEARING CLOSED

Commissioners had a brief discussion regarding R-2-6.5 fitting into surrounding zones, north and west houses are R-1-8.

Motion: To recommend application #REZ2024-001105 Jeffrey Copeland on behalf of Habitat for Humanity is requesting a rezone from A-1/zc to R-2-6.5 to the Magna Council for denial.

Motion by: Commissioner VanRoosendaal

2nd by: Commissioner Richards

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

Commissioner Richards motioned to close the public hearing portion of the meeting, Commissioner VanRoosendaal seconded that motion.

BUSINESS MEETING

Meeting began at – 7:23 p.m.

- 1) Approval of the April 11, 2024 Planning Commission Meeting minutes.

Motion: To approve the April 11, 2024 Planning Commission Meeting minutes.

Motion by: Commissioner Richards

2nd by: Commissioner Taylor

Vote: Commissioner VanRoosendaal abstained, all other commissioners voted in favor.
Motion passed.

- 2) Other Business Items (as needed)

No other business items to discuss.

MEETING ADJOURNED

Time Adjourned – 7:24 p.m.