



Planning and Development Services

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MEETING MINUTE SUMMARY MAGNA PLANNING COMMISSION MEETING Thursday, September 12, 2024 6:30 p.m.

Approximate meeting length: 1 hour 37 minutes

Number of public in attendance: 23

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	x	
Todd Richards	x	x	
Jed Taylor	x	x	

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

Commissioner Cripps read the Chairs Opening Statement.

BUSINESS MEETING

Meeting began at -6:30 p.m.

- 1) Approval of the August 8, 2024 Planning Commission Meeting minutes.

Motion: To continue approval of the August 8, 2024 planning commission meeting minutes to the October meeting.

Motion by: Commissioner

2nd by: Commissioner

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

- 2) Other Business Items (as needed)

Discussed moving the October meeting to October 3rd. Commissioner Cripps said he would be unavailable. Advised there are no minutes and postpone PUD2024-001072 to a later date and Title 19 to the October meeting.

Commissioner Weight motioned to close the business meeting, Commissioner Taylor seconded that motion.

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

PUBLIC HEARING(S)

Hearings began at -6:33 p.m.

REZ2024-001105 - Jeffrey Copeland is requesting a rezone from the A-1/zc to R-M/zc (Multi-Family Residential with a condition that the number of units not exceed 4) on behalf of Habitat for Humanity.

Location: 7563 West 2820 South. **Acres:** 0.5. **Planner:** Brian Tucker (Motion/Voting)

Greater Salt Lake Municipal Services District Planning Manager Brian Tucker provided an analysis of the Staff Report.

Commissioners, counsel, and staff had a brief discussion regarding ADU's within this area and ADU's in the new zone, configuration of four in the zone, density and story limitation to 28 feet and twin homes,

PUBLIC PORTION OF HEARING OPENED

Speaker # 1: CEO/Habitat for Humanity

Name: Carin Crowe

Address: 1276 South 500 West

Comments: Ms. Crowe said third time making the request. Heard from neighbors and concerns regarding height, parking, and density. Have addressed the concerns. Not large volume builder. Safe and affordable. Don't build for profit and making money. Serving the community. Simple requests from the neighbors to meet. Have adjusted the design to two households, fencing, one story units with own parking. Subdivision completely enclosed and own access. Community member for over 20 years and build 22 homes, 26 families, overall invested. Ask that the request is granted and move forward. 2 car length driveways, parking along the street.

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

Speaker # 2: Citizen

Name: Jeff Scott

Address: 7516 West 2820 South

Comments: Mr. Scott said owns the fire lane road. Against the rezone. Feels can be fulfilled with two homes. Unnecessary to bring duplexes in an established neighborhood. Creates an alleyway in the fire lane. Lifelong magna residents and this would drive them away and throws of the dynamic of the neighborhood.

Speaker # 3: Citizen

Name: Shawn Maddy

Address: 2747 Dundalk Circle

Comments: Mr. Maddy said he would love to see changes to the proposal. East of them in humanity cove with beautiful homes. Incongruent with aesthetic of the neighborhood. Removed from establishment, no duplex in sight, could fit two homes, unwanted and unwelcome congestion. Here consistently, pleading to represent the neighborhood. Fourth generation magna citizen and represent the neighborhood.

Speaker # 4: Citizen

Name: Jason Platt

Address: 2748 Dundalk Circle

Comments: Mr. Platt said the lot looks bigger on google maps rather than physically looking at it. The sides are owned by neighbors, only 103 feet wide and to squeeze a road and house is going to pack higher up for square footage. Nothing against habitat and did single family homes and now pushing duplex and

doesn't match that part of the neighborhood. With a duplex gets overcrowded with parking. Roads are for driving two cars, and they are not.

Speaker # 5: Citizen

Name: Jill Scott

Address: 7516 West 2820 South

Comments: Ms. Scott said own the property north and west and fire lane. Own five feet off the curb. Property looks smaller. If not driven by don't make a decision, drive up our lane and evaluate why we are opposed. Would welcome in any neighbor but against high density. We will be the people that have to live with what is built. Have tried to communicate by doing a property swap for an odd fire lane and they have received their information.

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

PUBLIC PORTION OF HEARING CLOSED

Commissioners had a brief discussion regarding the limit of four units has been a compromise, fenced around, disconnects from the area, appropriate use of density with the scale of the buildings, restrictions,

Motion: To recommend application # REZ2024-001105 Jeffrey Copeland is requesting a rezone from the A-1/zc to R-M/zc (Multi-Family Residential with a condition that the number of units not exceed 4) on behalf of Habitat for Humanity to the Magna City Council for approval with zoning conditions density shall not exceed four-unit twin homes.

Motion by: Commissioner Weight

2nd by: Commissioner Cripps

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

OAM2024-001255 – Proposed amendments to the Magna Subdivision Ordinance, Title 18 of the Magna Municipal Code, to comply with 2024 Utah Legislative Mandates. **Presenter:** Jay Springer, Attorney; Brian Tucker, Planning Manager (Discussion/Motion)

Greater Salt Lake Municipal Services District Planning Manager Brian Tucker and Jay Springer, Attorney provided an analysis of the Title 18 Amendments.

Commissioners and counsel had a brief discussion regarding planning commission as land use authority, subdivision application checklist, phasing, removal of Metro Township and style choice as Magna, five or fewer minor subdivisions, and noticing after preliminary approval.

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

PUBLIC PORTION OF HEARING OPENED

No one from the public was present to speak.

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

PUBLIC PORTION OF HEARING CLOSED

Motion: To recommend file #OAM2024-001255 Proposed amendments to the Magna Subdivision Ordinance, Title 18 of the Magna Municipal Code, to comply with 2024 Utah Legislative Mandates to the

Magna City Council for approval with recommendation that minor subdivisions noticed after preliminary approval.

Motion by: Commissioner Richards

2nd by: Commissioner Weight

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

Commissioners had a brief discussion regarding the APA Conference and notification of registration.

MEETING ADJOURNED

Time Adjourned – 7:30 p.m.

DRAFT