



Planning and Development Services

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MEETING MINUTE SUMMARY MAGNA PLANNING COMMISSION MEETING Thursday, October 3, 2024 6:30 p.m.

****Meeting minutes approved on November 14, 2024****

Approximate meeting length: 1 hour 16 minutes

Number of public in attendance: 6

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
Jeff Miller	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 approve the August 8, 2024 Planning Commission Meeting minutes.

Motion by: Commissioner Richards

2nd by: Commissioner Taylor

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

Approval of the September 12, 2024 Planning Commission Meeting minutes.

Motion: To approve the September 12, 2024 Planning Commission Meeting minutes.

Motion by: Commissioner Richards

2nd by: Commissioner Taylor

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

- 2) Other Business Items (as needed)

Commissioners and staff discussed the APA Conference on October 10th and who has received confirmation and planning to attend.

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

LAND USE APPLICATION(S)

Hearings began at – 6:40 p.m.

PUD2024-001072 – Joe Colosimo is requesting preliminary plat approval for the 18-Lot Pendleton Fields Planned Unit Development (PUD) Subdivision and an exception to sidewalk standards. **Location:** 8332 West 3100 South. **Zone:** R-2-6.5 (Medium-Density Residential) Zone. **Planner:** Jeff Miller (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: Applicant

Name: Joe Colosimo

Address: 11745 South Tatelyn Rose Lane

Comments: Mr. Colosimo said the sidewalk is because of comments he received magna is becoming a concrete jungle. Two parking stalls per unit, two garage, and two driveway.

Commissioner Cripps asked with the dead ends if there is a future tie in. Mr. Colosimo said this is for fire and private around it.

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

Speaker # 2: Citizen

Name: John Schnarr

Address: 3038 South Breeze Drive

Comments: Mr. Schnarr asked if the irrigation canal properly dug and tubed, maintained and covered properly. Worried because of the way the ditch was done at irrigation time.

Speaker # 3: Applicant

Name: Joe Colosimo

Address: 11745 South Tatelyn Rose Lane

Comments: Mr. Colosimo said he piped the irrigation ditch and has been fixed, bonded and will be inspected after the irrigation season is over. With catch at this property line and fix the broken pipe and will be piped completely on his property. At the end of the year will fix what is broken before the bond is released. There is a prescriptive easement.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #PUD2024-001072 Joe Colosimo is requesting preliminary plat approval for the 18-Lot Pendleton Fields Planned Unit Development (PUD) Subdivision and an exception to sidewalk standards with staff recommendations.

Motion by: Commissioner Weight

2nd by: Commissioner Cripps

Vote: Commissioner Richards voted nay, all other commissioners voted in favor. Motion passed.
(of commissioners present)

CUP2024-001185 - Quin Bingham is requesting conditional use approval for a hot mix asphalt plant on behalf of Granite Construction. **Acres:** 15.38. **Location:** 2198 South 7400 West. **Zone:** M-2. **Planner:** Justin Smith (Motion/Voting)

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

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

PUBLIC PORTION OF MEETING OPENED

No one from the public present to speak.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #CUP2024-001185 Quin Bingham is requesting conditional use approval for a hot mix asphalt plant on behalf of Granite Construction with staff recommendations and a mitigation plan with UDEQ to comply with dust, smell control, and a 10-year delay agreement.

Motion by: Commissioner Weight

2nd by: Commissioner Richards

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

CUP2022-000669 - William Ford is requesting conditional use approval for a 6-unit apartment building. **Acres:** 0.36. **Location:** 2651 South 8900 West. **Zone:** R-M/zc. **Planner:** Justin Smith (Motion/Voting)

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

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant representative

Name: Trini Quintana

Address: 6508 West Dirassy Drive

Comments: *Mr. Quintana working with Justin for the last month and is the agent. Added curb, gutter, and sidewalk and wants to tie water to the lot to keep dust down while starting the job. Everything is demolished and ready to start. Have bonds and designing landscaping plans and final stage for tie ins.*

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

No one from the public present to speak.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application # CUP2022-000669 William Ford is requesting conditional use approval for a 6-unit apartment building with staff recommendations, with one additional condition to consolidate the two lots.

Motion by: Commissioner Richards

2nd by: Commissioner Weight

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

PUBLIC HEARING(S)

OAM2024-001231 – Proposed amendments to the Magna Zoning Ordinance, Title 19 of the Magna Municipal Code, related to residential off street parking regulations. **Planner:** Brian Tucker, Planning Manager (Discussion/Motion)

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

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

PUBLIC PORTION OF HEARING OPENED

No one from the public present to speak.

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

PUBLIC PORTION OF HEARING CLOSED

Motion: To continue file # OAM2024-001231 Proposed amendments to the Magna Zoning Ordinance, Title 19 of the Magna Municipal Code, related to residential off street parking regulations to December 12th.

Motion by: Commissioner Richards

2nd by: Commissioner Taylor

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

Commissioner Richards adjourned.

MEETING ADJOURNED

Time Adjourned – 7:46 p.m.