



## Planning and Development Services

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### MEETING MINUTE SUMMARY MAGNA PLANNING COMMISSION MEETING

Thursday, August 14, 2025, 6:30 p.m.

**\*\*Meeting minutes approved on September 11, 2025\*\***

**Approximate meeting length:** 1 hour

**Number of public in attendance:** 8

**Summary Prepared by:** Wendy Gurr

**Meeting Conducted by:** Commissioner Weight

**\*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 (Vice Chair)	x		
Ammon Lockwood (Alternate)			x
Aaron Weight (Chair)	x	x	
Todd Richards	x	x	
Jed Taylor	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Gordon Bennett	x	x
Brian Tucker	x	x
Curtis Woodward		
Bianca Paulino	x	x
Daniele Benigni	x	x
Jay Springer	x	x

*Commissioner Weight read the Chairs Opening Statement.*

## BUSINESS MEETING

**Meeting began at – 6:30 p.m.**

- 1) Approval of July 10, 2025, Planning Commission Meeting minutes.

**Motion:** To approve July 10, 2025, Planning Commission Meeting minutes.

**Motion by:** Commissioner Richards

**2<sup>nd</sup> by:** Commissioner Taylor

**Vote:** Commissioners voted unanimously in favor (of commissioners present)

- 2) Other Business Items (as needed)

*Commissioners and staff discussed W-9 received for planning commission payment, potential shirts, and Commissioners Richards, Taylor, and Weight have interest in attending the APA Conference October 9<sup>th</sup> and 10<sup>th</sup>.*

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

## **PUBLIC HEARING(S)**

**Hearings began at – 6:35 p.m.**

**REZ2025-001428** – Amy Cosby is requesting a rezone from A-1 to R-1-8. **Acreage:** 2.47. **Location:** 7372 West 2820 South. **Planner:** Gordon Bennett (Discussion/Recommendation)

*Greater Salt Lake Municipal Services District Planner Gordon Bennett provided an analysis of the Staff Report.*

*Commissioners, counsel, and staff had a brief discussion regarding right-of-way opening and conditions with no PUD.*

### **PUBLIC PORTION OF HEARING OPENED**

**Speaker # 1:** Applicant

**Name:** Amy Cosby

**Address:** 1330 East Rebecca Circle

**Comments:** Ms. Cosby said she has cousins who grew up here. Lots will be 10,000 square foot lots.

*Commissioners asked if the T-road and park could connect to adjoining neighborhoods instead of just a cul-de-sac. Northend will be a common area and tough to navigate.*

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

**Speaker # 2:** Citizen

**Name:** Casey Patterson

**Address:** 2737 South Millard Cove

**Comments:** Mr. Patterson said because of the size of the unit they will be towering. He purchased it here because of agriculture and fencing responsibility.

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

### **PUBLIC PORTION OF HEARING CLOSED**

**Motion:** To recommend application #REZ2025-001428 Amy Cosby is requesting a rezone from A-1 to R-1-8 for approval to the Magna Council with the zoning condition to exclude PUD's or any Multi-family/twin homes, single-family only.

**Motion by:** Commissioner Richards

**2<sup>nd</sup> by:** Commissioner Cripps

**Vote:** Commissioners voted unanimously in favor (of commissioners present)

**CUP2025-001379** – Development Agreement – Cingular Wireless is proposing to co-locate on an existing monopole at 8585 W Magna Main Street, extending the height of the pole by twenty feet. The development agreement is to accommodate the additional height despite no approval process existing in the current code. **Staff:** Gordon Bennett and Jay Springer (Discussion/Recommendation)

*Greater Salt Lake Municipal Services District Planner Gordon Bennett and Jay Springer, Counsel provided an analysis of the Staff Report.*

*Commissioners, counsel, and staff discussed 300-foot buffer and stealth and monopole.*

## **PUBLIC PORTION OF HEARING OPENED**

**Speaker # 1:** Applicant

**Name:** Jason Evans

**Address:** 3327 Meridian Road

**Comments:** Mr. Evans said staff have done a good job in summarizing and agreeing with everything said and can answer any questions.

*Commissioner Cripps asked the options for a stealth monopole. Mr. Evans said there are no stealth options for revising and not a design to stick a stealth structure on a different structure. Commissioner Cripps said it looks terrible and will look worse with 20 more feet of antennas. Would like to mask it some way. Mr. Evans said stealth can be discussed after the first design, but after built doesn't know how well it would work.*

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

*No one from the public was present to speak.*

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

## **PUBLIC PORTION OF HEARING CLOSED**

**Motion:** To recommend application #CUP2025-001379 Development Agreement – Cingular Wireless is proposing to co-locate on an existing monopole at 8585 W Magna Main Street, extending the height of the pole by twenty feet. The development agreement is to accommodate the additional height despite no approval process existing in the current code for approval to the Magna Council with correction to the parties.

**Motion by:** Commissioner Richards

**2<sup>nd</sup> by:** Commissioner Weight

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

**OAM2025-001454** - Consideration of an ordinance adding Chapter 19.38 to Title 19 of the Magna Municipal Code establishing Public Facilities and Institutions Zones to be used on properties to be designated at a later date through the rezone process. **Planners:** Bianca Paulino, Daniele Benigni (Discussion/Recommendation)

*Greater Salt Lake Municipal Services District Long Range Planners Bianca Paulino and Daniele Benigni provided an analysis of the code amendment.*

*Commissioners and staff had a brief discussion making hospitals conditional use or change from hospital to medical office, or facility, or clinic. Clarify religious facility is a religious use in the definition in PI, can add to the definitions, already in the use table.*

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

## **PUBLIC PORTION OF HEARING OPENED**

*No one from the public was present to speak.*

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

## **PUBLIC PORTION OF HEARING CLOSED**

**Motion:** To recommend file #OAM2025-001454 Consideration of an ordinance adding Chapter 19.38 to Title 19 of the Magna Municipal Code establishing Public Facilities and Institutions Zones to be used on properties to be designated at a later date through the rezone process for approval to the Magna Council with the amendments of add religious facilities to the PI definition and remove hospital from the table of uses.

**Motion by:** Commissioner Weight

**2<sup>nd</sup> by:** Commissioner Richards

**Vote:** Commissioners voted unanimously in favor (of commissioners present)

**OAM2025-001462** – Proposed amendment to Chapter 19.42 Specific Use Standards, to waive standards related to lot size, building orientation, street frontage, and building height to allow the adaptive re-use of existing buildings when the proposed land use is permitted in the underlying zone. **Planner:** Curtis Woodward (Discussion/Recommendation)

*Greater Salt Lake Municipal Services District Planning Manager Brian Tucker provided an analysis of the specific use standards.*

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

## **PUBLIC PORTION OF HEARING CLOSED**

**Motion:** To recommend file #OAM2025-001462 Proposed amendment to Chapter 19.42 Specific Use Standards, to waive standards related to lot size, building orientation, street frontage, and building height to allow the adaptive re-use of existing buildings when the proposed land use is permitted in the underlying zone for approval to the Magna Council with Staff Recommendation.

**Motion by:** Commissioner Cripps

**2<sup>nd</sup> by:** Commissioner Richards

**Vote:** Commissioners voted unanimously in favor (of commissioners present)

*Commissioner Richards adjourned.*

## **MEETING ADJOURNED**

**Time Adjourned – 7:30 p.m.**