



Planning and Development Services

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**MEETING MINUTE SUMMARY
MAGNA METRO TOWNSHIP PLANNING COMMISSION MEETING
Thursday, July 11, 2019 6:30 p.m.**

****Meeting minutes were approved on August 8, 2019****

Approximate meeting length: 1 hour 41 minutes

Number of public in attendance: 35

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Cripps

***NOTE:** Staff Reports referenced in this document can be found on the State and County websites, or from Salt Lake County Planning & Development Services.

ATTENDANCE

Commissioners and Staff:

Commissioners	Public Mtg	Business Mtg	Absent
Clare Collard			x
Dan Cripps	x	x	
Ammon Lockwood	x	x	
Aaron Weight			x
Mickey Sudbury	x	x	
Mark Elieson			x
Todd Richards	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Todd Draper	x	
Diana Martinez	x	x

BUSINESS MEETING

Meeting began at – 6:33 p.m.

- 1) Approval of Minutes from the June 13, 2019 meeting.

Motion: Continue to the August 8th meeting.

Motion by: Commissioner Richards

2nd by: Commissioner Sudbury

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

Approval of Minutes from the June 20, 2019 meeting.

Motion: Continue to the August 8th meeting.

Motion by: Commissioner Richards

2nd by: Commissioner Sudbury

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

- 2) General Plan Update – Max Johnson

Ms. Gurr provided an update that staff is working on the plan and developing a schedule update.

- 3) Other Business Items (as needed)

Ms. Martinez said last month's conditional use application on Ben Logue, the concept change modification to the plan and the commissioners want this to come back before them. Staff will put it

through an agency review and if finished will bring before August or September meeting, depending where they are.

Commissioner Lockwood motioned to close the business meeting, Commissioner Sudbury seconded that motion.

PUBLIC HEARINGS

Hearings began at – 6:38 p.m.

Commissioners adjusted the agenda, as Mr. Draper has not arrived.

30985- Wright Development Group (Leslie Mascaro) is requesting approval for a rezone from A-1/zc (Agriculture) to C-2 (Commercial). **Acreage:** approx. 4.80 acres. **Location:** 7955 West U201 Hwy. **Planner:** Diana Martinez

Salt Lake County Planning and Development Services Planner Diana Martinez provided an analysis of the Staff Report.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Leslie Mascaro

Address: 1178 Legacy Crossing Blvd., Centerville

Comments: Ms. Mascaro said this is the perfect use and zone for the area. Island of itself, newly constructed road along the southside and 8000 West. No neighbor associated, with road as a buffer. Included restrictions and used for commercial uses associated with the site to offset and generate sales tax to the township.

Commissioner Richards asked size. Ms. Mascaro said 4.6 or 4.8 acres. Working with Kennecott to purchase the property. Keep broad but working with convenient stores and end users and limited in size and so narrow.

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

Speaker # 2: Citizen

Name: Rick Nuesmeyer

Address: 3257 South Elmer Street

Comments: Mr. Nuesmeyer asked if this was part commercial with Kennecott and the little section wasn't done out.

Speaker # 3: Citizen

Name: Neil Barrick

Address: 2562 South 8000 West

Comments: Mr. Barrick asked if anything is going on with the parcel if it's a pawn shop, he is against, but convenience store he is for.

Speaker # 4: Citizen

Name: Suzie Dujenzie

Address: 8000 West

Comments: Ms. Suzie said traffic is immense, repaved with tons of construction trucks and no stopes. Concerned about taxes, a store and increase traffic load. Opposed to the application. Need alfalfa and country still. She said apartment complex is a nightmare.

Speaker # 5: Citizen

Name: Jennifer Andreason

Address: 2546 South 8000 West

Comments: Ms. Andreason said she has lived here six years and seen six accidents, because no lights at intersection, speeders, no patrol and a seven-year-old son walking to school. Widening the road and property being taken away and needing the middle lane. It's a community, and effects greatly.

Commissioner Sudbury asked if she has contacted UPD. Ms. Andreason said she has.

Speaker # 6: Citizen

Name: Chad Harris

Address: 7916 West Thoreau Drive

Comments: Mr. Harris wanted to confirm the map.

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

Speaker # 7: Applicant

Name: Leslie Mascaro

Address: 1178 Legacy Crossing Blvd., Centerville

Comments: Ms. Mascaro wanted to thank everyone who came out. Not a destination as a type, intent to capture the existing traffic along the frontages and the side. Speed limits and accidents on the site, a C store would help assist in capturing video associated with this area. Most police stations outside any activity to obtain additional footage. 8000 West doesn't have sidewalks, but part of the development, a sidewalk would be installed up to the park and ride.

PUBLIC PORTION OF MEETING CLOSED

Commissioners had a brief discussion regarding traffic.

Motion: To recommend application #30985 to the Magna Metro Township Council for approval with staff recommendations.

Motion by: Commissioner Richards

2nd by: Commissioner Lockwood

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

30752- Magna Water District is requesting approval of a Conditional Use for a secondary water storage reservoir. **Acreage:** 5.4 acres. **Location:** 4088 South 8400 West. **Zone:** M-2. **Planner:** Diana Martinez.

Salt Lake County Planning and Development Services Planner Diana Martinez provided an analysis of the Staff Report.

Commissioner Richards asked for the depth. Ms. Martinez advised to ask the applicant.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Magna Water District

Name: Clint Dilley

Address: 8885 West 3500 South

Comments: Mr. Dilley said they are expanding secondary water system. They have zone one, this would be zone two. Give them open reservoir to pump to. If everyone kicks on sprinkling, can drop pressure. Having a reservoir will help resolve pressure issues. Working with Kennecott and DR Horton to incorporate in to their system.

Commissioner Richards asked parcel size. Mr. Dilley advised 5 ½ acres. Reservoir will be about 4-4 ½ acres. Commissioner Cripps asked capacity. Mr. Dilley said 20 acres. Commissioner Cripps asked for percentage utilization for this service area. Mr. Dilley said 15%, but in volume making 25%. Doing pipeline down 3500 and hit Matheson and Copperhill.

Ms. Martinez said typically the fence would be solid barrier. Mr. Dilley said benefit the residence would see the reservoir, but landscaping would have to be maintained. Chain link is climbable, but slats are considered solid barrier. Ms. Martinez suggests solid barrier. Mr. Draper said up to the planning commission. Commissioner Richards asked if there are landscaping requirements. Ms. Martinez said haven't looked at that because it is an interior lot and want to determine if it is involved with Little Valley Gateway. Commissioner Lockwood said should do solid barrier and similar to Little Valley. Mr. Dilley said have an existing parcel with chain link and portions would be removed. Down to the south, their thought is combining the parcels. Commissioner Richards said if you're just fencing the reservoir, would require landscaping around the reservoir, but if your fencing the whole property look more towards solid barrier. Could bring back before finalized. Mr. Dilley is balancing costs but wants to blend in and work with the community.

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

Speaker # 2: Citizen

Name: Rick Nuesmeyer

Address: 3257 South Elmer Street

Comments: Mr. Nuesmeyer talked about 8000 West and have a problem. Should wait to figure out what Little Valley is doing. Should wait to match on the fencing.

Ms. Martinez found it is part of the development agreement and would have to work with that. Mr. Draper said development agreement would cover it with Little Valley Gateway and compatible. Leave staff recommendation to come before finalization.

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

Counsel Craig Smith advised he has a conflict of interest with Magna Water District and Commissioner Sudbury has a conflict also.

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #30752 with staff recommendations one and two. Three postponed until the development agreement is confirmed with Little Valley on fencing.

Motion by: Commissioner Richards

2nd by: Commissioner Lockwood

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

30855 – ADG Partners is proposing amendments to the overpressure area map and possible text amendments to the subdivision ordinance. **Location:** 3896 South Sennie Drive. **Planner:** Todd A. Draper, AICP

Salt Lake County Planning and Development Services Planner Todd Draper provided an analysis of the Staff Report.

Commissioner Richards said he had asked the land use attorneys had a chance to look at the ordinance piece. Mr. Smith said he has reviewed, dealing with a single parcel partially in .5 and partially in .3. Look at over pressure situation in master plan and general plan. Changes apply just to .5 subdivision process, other changes go further, how far to go and process with second step on holding up the first step. Commissioner Richards said houses built a long time ago and if subdivision is changed, what about the houses. Mr. Smith said only applies to subdivision of land. Subdivision in .5 just be open space. Good language on the second issue but what process does the planning commission want to go through in addressing over pressure zone. Commissioner Richards said ordinance change to deal with two lots in the proposed subdivision. Amending map just for the parcel and follow the rings, and other change 18.20.060 subdivision ordinance and address the language land use shall not be approved in the .5, but lots with structures, not in the .5. Mr. Draper said would still cause problems in the park but can't be subdivided. Have whatever lot created in the .5 on the plat open space or not buildable. Mr. Draper said creates a problem with built on industrial or commercial.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Northrup Gruman

Name: Ken Jones

Address: 5000 South 8400 West

Comments: Mr. Jones said the old subdivision map included, is no longer being considered and has been revised to express concern. The new proposed map has a buffer between .5 and .3. Developer indicating roadway serves the buffer, lots entirely in .3. Open space in .5 and roads included would work for the proposal. One bigger issue, part is subdivision restriction, is the only existing protection of development. Submitted a proposal in conjunction with eliminating .5 restriction, industrial would be appropriate, along with removing imposing a use restriction and viewed need in the .5 area, residential use, schools, high use and potentially exposed areas.

Commissioner Richards said added verbiage to the ordinance, and that section would affect the park. Mr. Jones said appropriate if the park adds new buildings. Mr. Jones said in the long run, Northrup views they need both parts to protect the public moving forward. .5 not developed are controlled by the developer. Other areas still to be developed not in this. If not addressing restrictions in .5 needs to be done quite quickly, addressing staff comments, removed all changes to .2 and .3 and remain subject to existing regulations. .5 would be changed, a new map current center location of activity, believe is appropriate and isn't necessary for this parcel moving forward. If everything could be approved now, if they don't feel can do that would like the approval of one lot change in map and subdivision ordinance that Mr. Smith proposed. Mr. Jones said amendment to #3, all that portion is what Mr. Smith and Mr. Draper propose continue. 19.76.270, would not be changed, could move that on for later consideration. Amendment 1 and

2 would be revised to reflect Mr. Smith's amendments. Mr. Draper said section 3 can't deal with tonight and clarification is there were no other protections, the other protection is the zoning that exists now.

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

Speaker # 1: Magna Water District

Name: Clint Dilley

Address: 8885 West 3500 South

Comments: Mr. Dilley said they own the adjacent parcel and echoes Commissioner Richards concern on language. If tied to building code language on high occupancy level could resolve that. This area is of interest to them.

Speaker # 3: Citizen

Name: Corrie Southworth

Address: 7837 West Maytime Drive

Comments: Mr. Southworth said he has owned since this was built. His property backs to the area discussed. Consideration would be traffic. Maytime drive is a speed problem. 8000 to valley forge is half a mile and no other outlet. Racetrack and race up there, been working with Trish and county radar signs installed twice. Define overpressure, his understanding in 1987, overpressure zone to protect from Hercules blasts. He's still susceptible to the blast regardless .3 or .5. Making an exception, the entire lot the primary issue of traffic access to that area before approved. This is an incursion on style of life on over 30 years. No one to date before receiving the card had heard anything to make changes to this sort.

Speaker # 4: Citizen

Name: Michele Wickens

Address: 7807 West Maytime Drive

Comments: Ms. Wickens said she agrees with Corrie, lived there 26 years, Maytime drive is a raceway, more traffic will cause more issues. When her kids were growing up, she would tell people to slow down. Doesn't want to be the crazy lady and new families moving in with kids, put another 37 homes, where's the outlet, agrees nothing said until postcard in the mail. Magna has done a disservice.

Speaker # 5: Citizen

Name: Kathy Carlston

Address: 7894 Belfast Drive

Comments: Ms. Carlston asked if they can go online to access new changes and obtain information. Voice concerns as Maytime Drive. Belfast is quiet, if its open they'll have the same traffic.

Commissioner Sudbury motioned to close the public hearing, Commissioner Lockwood seconded that motion.

Speaker # 6: Applicant

Name: Ginger Romrell

Address: 520 South 850 East, #A

Comments: Ms. Romrell said they are hoping to change zoning and put in residential. Doing a lot of change to keep zoning where it stays. The swap is the top piece, all lots will be in .3. Pass moving forward with the map change and everything remain the same. Traffic issues. Will have three exits and a road will buffer between .5 and .3. the builder will address the traffic. Done a good job working with Northrup and attorneys and staff.

PUBLIC PORTION OF MEETING CLOSED

Commissioners and staff had a brief discussion of what could be approved tonight on one and two, not three because of noticing requirements, subdivision plat, and definition of a structure.

Motion: To recommend approval of application #30855 to the Magna Metro Township Council of number 1. The updated overpressure area map provided by Northrup Gruman is based on a concentric circle model which is consistent with the Master Plan from 1987, and table items two and three to a future meeting.

Motion by: Commissioner Richards

2nd by: Commissioner Sudbury

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

Mr. Draper defined overpressure areas and as it goes out will dissipate with higher PSI.

MEETING ADJOURNED

Time Adjourned – 8:14 p.m.