



Planning and Development Services

2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050

Phone: (385) 468-6700 • Fax: (385) 468-6674

www.pwpds.slco.org

MEETING MINUTE SUMMARY

MAGNA METRO TOWNSHIP PLANNING COMMISSION MEETING

Thursday, June 13, 2019 6:30 p.m.

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

Approximate meeting length: 1 hour 44 minutes

Number of public in attendance: 15

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

Commissioners and Staff:

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Max Johnson		
Diana Martinez	x	x

BUSINESS MEETING

Meeting began at – 6:32 p.m.

- 1) Approval of Minutes from the May 9, 2019 meeting.

Motion: To approve minutes from the May 9, 2019 meeting as presented.

Motion by: Commissioner Collard

2nd by: Commissioner Weight

Vote: Commissioners voted unanimous in favor (of commissioners present

- 2) General Plan Update – Max Johnson

- 3) Discussion of File #30855 – ADG Partners proposed amendments to the overpressure area map and text amendments to the zoning ordinance. **Location:** All properties within existing mapped overpressure areas. **Planner:** Todd A. Draper, AICP

Ginger Romrell, 555 South State Street, Orem. Have property on 8000 West 4100 South, doing a land swap is to north of the tracks. Adopt West Valley City and adopt circles instead of the parcels and put single family homes, in order they need to change the ordinance. Need to change and start here.

Commissioner Cripps asked if there is a new study. Ken Jones said there isn't a new study and they believe

the existing studies support the changes. Lyndon DeYoung confirm it is .3 in the new lot and since it has a piece of .5 in it adopts it as a five. Magna ended up adopting basis by basis. Moving to the circles when talked about the general plan and this is reflecting that and proposed ordinance changes in the circle map instead. Commissioner Cripps asked if there is a plan change. Mr. DeYoung said the operations effected by the map haven't changed, that operation is still where it was from 1987. Adjusted two other circles on the west of 8400 west, and off center a little bit. Their property to subdivide in the fashion with the lots in the .3 area of the circles. Commissioner Richards said the only lot with an issue is 36 and a little of 35. Ms. Romrell said as long as there aren't structures. Mr. DeYoung said in discussions with Magna water for a retention pond in the open space and Magna owns the property to the east. Ms. Romrell said this is why they're moving forward to get to this point. This piece will work for them on the land swap. Commissioner Collard asked about not needing to do a new survey. Mr. DeYoung said they are proposing not changing on the west side making them smaller and located a little off center and changing in the center of the facility and shut down operations and shifted to the northeast. From study standpoint not recalculating distance over pressure activity but realign to where being performed.

Commissioners and Counsel had a brief discussion regarding the eleven concerns. On #5 counsel said in line and .5 area needs to be addressed and seems like an appropriate way. #8 counsel said is appropriate and the active subdivide doesn't affect public health or add risk, the intent the subdivision would be prohibited. If we look at this and 5 together, recommendations are appropriate and can be accomplished, actively subdividing, isn't inherently a problem but look at how it protects those lots.

Mr. Jones said #5, approach took, was to first have regulations done at the subdivision level and allow the protections to get in place and by doing that avoid having problems potentially developed on the new subdivisions. Flexibility for developers gave percentages and nothing magically about them and have as few residential lots there's a problem. View it would be appropriate for any lots in the situation have recorded notice. They can create legal restrictions. Mr. Jones said # 8 and agrees with the concept and restrictions of .5 was an indirect way and avoid and direct could not have proposed uses. For appropriate uses keeping the subdivision from taking place. Ms. Romrell said reduces the size to the two lots not make them in the 5. Mr. DeYoung said the risk is not the area, the risk is glass. Use for sleeping uses is to short term stay.

Commissioners had a brief discussion. Counsel said has not reviewed the ordinance and Ms. Martinez said have another meeting after legal reviews.

Motion: To continue application #30855 for discussion after legal review to the July 11th meeting.

Motion by: Commissioner Weight

2nd by: Commissioner Collard

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

- 4) Discussion to hold a special public hearing meeting June 20th on **Ordinance #19-06-01**: The Magna Metro Township Council Requests the Recommendation of the Planning Commission Regarding the Proposed Title 12: "Code Enforcement and Community Preservation" as a New Title and Subsequent Chapters of the Magna Code of Ordinances.
- 5) Confirm July 11, 2019 meeting attendance
Confirmed unanimous there would be a quorum for the July 11th meeting date.
- 6) Other Business Items (as needed)
No other business items to discuss.

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

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

PUBLIC HEARINGS

Hearings began at – 7:14 p.m.

30804 – (Continued from 05/09/2019) - Ben Logue is requesting approval of a Conditional Use for a mixed use of apartments & retail. **Acreage:** 8.30. **Location:** 8291-8315 West 3595 South. **Zone:** C-2 & R-M. **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: Ben Logue

Address: 175 East 200 South

Comments: Mr. Logue said he is asking for a lot and working with a local to run the apartment complex and take it over. His family is from here. The R-M zone has a zone 25 to 35 per acre and now at 26. Added many amenities, running track, clubhouse and pool that neighbors can use. Don't want to live close to a high rise and he is respectful developer he needs to maintain certain number of units. 200 units is ideal, you could have less and have five people onsite and don't have two leasing persons around town. Highrise means an elevator. Running tracks, play areas, and barbecue areas, he knows he isn't going to get everything.

Commissioner Richards asked for parking spaces. Mr. Logue said two per apartment and guest parking. Commissioner Richards said 10 handicapped. Ms. Martinez said ordinance is two per apartment and ADA is something different. 8.34 acres for the site with commercial. Mr. Logue said below the percentage on landscape. People are using rooftops, seating and hot tub on the roof with a great view and using rooftop as open space. Commissioner Richards asked if can include in conditions. Ms. Martinez said has come to staff in many projects, ordinance only addresses it in the PUD. Commissioner Weight said the left onto 8400 and problematic. Mr. Logue said it will be a right turn. Commissioner Richards said if density is at no more than 25 units. Mr. Logue said its coming back to the roof tops and asking for 26 and doesn't include the commercial and commercial is 7.4. Front buildings will be 5 stories elevated, decreasing area of the building to go higher and square footage will go down and reducing the footprint in the front. Commissioner Cripps asked rent. Mr. Logue said \$1500 a month, took out two units and added it to the top and reduced the footprint by 1800 square feet. Commissioner Richards asked about the impact study with UDOT. Mr. Logue said it was fine. Ms. Martinez said it was with the county on the rezone, final will go to UDOT. Mr. Logue wants to be sensitive to the community and complex looked after and required a staff.

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

Speaker # 2: Citizen

Name: Steve Prokopis

Address: 7881 West 3100 South

Comments: Mr. Prokopis said best use for the property and support of five stories, lessening the green space requirement.

Speaker # 3: Citizen

Name: Gailyn Lund

Address: 3636 Arbor Park

Comments: Mr. Lund said he doesn't like it. His backyard abuts the project. Arbor park street from 8400 to the back, what's going to happen with the traffic. Back parking lot and how far back will it go.

Commissioner Richards asked if there is sidewalk through there and five feet from the property line. Mr. Logue said will keep open and put a fence up and landscape and keeping it open. Mr. Lund said there are transients. Mr. Logue said open the road going in and will address 500 people in there.

Speaker # 4: Citizen

Name: Tami Lund

Address: 3636 Arbor Park

Comments: Ms. Lund said highly impacted and she can't afford to buy the property, challenge is why do we have to go so high, but consideration of the height or manipulate the buildings on the other side. Coming in to is it going to be completely gated to their property and overflow going to go.

Commissioner Cripps said there is no outlet to come where you are, would have to go around or jump the fence. Any additional fixing of the fence along the canal road. Commissioner Richards said would have to be solid barrier and maintained. She asks to lower the number of units and height.

Speaker # 5: Citizen

Name: Tina Gourley

Address: 3621 South Arbor Park

Comments: Ms. Gourley said her concern is there is no room in the schools for that many more bodies and Magna's problem and that is her concern. Is there a study that can be done, and taxes will go up just to make that work. Odds of doing and just stacking the kids.

Commissioner Cripps said the district does do the studies and puts that in to their plan, so either schools are realigned, or new schools built.

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

Speaker # 6: Applicant

Name: Ben Logue

Address: 175 East 200 South

Comments: Mr. Logue said amount of taxes is going to build this at \$68,000,000. Unit will cost \$5,700 a year to maintain. Street will put in a gated community and can come use the club house and open area. Need plow and lights and want to help.

Commissioner Richards said automatic entry gate will be in to their area. Arbor Park Drive will be private street. They will maintain the street and will be no parking.

PUBLIC PORTION OF MEETING CLOSED

Commissioners and staff had a brief discussion regarding parking. Commissioners had a discussion regarding height, traffic, and parking.

Motion: To approve application #30804 with staff recommendations, rooftop open space, and density at 26 units per acre. Pending UDOT traffic impact study.

Motion by: Commissioner Richards

2nd by: Commissioner Weight

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

30874 - Nick Naccarato is requesting approval for a 2-Lot Subdivision. **Acreage:** 0.58 acres. **Location:** 3111 South 7900 West. **Zone:** R-1-6 (Residential). **Planner:** Diana Martinez

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

Commissioner Richards Todd said zoning said R-1-6 and it meets R-1-10. Ms. Martinez said it meets the lot size and will not be reduced.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Nick Naccarato

Address: 3111 South 7900 West

Comments: Mr. Naccarato said he cut lot in half and empty side so someone can build a house there with water and sewer in the private lane.

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

Speaker # 2: Citizen

Name: Steve Prokopis

Address: 7881 West 3100 South

Comments: Mr. Prokopis said he is a neighbor and is in support of the house, has been rundown for several years. Overgrown with weeds and will help the area and in support as a neighbor.

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

PUBLIC PORTION OF MEETING CLOSED

Commissioners and staff had a brief discussion regarding conditions.

Motion: To approve application #30874 with staff recommendations.

Motion by: Commissioner Weight

2nd by: Commissioner Collard

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

30937 – Adam Loser requests approval for a land division under State Code 10-9a-103(64)(c)(v) to divide land in anticipation of further land use approvals on the parcels. **Location:** 3940 South 8400 West. **Zone:**

PC – Planned Community. **Planner:** Todd A. Draper, AICP

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: Curtis

Address: 9259 North Cedar Hills

Comments: Mr. Curtis said elated to move forward. Jewel within Magna. Come in with backhoe and carve up large parcel into smaller parcels. Each pod will be broke down into subdivisions with plats.

Commissioner Richards asked if it was all lots, but then one said Parcel A. Curtis hasn't reviewed it and suspects if that is commercial buffer. Commissioner Weight said rocky area for open space and not buildable. Curtis feels great and the neighborhoods they feel good about. Commissioner Collard said various developments. Commissioner Richards said he likes the phases.

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

No one from the public present to speak.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #30937 with staff recommendations.

Motion by: Commissioner Weight

2nd by: Commissioner Richards

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

MEETING ADJOURNED

Time Adjourned – 8:16 p.m.