



**Planning and Development Services**

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**MEETING MINUTE SUMMARY**  
**MAGNA METRO TOWNSHIP PLANNING COMMISSION MEETING**  
**Thursday, February 13, 2020 6:30 p.m.**

**\*\*Meeting minutes approved on March 12, 2020\*\***

**Approximate meeting length:** 1 hour 16 minutes

**Number of public in attendance:** 14

**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	x	
Dan Cripps	x	x	
Ammon Lockwood			x
Aaron Weight	x	x	
Mickey Sudbury	x	x	
Mark Elieson	x	x	
Todd Richards	x	x	

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

**BUSINESS MEETING**

**Meeting began at – 6:30 p.m.**

- 1) Approval of Minutes from the January 9, 2020 meeting.

**Motion:** To approve minutes from the January 9, 2020 meeting as presented.

**Motion by:** Commissioner Sudbury

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

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

- 2) Discussion to reduce the planning commission from seven members to five members for recommendation to the Magna Metro Township Council.

*Mr. Springer provided guidance as to what the planning commission wants. Under state code deferred to the city, council and planning commission. Recommend to the council to remain as is and request two alternate positions filled.*

- 3) Other Business Items (as needed)

*Ms. Gurr advised the general plan steering committee meeting will kick-off on February 27<sup>th</sup> and the transportation open house will be held March 19<sup>th</sup> at 6:30pm.*

## PUBLIC HEARINGS

Hearings began at – 6:47 p.m.

**31111-** Steve Prokopis is requesting a Conditional Use approval for an Oversized Accessory Building (2,000 square feet). **Acres:** 0.52 **Location:** 7881 W. 3100 So. **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:** Steve Prokopis

**Address:** 7881 West 3100 South

**Comments:** Mr. Prokopis said he had questions for staff and got all the answers. When development came behind, he was in support and sold a portion of his property. Throughout the last four years, eight-foot rock wall and six-foot fence on top, in their backyard could see their pool. Grade is so much different, big factor in building garage, block what he can and asked for maximum 40x50, maybe 45x40. Building on the left is 12x41 and is a patio. Added patio and counts as storage under 25%, tuff shed may go, but recommendation was to tear it out. Access to east neighbors, intent is to be self-efficient and ramp the side of his yard. Nice driveway.

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

*No one from the public present to speak.*

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

### **PUBLIC PORTION OF MEETING CLOSED**

**Motion:** To approve application #31111, without the recommended condition.

**Motion by:** Commissioner Elieson

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

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

**31112-** Rio Tinto Kennecott Utah Copper (Jeff Stephenson) is requesting a Rezone approval from A-1/zc (Agricultural) to M-1/zc (Manufacturing). **Acres:** Approx. 61.0 acres. **Location:** 8000 West SR201 South Frontage Road **Planner:** Diana Martinez

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

*Commissioners and Staff had a brief discussion regarding permitted and conditional uses prohibited to be removed prior to the rezone.*

## PUBLIC PORTION OF MEETING OPENED

**Speaker # 1:** Applicant

**Name:** Jeff Stephenson

**Address:** 4700 Daybreak Parkway

**Comments:** Mr. Stephenson said came through and rezoned east half from 7200 to 7600. Had questions about canal and Ruth Bayer's house. Ms. Bayer sold to them and the renting property and removed the home. Riter canal not sure straighten or reroute. Decided to remain. Worked with UDOT to build frontage road and exchanged property with UDOT to accelerate the construction of the frontage road. Worked with the county and state to get funding for a road for an extension of Beagley lane on the southside, West Valley side. Obtained funding from 7200 to 8000 and cross Riter canal. Four things do essentially prepare the site and create a buffer between some future uses and residential. Triangle property will be reduced when the road comes in and into 8000 west.

*Commissioner Cripps asked about triangle property reduced. Mr. Stephenson said selling or developing. Joint venture with DLM development. Approached Ruth Bayer's family and they weren't ready to sale and they approached them. Hope to name one street after her. Commissioner Sudbury said talking about Beagley and on 7200 south has been put on hold. Mr. Stephenson said not put on hold, only for wetland issues and then they'll move forward and waiting on funding. Mr. Stephenson said questions asked. They anticipate uses similar to east side of 7200 west larger industrial.*

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

**Speaker # 2:** Citizen

**Name:** Wesley Oates

**Address:** 8671 Florence Drive

**Comments:** Mr. Oates said he requests denial. Bares some mention sort of neighbor Rio Tinto has been. Stopped operation of the power plant, without plans to tear down and rust as abandon, not something unique, it's not an isolated incident. Rio Tinto offices stood there abandoned and a haven for drug use and vandalism. Recently torn down. One point, tailings pond at one point in need of repair, Rio Tinto sat on the information while they continued to gamble with property and lives of residents of Magna. Behavior in the future and rezoned and manufacturing building, in all respects going fine. This company treats this community, no more use built in that new zone and a rusting hulk.

*Commissioner Elieson said property addressed to be developed by other people and will not be Rio Tinto managing and running that property. Mr. Oates said Rio Tinto is the current owner selling, rather undercuts the rezoning. Consider blighted areas around Magna.*

**Speaker # 3:** Citizen

**Name:** Neil Barrick

**Address:** 2562 South 8000 West

**Comments:** Mr. Barrick said the corner if he's selling, come and rezone rather commercial than manufacturing, right next to residential. No more buildings up 201, concerned about light and make more problems, no need to rezone and sale to highest manufacturing builder.

**Speaker # 4:** Citizen

**Name:** Troy Larsen

**Address:** 2674 South 8000 West

**Comments:** Mr. Larsen said no concerns, problem with piping and houses of thorough. Have a buffer zone, with canal not rerouted now puts M-1 up to houses without the buffer and little sliver not allowed with rezoned and use not manufacturing. Sale the part abuts house not zone M-1.

**Speaker # 5:** Citizen

**Name:** Jeremy Black

**Address:** 7980 Thorough Drive

**Comments:** Mr. Black said his back is the pie piece. He agrees with Mr. Larsen having a buffer, difficult to have light with his kids back there.

**Speaker # 6:** Citizen

**Name:** Jennifer Andreason

**Address:** 2546 South 8000 West

**Comments:** Ms. Andreason said in agreement with pie piece. She purchased for solitude, didn't see another house, can't have a bright light. Heavy trucks are they redoing 8000 west and roads aren't that good. Done compaction tests and is not up to standards for heavy trucks.

**Speaker # 7:** Citizen

**Name:** Adele Oates

**Address:** 8671 Florence Drive

**Comments:** Ms. Oates said when she was two years old was seeing the smoke coming off the coal plant. Recognize Rio Tinto stated this area not for their own purposes but sold. Convenient in specific this exact point this is the exact part of the inland port. While she accepts manufacturing can be a benefit, light manufacturing and looking for her future and her peers would like to be preserved and grew up knowing her refuge and her home and would like to see it.

**Speaker # 4:** Citizen

**Name:** Troy Larsen

**Address:** 2674 South 8000 West

**Comments:** Mr. Larsen said to correct the lady, does fall in the inland port boundaries.

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

**Speaker # 1:** Applicant

**Name:** Jeff Stephenson

**Address:** 4700 Daybreak Parkway

**Comments:** Mr. Stephenson said he appreciates questions. This property will change in use and will change historically. Which type of use in the triangle will be determined and a smaller site and less than five acres. Commercial thinking convenient, others might think retail and later at night, could be mitigated. If not commercial or industrial, residential. Residential is not his current request.

*Commissioner Cripps said M-1 can be zoned residential at a future date. Commissioner Sudbury said the triangle will reduce, put zoning conditions on there now. Mr. Stephenson said happy to discuss lighting conditions, nighttime uses. Commissioner Sudbury said 8000 west road is crazy. Mr. Stephenson said colors change due to ownership changing. Anticipation to 8000 dedicated additional land to widen the road. Commissioner Cripps said signage and lighting come back to commission. Commissioner Collard said with canal not rerouted, it was agreed upon to have that triangular piece not included. Mr. Stephenson said his hesitation made him nervous aiming canal at the homes and leave in place. Mr. Stephenson said as development is going in, Ivory Homes are required to put in a trail on the southside of the trail and happy*

*with requirement to continue the trail through the property. If you want to exclude triangle, that is acceptable to the applicant.*

### **PUBLIC PORTION OF MEETING CLOSED**

*Commissioners and staff had a brief discussion regarding restrictions, changing zoning on triangle. Staff could support commercial use, if you change to commercial for council, add the same conditions.*

**Motion:** To recommend approval of application #31112 to the Magna Metro Township Council parcel one for M-1 z/c with recommended conditions, exclude parcel two.

**Motion by:** Commissioner Weight

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

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

*Ms. Martinez said there was a discussion with attorneys and will not come back and roadway dedication will just require the Mayors signature.*

*Commissioner Weight motioned to adjourn.*

### **MEETING ADJOURNED**

**Time Adjourned – 7:46 p.m.**