



## Planning and Development Services

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### MEETING MINUTE SUMMARY MAGNA METRO TOWNSHIP PLANNING COMMISSION MEETING Thursday, May 14, 2020 6:30 p.m.

**\*\*Meeting minutes approved on June 11, 2020\*\***

**Approximate meeting length:** 1 hour 2 minutes

**Number of public in attendance:** 7

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

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Diana Martinez	x	x
Travis Hair	x	x
Jim McNulty	x	x

## BUSINESS MEETING

**Meeting began at – 6:30 p.m.**

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

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

**Motion by:** Commissioner Collard

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

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

- 2) Other Business Items (as needed)

*No other business items to discuss.*

*Commissioner Elieson motioned to close the business meeting and open the public hearing portion of the meeting, Commissioner Richards seconded that motion.*

## **LAND USE APPLICATION(S)**

**Hearings began at – 6:34 p.m.**

**31136-** Scott Braithwaite is requesting approval of a Conditional Use for Warehouse/Office use. **Acreage:** 3.85 approx. acres. **Location:** 2330 South 7200 West. **Zone:** M-2 (Manufacturing). **Planner:** Diana Martinez

The Planning Commission, in its discretion, may request public input on this application prior to acting on the application. If public input is requested, public comment will be limited to three minutes per person.

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

*Ms. Martinez said have had discussion with applicant the right to go before the pc for exception to the mayor with an exception and county engineer may not support but may support a delay agreement on sidewalk. Commissioner Cripps said can see a delay on the sidewalk and this is an entryway and may be getting that started. Commissioner Elieson said if putting curb and gutter, may as well put sidewalk in. Ms. Martinez said only discussed preliminary only, discussed delay agreement not waiver.*

### **PUBLIC PORTION OF MEETING OPENED**

**Speaker # 1:** Representative Architect

**Name:** Casey Cooper

**Address:** 909 West South Jordan Parkway

**Comments:** Mr. Cooper read an email currently no storm water access at the street, if finishing curb and gutter whole frontage will discharge on to neighboring properties from the east and west. Doesn't know if Mr. Braithwaite is on the call and can't speak for him, but if delay agreement to curb, gutter, and sidewalk with storm water access availability, there are concerns. Other comment the road curb exists from south to north. 1% slope, curb, gutter, and sidewalk required what is the minimum design standards and concerns from the civil engineer.

*No one from the public present to speak.*

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

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

*Commissioners had a brief discussion regarding fencing and materials. Ms. Martinez advised they will return in July for a conditional use and have to fence much more and appropriate along 7200 with a little side. Commissioner Weight said he would propose that we accept with staff recommendations and a delay on the curb until appropriate storm drain facilities are in place, is ok with standard fencing requirements. Commissioner Cripps said he is still concerned, and what can they do to move that along. Ms. Martinez said do not need to address the waiver right now, they will come back and address the fencing as part of the conditions.*

**Motion:** To approve application #31136 with staff recommendations.

**Motion by:** Commissioner Cripps

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

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

### **PUBLIC HEARING(S)**

**31117** – Miguel Munevar is requesting approval to rezone four existing lots from R-2-6.5 (Medium Density Residential) zone to R-M (High Density Residential) zone. **Acreage:** approximately .64 acres. **Location:** 2943 South Dora Street. **Planner:** Travis Hair

The Planning Commission will act on the proposed rezone after taking comments from the public during the public hearing. Public comments will be provided pursuant to the planning commission's rules of conduct, which are attached to the back of this agenda. Public comments will be limited to three minutes per person.

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

*Commissioners and staff had a brief discussion regarding height and setbacks, plat amendment, and zoning conditions.*

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

**Speaker # 1:** Representative Southland LLC

**Name:** Miguel Munevar

**Address:** 2530 West Evening Dove Circle

**Comments:** Mr. Munevar said the previous owner bought and none of the services go to the lot. Big investment for all utilities, better to sale the lot. Additionally, water and sewer all the way down 8400 west and bring into the lot to work. Better to add two units. Reason for R-M zone is the upset between dwelling units. Five units on southern and five on the northern, meet all the requirements and middle will be a turn around.

*Commissioner Cripps asked if Mr. Munevar had a problem with only ten units. Mr. Munevar said not a problem at all.*

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

**Speaker # 2:** Citizen

**Name:** Kari Riley

**Address:** 2958 South 8400 West

**Comments:** Ms. Riley asked if these will be up for rent or sold like townhomes. Addressing traffic through dead end road adding another 20 cars to the street.

**Speaker # 3:** Citizen

**Name:** Roy Christensen

**Address:** 2948 South 8400 West

**Comments:** Mr. Christensen said he is east of the property, other side has four nice brick homes facing 8400, lots are set up for being a duplicate of these. Too much impact on this small area to have 10 dwellings there and what about the parking for the homes, access is not that great, not enough room and will be a disaster only one way out, dead end street, property value will go down putting those in there and safety issue with busy street on 8400 west and add 20 more cars at least, not a wise move. Fine with

making four single dwelling homes comparable to the east of them, that would be a good solution, way too much impact on a small area to put in 10 family dwellings on four little lots.

*Mr. Hair said apartments are prohibited, individual owners can't restrict for long term rentals, whole development rentals cannot be done.*

**Speaker # 4:** Citizen

**Name:** Caralee Riley

**Address:** 2958 South 8400 West

**Comments:** Ms. Riley said she is concerned as well as Mr. Christensen, doesn't live on Robin Street, not a very wide road. Send a lot of people there trying to find another address and a lot of traffic. Would not mind four single homes mimicking theirs adding 20 cars, problem getting out of their driveway.

**Speaker # 5:** Citizen

**Name:** Felix Montero

**Address:** 2928 South 8400 West

**Comments:** Mr. Montero said he agrees with Mr. Christensen. Access in and out of the street is already hard and if you add 10 additional households, 20 per say additional cars it will make it even more difficult. As well as the property value comment.

**Speaker # 6:** Citizen

**Name:** Joaquin Correa

**Address:** 2938 South 8400 West

**Comments:** Mr. Correa said he would propose that we accept with staff recommendations and a delay on the curb until appropriate storm drain facilities are in place. He is okay with standard fencing requirements. Right behind his property and way too crowded, enough with the apartments. Four house, single family.

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

**Speaker # 1:** Representative Southland LLC

**Name:** Miguel Munevar

**Address:** 2530 West Evening Dove Circle

**Comments:** Mr. Munevar said eight houses behind their lot for duplexes, could have built eight units with four rooms each, proposing less, only 30 bedrooms as compared to 32. Trying to get smaller families and less units. Lot has been abandoned for a while because of the cost. Parking will be covered garages and driveway with an extra car, around 20 cars. Current houses on 8400 west usually have two to three cars and have one around the corner, want to clean that area of mechanic shop. Three-bedroom condos, instead of four-bedroom duplexes account for less bedrooms.

*Mr. Hair said these items are conditional use permits and will address that after along with the approval. Will have to clear county engineering and parking with adequate off-street parking. Mr. Munevar can put a restriction on the number of bedrooms per unit.*

## **PUBLIC PORTION OF HEARING CLOSED**

*Commissioners and staff had a brief discussion regarding surrounding zoning.*

**Motion:** To recommend application #31117 to the Magna Metro Township Council for approval with staff recommendations and a limit to 10 dwelling units.

**Motion by:** Commissioner Weight

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

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

*Commissioner Elieson motioned to adjourn.*

**MEETING ADJOURNED**

**Time Adjourned – 7:32 p.m.**