



**Planning and Development Services**

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**\*\*Notice of this meeting posted August 27, 2020 to <https://www.utah.gov/pmn/sitemap/notice/625485.html>\*\***

**MEETING MINUTE SUMMARY  
MAGNA METRO TOWNSHIP PLANNING COMMISSION MEETING  
Thursday, September 10, 2020 6:30 p.m.**

**\*\*Meeting minutes approved on October 8, 2020\*\***

**Approximate meeting length:** 1 hour 18 minutes

**Number of public in attendance:** 2

**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
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
Jim McNulty	x	x
Trent Sorensen	x	x
Jay Springer		

**BUSINESS MEETING**

**Meeting began at – 6:32 p.m.**

- 1) Approval of Minutes from the July 9, 2020 meeting. (Motion/Voting)

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

**Motion by:** Commissioner Weight

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

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

- 2) Accessory Dwelling Unit (ADU) Discussion – **Planner:** Travis Hair

*Mr. McNulty provided an introduction of the draft accessory dwelling unit ordinance.*

- 3) Other Business Items (as needed)

*No other business items to discuss.*

## LAND USE APPLICATION(S)

**Hearings began at – 6:53 p.m.**

**31215-** Deana Rydalch is requesting approval of a Conditional Use for a Day Care Center. **Acreage:** 0.06 acres. **Location:** 9135 West Magna Main Street. **Zone:** C-3 (Commercial). **Planner:** Diana Martinez. (Motion/Voting)

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.*

*Commissioner Cripps said fire is okay with not having a sprinkler system having a daycare center. Ms. Martinez said it is a conceptual okay and at technical may have additional requirements. Mr. Sorensen said he was working on this afternoon, and applicant did provide responses. Code does not require fire sprinklers depending the size, and whether ground level, basement or second floor. Three page list has been addressed, it is right on the border on a few questions, whether difficult to address and leaning more on will work, big challenge will have to have a door added to the back as a second exit and potentially another bathroom, with the exception of structural analysis by state code.*

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

**Speaker # 1:** Applicant

**Name:** Deanna Rydalch

**Address:** 9662 South 2740 West, South Jordan

**Comments:** Ms. Rydalch said she owns a daycare center and has been in business over eight years on 5600 West 2800 South. Just recently came across an issue with the building on rent from \$7,800 per month to \$15,000. She has been looking at another option for eight months. Came across Magna Main Street and seems to be the best fit and work out a purchase, many repairs, addressing the back door would not be an issue. ADA bathroom, and second ADA bathroom would be able to just make modifications. Structural engineer deemed safe and passed by the fire department, because under 49 occupant limit. She feels a potential to help the community, looking at doing more and involving the community. Noticed a lot of children out wondering and wants to open the space and help the kids in the process. More hands-on teaching life essential needs, rather than just babysitting. Smaller center than she is currently in now, licensed for 130 and here will have 29 people and involve the community.

*Commissioner Weight asked if drop off is on the street or back. Ms. Rydalch said in the back, she has worked with FACT, has alley way, DOOR church and has been allowed parking spaces for employees and drop off. During the weekdays will have the playground and during the weekend, church can use play area. Doing more planting and flowerbeds and source food, more life skills rather than drop in neighborhood. She said she has addressed all items on the list, there may be two to three items with questions on. Ms. Martinez said if building official feels comfortable with letting this progress, they would feel comfortable with that.*

*Mr. Sorensen said he is comfortable with it now, some responses were not adequate and feels comfortable going through the building permit process on his end. Ms. Martinez asked if occupants would be limited. Mr. Sorensen said he does not know and does not know if he can limit, goes based on business code. Designating use of the space will be limited and the state limits the number of kids based on the area. Ms. Rydalch said the state has looked at the space and okayed to ten more than she will have, and they will*

regulate it. Ms. Rydalch said they approved her for 48, plus staff. She has applied for 29 and which includes children and staff. Mr. Sorensen said that concerns him because they are the governing body. Ms. Rydalch said she would keep it at 29 when she fills out the paperwork and they will regulate her. She said hours are 6am to 6pm and are two shifts. Commissioner Cripps asked how many parking spaces. Ms. Rydalch said with Magna FACT, four parking out front and four in the back, does have a written agreement. Ms. Martinez said commissioners should consider conditions limiting number of people. Have not received a parking agreement and would be adequate.

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

**Speaker # 2:** Citizen

**Name:** Marilyn Marshall

**Address:** Owned the building and sold it to applicant

**Comments:** Ms. Marshall said it did have approved building permit from 2019, plumbing and ADA bathroom is to current code.

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

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

Commissioners had a brief discussion regarding occupancy, parking egress/ingress and adequate parking, and tapping occupancy at a reasonable number.

**Motion:** To approve application #31215 conditional use permit with staff recommendations and occupancy deemed by the building permit office and adequate parking and ingress and egress.

**Motion by:** Commissioner Richards

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

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

**31237-** Scott Braithwaite is requesting approval of a Conditional Use for a Contractor Storage Yard. **Acreage:** 2.4 approximate acres. **Location:** 2350 South 7200 West. **Zone:** M-1. **Planner:** Diana Martinez. (Motion/Voting)

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.

Commissioners and staff had a brief discussion regarding what would be stored on the property, vacant lot and access, front retention pond, landscaping, and fencing,

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

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

No one from the public present to speak.

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

**PUBLIC PORTION OF MEETING CLOSED**

**Motion:** To continue application #31237 to the October 8<sup>th</sup> meeting.

**Motion by:** Commissioner Weight

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

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

*Commissioner Weight motioned to adjourn, Commissioner Elieson seconded that motion.*

**MEETING ADJOURNED**

**Time Adjourned – 7:50 p.m.**

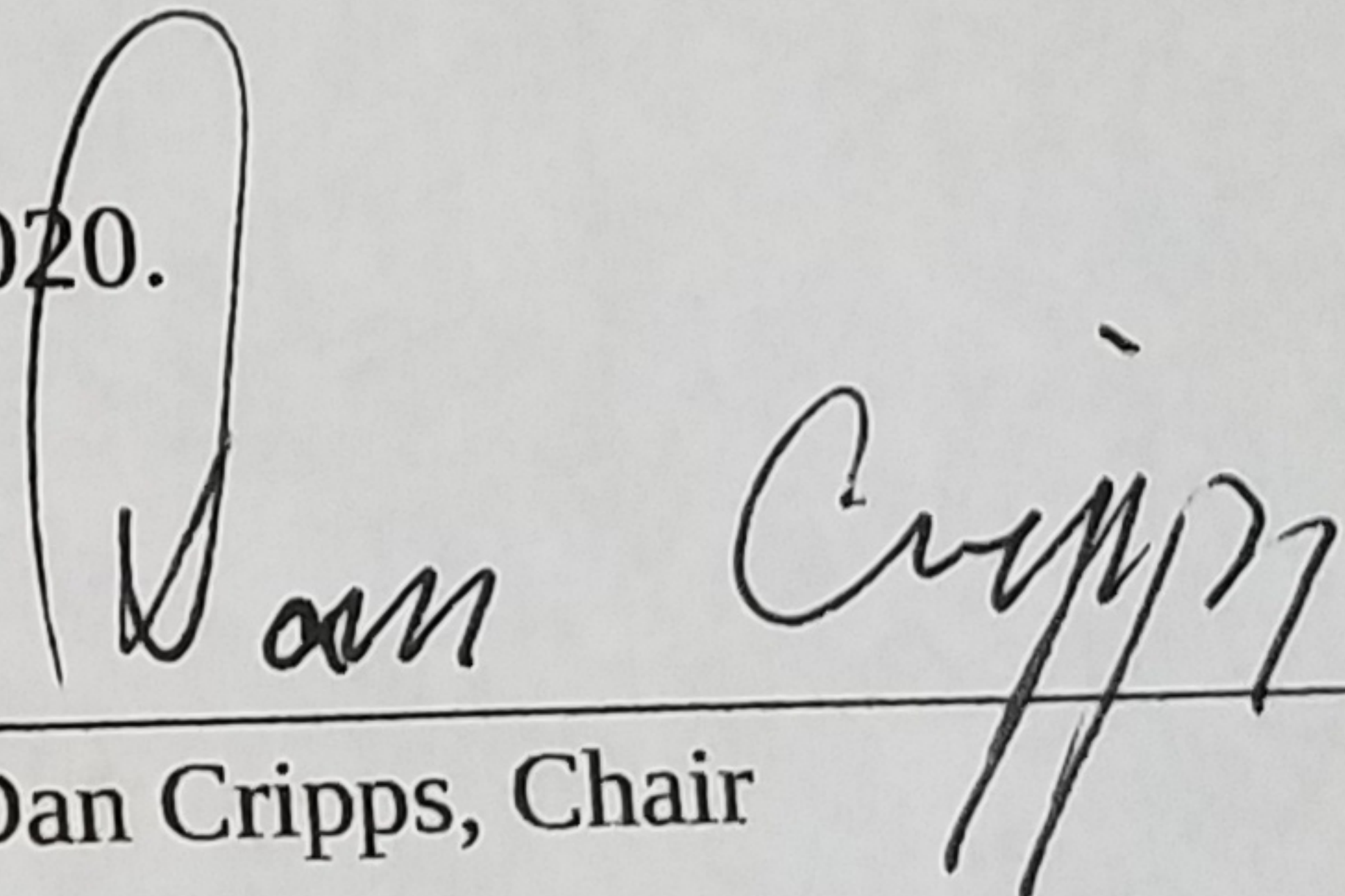
**Electronic Meeting Written Determination  
For  
The Magna Metro Township Planning Commission**

Pursuant to House Bill 5002, "Open and Public Meetings Act Amendments," passed during the 2020 Fifth Special Session of the Utah Legislature and codified under Utah Code Ann. § 52-4-207(4), I, Dan Cripps, hereby make the following written determination in my capacity as Chair of the Magna Metro Township Planning Commission warranting the Planning Commission to convene and conduct an electronic meeting on September 10, 2020, without an anchor location:

*Given the ongoing Coronavirus disease 2019 (COVID-19) pandemic, conducting the meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at an anchor location.*

This written determination shall expire 30 days from today.

Dated this 10 day of September, 2020.

  
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Dan Cripps, Chair