



Planning and Development Services

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**MEETING MINUTE SUMMARY
MAGNA PLANNING COMMISSION MEETING
Thursday, November 18, 2021 6:30 p.m.**

Approximate meeting length: 29 minutes

Number of public in attendance: 6

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Weight

**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
Dan Cripps (Chair)	x	x	
Ammon Lockwood			x
Aaron Weight (Vice Chair)	x	x	
Mark Elieson	x	x	
Todd Richards	x	x	
Sara VanRoosendaal	x	x	
Jed Taylor (Alternate)	x	x	
Devin Everett	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Travis Hair		
Shad Cook	x	x
Molly Gaughran		
Melissa Anderson	x	x

BUSINESS MEETING

Meeting began at – 6:31 p.m.

Planning Manager Melissa Anderson introduced herself.

Commissioner Weight read the Chairs Opening Statement.

- 1) Approval of the October 14, 2021 Planning Commission Meeting minutes.

Motion: To approve the October 14, 2021 Planning Commission Meeting minutes as presented.

Motion by: Commissioner VanRoosendaal

2nd by: Commissioner Elieson

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

- 2) Other Business Items (as needed)

No other business items to discuss.

LAND USE APPLICATION(S)

Hearings began at – 6:33 p.m.

SUB2021-000308 – Dixon Magna Property, LLC is requesting approval of the proposed 25 Lot Dixon

Downs Subdivision Preliminary Plat. **Acreage:** 5.697 acres. **Location:** 8323 West 2700 South. **Zone:** R-1-6. **Planner:** Shad Cook (Motion/Voting)

The Planning Commission, in its discretion, may request public input on these applications 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 Shad Cook provided an analysis of the Staff Report.

Commissioner Richards said it would be nice if the lots had the square footage. Entrance off Patricia, how wide is it supposed to be, he measured it and it is 30 feet. Josh said the road is 25 feet and 30 feet will connect. Mr. Cook said plans show 30 feet and 25 feet as it goes through to the property and extra five feet on both sides for sidewalk.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Countryside Homes - Applicant

Name: Josh

Address: 11872 South Jenson Farm Cove

Comments: Josh said straight forward R-1-6, bought from Matt Dixon. Desire to do single family housing as zoned and more affordable for younger families, with 25 houses. Bring continuity and stability. Lot 24 is 20,000 square feet and lot 25 is 16,000 square feet.

Commissioner Richards said where his property is and Patricia comes through, he doesn't see how 30 feet is wide enough for curb, gutter, and sidewalk. Commissioner Richards thought they would have approached him to sell off that portion of the property. Commissioner Richards said he has been looking at subdividing and when Magna water put the sewer line along western, the slope wont work and take out to 8400 west, but they prefer 2700. He is hoping he was offered a stub, he wishes he and his neighbors were contacted and received full information of what they are doing. They bought because of privacy, but now a street along there, and what kind of fencing, currently chain link and should be solid barrier. Josh said if wanting to subdivide, he is happy to sit down. Commissioner Richards said lost his irrigation rights and wondering if there is anyway to get his irrigation rights back.

Commissioner Richards motioned to open the public meeting, Commissioner Elieson seconded that motion. Commissioner VanRoosendaal voted nay, all other commissioners voted in favor.

Speaker # 2: Citizen

Name: James Larson

Address: 2773 South 8400 West

Comments: Mr. Larson said he has a lot on the back. Curious the new roads going on and wondering if he could access and have a lot on the back of his property.

Speaker # 3: Citizen

Name: Lyndon Adamson

Address: 2763 South 8400 West

Comments: Mr. Adamson said when he moved in liked the privacy and no one lived behind. Busy road out front and not happy to put another road behind him and doesn't sound very peaceful, maybe put 20 feet between sidewalk and a retaining wall.

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

PUBLIC PORTION OF MEETING CLOSED

Commissioners had a brief discussion regarding a continuance to sit down with the neighbors and developer and understand before approved. Solid barrier fencing and street width.

Motion: To approve application #SUB2021-000308 for Dixon Magna Property, LLC request for approval of the proposed 25 Lot Dixon Downs Subdivision Preliminary Plat with staff recommendation.

Motion by: Commissioner VanRoosendaal

2nd by: Commissioner Elieson

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

Commissioner VanRoosendaal motioned to adjourn.

MEETING ADJOURNED

Time Adjourned – 7:00 p.m.

DRAFT