



Planning and Development Services

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

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Magna Planning Commission

Public Meeting Agenda

Thursday, January 13, 2022 6:30 P.M.

Based on the LOW TRANSMISSION LEVEL in Magna of the Novel Coronavirus (COVID-19), as identified by both the State and County Health Orders, the Mayor and Council have chosen to conduct this meeting at an anchor location with public access pursuant to the public health directives.

Location

Magna Webster Center

8952 West Magna Main Street. Magna, 84044

(385) 468-6700

UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-468-6707. TTY USERS SHOULD CALL 711.

The Planning Commission Public Meeting is a public forum where, depending on the agenda item, the Planning Commission may receive comment and recommendations from applicants, the public, applicable agencies and MSD staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items, which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

BUSINESS MEETING

- 1) Election of Chair and Vice Chair 2022. (Motion/Voting)
- 2) 2022 Planning Commission Meeting Schedule for Approval. (Motion/Voting)
- 3) Approval of the December 9, 2021 Planning Commission Meeting Minutes. (Motion/Voting)
- 4) Other Business Items. (As Needed)

LAND USE APPLICATION(S)

CUP2021-000449 - AT&T is requesting conditional use approval for an 80-foot monopine (stealth monopole facility) proposed to be located in Copper Club Golf Course. **Acres:** 88.01 acres. **Location:** 8940 West 2600 South. **Zone:** A-1/zc (Agricultural Zone). **Planner:** Molly Gaughran (Motion/Voting).

CUP2021-000477 – Chinar Properties QOZB is requesting approval of a conditional use permit for a site development plan for a 5-unit multi-tenant commercial building. **Acres:** .92 acre. **Location:** 2870 South 8400 West. **Zone:** C-2 (Commercial). **Planner:** Brian Tucker (Motion/Voting)

SUB2021-000442 – Dominion Energy is requesting approval of a 1 lot subdivision, creating a separate lot for Dominion’s LNG Facility. **Acreage:** 80.37 acres. **Location:** 1731 South 8000 West. **Zone:** C-2 (Commercial). **Planner:** Brian Tucker (Motion/Voting)

PUD2021-000353 – D.R. Horton is requesting approval of the proposed Gateway to Little Valley Phase 3 Preliminary Plat. The plat contains 109 Lots and 43 Units. **Acreage:** 36.919 acres. **Location:** 4000 South 8400 West. **Zone:** P-C. **Planner:** Shad Cook (Motion/Voting)

PUD2020-000052 – D.R. Horton is requesting approval of the proposed Gateway to Little Valley Phase 2B Preliminary Plat. The plat contains 50 units. **Acreage:** 4.452 acres. **Location:** 4000 South 8400 West. **Zone:** P-C. **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.

ADJOURN

Rules of Conduct for Planning Commission Meetings

PROCEDURE FOR PUBLIC COMMENT

1. Any person or entity may appear in person or be represented by an authorized agent at any meeting of the Commission.
2. Unless altered by the Chair, the order of the procedure on an application shall be:
 - a. The supporting agency staff will introduce the application, including staff's recommendations and a summary of pertinent written comments and reports concerning the application
 - b. The applicant will be allowed up to 15 minutes to make their presentation.
 - c. The Community Council representative can present their comments as applicable.
 - d. Where applicable, persons in favor of, or not opposed to, the application will be invited to speak.
 - e. Where applicable, persons opposing the application, in whole or in part will be invited to speak.
 - f. Where applicable, the applicant will be allowed 5 minutes to provide concluding statements.
 - g. Surrebuttals may be allowed at the discretion of the Chair.

CONDUCT FOR APPLICANTS AND THE PUBLIC

1. Speakers will be called to the podium by the Chair.
2. Each speaker, before talking, shall give his or her name and address.
3. All comments should be directed to the Commissioners, not to the staff or to members of the audience.
4. For items where there are several people wishing to speak, the Chair may impose a time limit, usually 3 minutes per person, or 5 minutes for a group spokesperson. If a time limit is imposed on any member or spokesperson of the public, then the same time limit is imposed on other members or spokespersons of the public, respectively.
5. Unless otherwise allowed by the Chair, no questions shall be asked by the speaker or Commission Members.
6. Only one speaker is permitted before the Commission at a time.
7. The discussion must be confined to essential points stated in the application bearing on the desirability or undesirability of the application.
8. The Chair may cease any presentation or information that has already been presented and acknowledge that it has been noted in the public record.
9. No personal attacks shall be indulged in by either side, and such action shall be sufficient cause for stopping the speaker from proceeding.
10. No applause or public outbursts shall be permitted.
11. The Chair or supporting agency staff may request police support to remove offending individuals who refuse to abide by these rules.
12. After the public comment portion of a meeting or hearing has concluded, the discussion will be limited to the Planning Commission and Staff.