



Planning and Development Services

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

Phone: (385) 468-6700 • Fax: (385) 468-6674

**MEETING MINUTE SUMMARY
MAGNA PLANNING COMMISSION MEETING
Thursday, December 9, 2021 6:30 p.m.**

****Meeting minutes approved on January 13, 2022 with one amendment****

Approximate meeting length: 59 minutes

Number of public in attendance: 3

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
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
Jed Taylor (Alternate)			x
Devin Everett	x	x	

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

BUSINESS MEETING

Meeting began at – 6:31 p.m.

- 1) Approval of the November 18, 2021 Planning Commission Meeting minutes.

Motion: To approve the November 18, 2021 Planning Commission Meeting minutes as presented.

Motion by: Commissioner Elieson

2nd by: Commissioner Richards

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

- 2) Other Business Items (as needed)

No other business items to discuss.

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

LAND USE APPLICATION(S)

Hearings began at – 6:35 p.m.

CUP2020-000106 – Kevin Mulvey on behalf of Dominion Energy is requesting approval of a conditional use permit to add additional equipment to an existing Dominion Energy facility. **Acreage:** .33 acre. **Location:** 2868 South 8000 West. **Zone:** R-1-7/zc. **Planner:** Travis Hair (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 Travis Hair provided an analysis of the Staff Report.

Commissioner Richards said on the agenda, the application number is different than on the application. Mr. Hair said the agenda is correct. Commissioner Richards asked where current gate is now, will they put the precast cement. Mr. Hair said will remove the existing gate and replace. Existing approach will be replaced with new gate, and curb, gutter, and sidewalk. Commissioner Richards asked they clean up the thistles around the property. Mr. Hair said can note and have them maintain. Commissioner Cripps asked if retention area is Township or Ivory Homes. Mr. Hair said Township.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Titus Cordingly

Address: 99 South Autumn Breeze Lane. Layton

Comments: Mr. Cordingly said the long facility building north, this site will act as the west interconnect, upsizing piping, and interconnection. Remodeling the valving and moving into the site not out in the road. Remodel and expand the site. Anything they do will match existing, new access will look like the old to the north and remove the south. Frontage will look the same extended to the north, storm drain collection and runs and extends out to the retention pond.

Commissioner Weight asked about smell. Mr. Cordingly said would be no different.

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

Speaker # 2: Citizen

Name: Bryon Prince

Address: 978 Woodoak Lane, SLC

Comments: Mr. Prince said the site is surrounding the CW Farms Park. When developed, dedicated two acres to the Township for a park and storm drain retention facility. Plan was to develop the park, Council approved the sale of additional to Dominion. What is the timing of construction start and do they plan to start to deliver next spring. Worked with Greg Schulz during the agreement and proceeds of land sale would go to additional improvements.

Commissioner Richards said at the last Township meeting, they approved 40,000 for the additional improvements to the park, unofficially. Mr. Prince said that sounded right.

Speaker # 3: Applicant

Name: Titus Cordingly

Address: 99 South Autumn Breeze Lane. Layton

Comments: Mr. Cordingly said would like to get started building early spring and four to five months to construct. All materials pinned down and equipment, ongoing through into August.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #CUP2020-000106 request approval of a conditional use permit to add additional equipment to an existing Dominion Energy facility with staff recommendations.

Motion by: Commissioner Richards

2nd by: Commissioner Weight

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

CUP2021-000423 – Ivory Homes is requesting approval of a Community Structure Plan for the Mahogany Ridge Development. **Acreage:** 78.48 acres **Location:** 8230 West 4100 South. **Zone:** P-C. **Planner:** Travis Hair (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 Travis Hair provided an analysis of the Staff Report.

Commissioner Weight asked the initial plan called for industrial along 4100, didn't think could do this type of residential in the .3. Mr. Hair said .3 has a higher residential plan and show how they are addressing the overpressure zone and meet engineering requirements for the buildings. Commissioner Richards asked difference of the cottage A and cottage B. Commissioner Weight asked if there will be a light going towards Cordero. Commissioner Elieson said according to UDOT, they must have a light, not a stop sign into the development. Mr. Hair isn't sure if that triggers now or when it would be required. Commissioner Elieson said UDOT requirements will have to have a light there. Commissioner Weight said not impressed with the plan what's been talked about and presented. Doesn't want to see residential on 4100 south across from the explosion area. Commissioner Cripps asked if the overpressure area is the same east of the railroad tracks. Mr. Hair said the overpressure .5 is vast majority. Commissioner Cripps said had a small section of the .5 also over by the water tank to the east. Commissioner Weight pulled up the code and read from the overpressure area denser than 6 per acre or 75,000. 16.02.120.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Bryon Prince

Address: 978 Woodoak Lane, SLC

Comments: Mr. Prince said the draft approved under the subsection, read from the ordinance, and approved by the Council. Development agreement and ordinance will allow a single family detached in the .3 PSI area. The exhibit doesn't show the lot size, intends to show areas of different products. Yellow is more traditional lot product. Darker orange runs along 4100 south is a different single family detached but complies. Several rounds of reiterations for zone amendment and development, had more commercial due to Fastenal. When they pursued different options, proceeded with zone amendment and development agreement and master plan with mix of industrial and retail. Aligns with what is seen tonight. Doesn't mean commercial will not be seen and has received several offers. Cottage A and B single family home similar. Peach on west side adjacent to 8400 will be townhome product. Lighted intersection on 8400 and Cordero,

have spoken to UDOT. State statute dictates when it is required, safe to assume traffic count will be hit and anticipate Cordero will be lighted fairly quickly.

Commissioner Richards said on traffic study agency review, and are they taken care of. Mr. Prince said traffic impact study was submitted in the submittal, couple meetings with staff and updated the report, clearance to proceed with understanding details will have to be addressed for civil design. Commissioner Cripps asked lots along 8000, way to make a buffer, commercial on south side and a small buffer on north side, so a resident isn't right in that corner. Commissioner Weight said concerned about 4100 south frontage. Mr. Prince said there will be a privacy wall, open space buffer along 4100 and curves up towards industrial. Envision an elevation grade, sidewalk throughout and trail corridor, city right of way along 4100, green area within subdivision, berm with an irrigation grip system to support shrubs and trees. Worked with Magna water and MSD. Mr. Prince said in the middle three separate parks, anticipate being private and plan to present ideas. Commissioner Richards asked about runaway truck line. Mr. Prince said in the works and not a great response from UDOT, public bound space and hopes UDOT redesigns to accommodate a better intersection for Cordero for traffic turning right. Pioneer monument and worked months working with Utah and daughters for the plans, to relocate the public park in the area in safe and attractable place for the public. They made the decision to leave them.

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

No one from the public present to speak.

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

PUBLIC PORTION OF MEETING CLOSED

Commissioners and staff had a brief discussion regarding residential on 4100 south. Mr. Prince said following the ordinance, community structure plan can be disapproved, but under specific reasons and is a subjective stage under the specific criteria.

Motion: To recommend approval of application #CUP2021-000423 requesting approval of a Community Structure Plan for the Mahogany Ridge Development with staff recommendations to the Magna Council.

Motion by: Commissioner Richards

2nd by: Commissioner Elieson

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

Commissioner Richards motioned to adjourn, Commissioner Elieson seconded that motion.

MEETING ADJOURNED

Time Adjourned – 7:30 p.m.