



Planning and Development Services

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**MEETING MINUTE SUMMARY
MAGNA PLANNING COMMISSION MEETING
Thursday, January 13, 2022 6:30 p.m.**

****Meeting minutes approved on February 10, 2022****

Approximate meeting length: 1 hour 22 minutes

Number of public in attendance: 13

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
Brian Tucker	x	x
Shad Cook	x	x
Molly Gaughran	x	x
Melissa Anderson	x	x
Jay Springer	x	x

BUSINESS MEETING

Meeting began at – 6:30 p.m.

- 1) Election of Chair and Vice Chair 2022. (Motion/Voting)

Election of Chair for 2022

Motion: To nominate Commissioner Cripps as Chair for 2022, Commissioner Cripps accepted that nomination.

Motion by: Commissioner Richards

2nd by: Commissioner Weight

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

Election of Vice Chair for 2022

Motion: To nominate Commissioner Weight as Vice Chair for 2022, Commissioner Weight accepted that nomination.

Motion by: Commissioner Richards

2nd by: Commissioner Cripps

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

- 2) 2022 Planning Commission Meeting Schedule for Approval. (Motion/Voting)

Motion: To approve the 2022 Planning Commission Meeting Schedule as presented.

Motion by: Commissioner Richards

2nd by: Commissioner Weight

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

- 3) Approval of the December 9, 2021 Planning Commission Meeting minutes. (Motion/Voting)

Motion: To approve the December 9, 2021 Planning Commission Meeting minutes as presented with one amendment.

Motion by: Commissioner Richards

2nd by: Commissioner Elieson

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

- 4) Other Business Items (as needed)

Mr. Springer said there will be an overview of upcoming trainings and coordinate training for active legislative sessions. Commissioner Elieson said he received four hours training with Salt Lake County. Commissioner Richards said he went to Fall APA Conference and if counts towards this year. Mr. Springer said new law came into effect and will need new training.

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

LAND USE APPLICATION(S)

Meetings began at – 6:41 p.m.

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. **Acreage:** 88.01 acres. **Location:** 8940 West 2600 South. **Zone:** A-1/zc (Agricultural Zone). **Planner:** Molly Gaughran (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 Molly Gaughran provided an analysis of the Staff Report.

Commissioners and staff had a brief discussion regarding the height, surrounding height of lights and trees, and Kennecott lease.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Richard Lee

Address: 185 South 1970 East, Heber

Comments: Mr. Lee said light poles are 8 feet, looked at collocating on them. Didn't appear they would be sound, looked at location, technical to resolve, liquefaction issues and providing test results. 80 feet requesting, height is an advantage, more and better coverage, fill in a gap in coverage and would allow more efficiently and effectively.

Commissioner Richards said downfall and trees and trash, will the area be cleaned up. Mr. Lee said will clean up immediate area, swath of trees separating the park and golf course. Commissioner Richards said

to the east, working on proposed dog park. Mr. Lee said reasonable and need to extend clean up, within reason. Commissioner Everett asked about the extra 20 feet, asked if can draw the surrounding area to benefit in the additional 20 feet. Mr. Lee said it would be plotted out and can request that.

Commissioner Richards motioned to open the public meeting, Commissioner Weight 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 had a brief discussion regarding color and monopine, over monopole.

Motion: To approve application #CUP2021-000449 for AT&T requesting conditional use approval for an 80-foot monopine (stealth monopole facility) proposed to be located in Copper Club Golf Course with staff recommendations.

Motion by: Commissioner Richards

2nd by: Commissioner Elieson

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

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. **Acreage:** .92 acre. **Location:** 2870 South 8400 West. **Zone:** C-2 (Commercial). **Planner:** Brian Tucker (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 Brian Tucker provided an analysis of the Staff Report.

Commissioners and staff had a brief discussion regarding fencing, trees, parking, sign height and building signage.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Greg Wilson

Address: 13759 Admiral Drive, Riverton

Comments: Mr. Wilson said pleasure working with staff, exchange site plans.

Speaker # 2: Applicant

Name: Gordon Jacobson

Address: 183 North 100 West, Alpine

Comments: Mr. Jacobson said it is a great opportunity to support Magna, interest in potential tenants. Recognize with apartment complex, need for additional parking, and may have conflict in the future. Parking ratio, anticipating a drive-thru tenant, essentially a drive thru will function as additional parking stalls and allows business to transact and potential 15 additional cars in the queue and functionally overparked. Berm between 8400 and business, may impact by visibility.

Commissioner Richards said doesn't see a problem not putting a berm or a wall. Commissioner Cripps said a wall would create the barrier. Mr. Jacobson said a three-foot berm isn't an obstacle. Good location for growth and development.

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

Speaker # 3: Citizen

Name: Jordan Bateman

Address: 2631 South Titanium Drive, Magna

Comments: Mr. Bateman said he is a possible tenant, open barber shop. Concern is crosswalk, become a dangerous crossing and is there a plan to have upgraded.

Commissioner Richards said not that he is aware, because it's so close to 2700.

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

PUBLIC PORTION OF MEETING CLOSED

Commissioners and counsel had a brief discussion regarding berm, no wall at least on east and north side, maybe along west and south, request no parking on 8400 west, overhang, 45 parking stalls and mobile queue.

Motion: To approve application #CUP2021-000477 for Chinar Properties QOZB requesting approval of a conditional use permit for a site development plan for a 5-unit multi-tenant commercial building with staff recommendation with inclusion of berm on east and north areas.

Motion by: Commissioner Richards

2nd by: Commissioner Elieson

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

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)

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 Brian Tucker provided an analysis of the Staff Report.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Will Radford

Address: 10234 West Country wood Drive, Sandy

Comments: Mr. Radford said subdividing and conditional use requires three improvements, will only have to run street improvements up to develop. Other lot will be a buffer space undeveloped.

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

Motion: To approve application #SUB2021-000442 for Dominion Energy is requesting approval of a 1 lot subdivision, creating a separate lot for Dominion’s LNG Facility with staff recommendation.

Motion by: Commissioner Weight

2nd by: Commissioner Richards

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

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)

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 Shad Cook provided an analysis of the Staff Report.

Commissioners and staff had a brief discussion regarding Wasatch Waste and total lots.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Korey Kinder

Address: 12351 Gateway Parkway, Draper

Comments: Mr. Kinder said total 281 of units for phase 3. Public roads are typical roads and private is access for rear load town homes. HOA working with waste station and will be resolved.

Commissioner Richards said Wasatch Waste wasn’t aware.

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 had a brief discussion regarding area between the townhomes.

Motion: To approve application #PUD2021-000353 for D.R. Horton requesting approval of the proposed Gateway to Little Valley Phase 3 Preliminary Plat. The plat contains 109 Lots and 43 Units with staff recommendations.

Motion by: Commissioner Weight

2nd by: Commissioner Richards

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

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 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 Shad Cook provided an analysis of the Staff Report.

Commissioners had a brief discussion regarding extending 4100.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Korey Kinder

Address: 12351 Gateway Parkway, Draper

Comments: Mr. Kinder said required to go straight with 4100 S and elbow turns in to 4100 S. West Valley section is controlled, told could not build a curved road and redesigned to accommodate the change. The interior roads are private. Access to the school off 4100 is public.

Commissioner Richards asked about open area. Mr. Kinder said there is a community area, but isn't certain of what, but will be heavily landscaped.

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

Motion: To approve application #PUD2020-000052 for D.R. Horton requesting approval of the proposed Gateway to Little Valley Phase 2B Preliminary Plat. The plat contains 50 units with staff recommendations.

Motion by: Commissioner Weight

2nd by: Commissioner Elieson

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

Commissioner Richards motioned to adjourn, Commissioner Elieson seconded that motion. Confirmed February meeting and training discussion.

MEETING ADJOURNED

Time Adjourned – 7:52 p.m.