



Planning and Development Services

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

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<https://msd.utah.gov/agendas/>

Magna Planning Commission

Public Meeting Agenda

Thursday, March 10, 2022 6:30 P.M.

Location

Magna Webster Center
8952 West Magna Main Street
Magna, Utah

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) Approval of the February 10, 2022 Planning Commission Meeting Minutes. (Motion/Voting)
- 2) Discussion on pushing for conservation without land use/planning authority over landscaping requirements. **Presenter:** Clint Dilley, General Manager of the Magna Water District.
- 3) Discussion on potential changes to the PUD ordinance to create a process to create owner occupied units out of multiple dwellings, group dwelling, dwelling groups, single-family project developments and other development types that allow more than one dwelling within a single structure but lack a means to subdivide those units. **Planner:** Brian Tucker
- 4) Discussion on potential changes to the Planned Community (P-C) Ordinance to provide two tiers of allowable residential density in the Neighborhood Land Use District. **Planner:** Brian Tucker
- 5) Discussion on potential changes to the Planned Community (P-C) Ordinance and other residential zoning districts by increasing the minimum setback from the sidewalk for a street facing garage. **Planner:** Brian Tucker
- 6) Other Business Items. (As Needed)

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.



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**MEETING MINUTE SUMMARY
MAGNA PLANNING COMMISSION MEETING
Thursday, February 10, 2022 6:30 p.m.**

Approximate meeting length: 41 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
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	
Devin Everett	x	x	
Jed Taylor (Alternate)	x	x	

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

BUSINESS MEETING

Meeting began at – 6:30 p.m.

- 1) Approval of the January 13, 2022 Planning Commission Meeting minutes.

Motion: To approve the January 13, 2022 Planning Commission Meeting minutes as presented.

Motion by: Commissioner Elieson

2nd by: Commissioner Weight

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

- 2) Overview of annual and periodic training requirements for planning commission members.

Presenter: Jay Springer, Attorney.

Mr. Springer provided the code in part 6 for planning commissioners with residents over 5000. Four hours of planning commission training through league of cities of towns for one hour. Three hours will be provided after the legislative session. Training. Auditor. Training. Gov in additional required training.

- 3) Other Business Items (as needed)

Commissioner Richards said he was at the water board meeting and waterwise plants and xeriscaping for water conservation and invited Clint Dilley to the meeting next month to provide a presentation to the planning commission.

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

PUBLIC HEARING

Hearings began at – 6:41 p.m.

REZ2021-000474: William Ford is requesting approval to rezone 0.36 acre of property to the R-M (Multi-Family Residential) zone. **Location:** 2645-2651 South 8900 West. **Current Zone:** R-2-6.5 (Medium Density Residential). **Planner:** Molly Gaughran (Motion/Voting).

The Planning Commission will act on the proposed rezone after taking comments from the public during the public hearing. Public comments will be provided pursuant to the planning commission's rules of conduct, which are attached to the back of this agenda. Public comments will be limited to three minutes per person.

Greater Salt Lake Municipal Services District Planner Molly Gaughran provided an analysis of the Staff Report.

Ms. Gaughran confirmed it would be off street parking for each unit. Ms. Anderson stated that you cannot state they can't park on street on a public street if they have the minimum amount of parking. Commissioners and staff had a brief discussion regarding the type of zone for use,

PUBLIC PORTION OF HEARING OPENED

Speaker # 1: Applicant

Name: William Ford

Address: 7 Rollingwood Lane, Sandy

Comments: Mr. Ford said two duplexes built in 1961 in bad shape, condense rentals and build eight plex there, with parking and will improve the area.

Commissioner Richards asked if Mr. Ford is fine with limited height of 35 feet. Commissioner Weight asked if six plex is an option. Mr. Ford said allowed nine, but won't have parking, eight to fit or six whatever the commission feels. Two parking spots per unit, 16 parking spaces. On street parking is an issue. Four guest spots. No way to restrict vehicles per unit but restricting size of project would help. Commissioner Elieson asked what they could do to restrict on street parking. Commissioner Weight said council would issue a limit of parking. Ms. Anderson said the planning commission doesn't have authority to restrict it. Commissioner Elieson said on street parking has been restricted. Mr. Springer said doesn't see any reason it couldn't be a direct request from the commission and separate from this decision.

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

No one from the public present to speak.

Commissioner Elieson motioned to close the public hearing, Commissioner VanRoosendaal seconded that motion.

PUBLIC PORTION OF HEARING CLOSED

Motion: To recommend application #REZ2021-000474 request to approve rezone 0.36 acre of property to the R-M (Multi-Family Residential) zone for approval to the Magna Council with staff recommendations.

Motion by: Commissioner Richards

2nd by: Commissioner VanRoosendaal

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

Commissioner Cripps will draft a letter to the council concerning on street parking.

Commissioner Richards motioned to adjourn.

MEETING ADJOURNED

Time Adjourned – 7:11 p.m.

DRAFT