

DATE TUESDAY MARCH 8, 2022

THE MAGNA METRO TOWNSHIP COUNCIL, STATE OF UTAH, MET ON TUESDAY, MARCH 8, 2022, PURSUANT TO ADJOURNMENT ON TUESDAY, FEBRUARY 22, AT THE HOUR OF 6:00 P.M. AT THE WEBSTER CENTER AT 8952 WEST MAGNA MAIN STREET (2700 SOUTH), MAGNA, UT 84044.

COUNCIL MEMBERS PRESENT: ERIC BARNEY  
TRISH HULL  
AUDREY PIERCE  
STEVE PROKOPIS  
DAN PEAY, Mayor

OTHERS IN ATTENDANCE: PAUL ASHTON, LEGAL COUNSEL  
RORI ANDREASON, ADMINISTRATOR



**Mayor Peay**, Chair, presided.



Council Workshop Meeting

The Council discussed the following agenda item:

- Potential changes to the Planned Unit Development (PUD) Ordinance to create owner-occupied units out of multiple dwellings, group dwellings, and other development types that currently allow more than one dwelling within a single structure, but lack a means to subdivide those units
- Code Enforcement update
- Legislative update
- Other business:
  - Fencing on 8000 West between 3500 and 4000 South? and potential funding sources
  - Create a plan for American Resuce Plan Act (ARPA), Coronavirus Aid, Relief, and Economic Security (CARES) Act, and other Magna sources of funding
  - Unified Fire Authority designation status
  - Urban forest & green space standard
  - Ivory Development’s CW Farms’ development park protection basin funding and fencing issues

Council Member Hull, seconded by Council Member Barney, moved to close the staff meeting and go into the public meeting. The motion passed unanimously.



Business Meeting

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Pledge of Allegiance

The Pledge of Allegiance to the Flag of the United States of America was recited.



Unified Police Department Report

**Lieutenant Zach Van Emmerik** gave an update on the Community Oriented Policing (COP) initiative stating it is going to be broken down by call numbers and seniority and officers will be able to choose their assigned areas so they have more ownership of that area, and they will have more longevity in their area. This should enable them to understand the problems and attack them. Each area will be assigned five officers, one officer per shift, and they will have a shift team leader to help them troubleshoot some of the problems.



4<sup>th</sup> of July

**Kari Duckworth** stated the 4<sup>th</sup> of July committee is requesting \$45,000 for this year's events and will need an account to put money into. Last year, the Magna Metro Township spent around \$37,000, but everything has gone up this year. The committee is meeting every two weeks; the next meeting is March 17<sup>th</sup>. It is focusing on the parade and trying to get a website up with a sign-up sheet for the parade and for volunteers. It would also like to get some big banners around town to start promoting the events. If it spent a little more on banners this year, they could possibly be used for a couple of years. The most expensive thing is going to be the fireworks. She has those listed at \$20,000; last year, they cost \$17,000.

**Council Member Barney** stated he would like to avoid having to create an entity with a tax identification number.

**Paul Ashton** stated under ordinance, the Magna Metro Township Council has to provide the money to a non-profit or it can constitute itself as a committee and fund it that way. If the Council wanted to do that, it would need to make sure its insurance covered everything.

**Rory Andreason** stated the Council could use a purchasing card (P-card), so it would not have to set up an account for the committee. Anything that exceeded the P-card amount, could just be invoiced.

**Mr. Ashton** stated the purchasing procurement policy could be modified too. He suggested the Council put together an official workshop and draft a resolution first.



Minutes

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Council Member Barney, seconded by Council Member Prokopis, made a motion to approve the minutes of the Magna Metro Township Council meetings held on Tuesday, January 25, 2022, February 8, 2022, and February 22, 2022. The motion passed unanimously.



Citizen Public Input

**James Pappas** thanked the Council for creating the noise ordinance. However, he had some questions about it that he would like answers to. He also complained that his neighbor was out with a snowblower on Monday, before 6:00 AM.

**Council Member Barney** stated there is a carve out in the ordinance that allows for the use of a snowblower early in the morning on the day of a snowstorm.



Ordinance

THIS BEING THE TIME heretofore set for a public hearing to receive public comment regarding the following request:

Ordinance 22-O-03 amending Title 19, entitled “Zoning” of the Magna Metro Township Municipal Code or Ordinances, 2001, by reclassifying certain property located in the Magna Metro Township from an R-2-6.5 to an R-M zone.

**Molly Gaughran**, Planner, MSD, reviewed a rezone application reclassifying two parcels of property located at 2645-2651 South 8900 West from an R-2-6.5 (medium density residential) to an R-M (high density residential) zone. An R-M zone allows for up to nine dwelling units. The applicant is proposing to combine the lots and develop eight residential units on the subject property. Currently one parcel is vacant. The property is about 15,500 square feet, on 0.36 acres. It is in a neighborhood that is mostly R-2-6.5, but there are 12 R-M properties in the neighborhood north of Magna Main Street with a range of densities from eight units per acre to thirty-six units per acre, with an average of fifteen units per acre.

The General Plan calls for neighborhood stabilization and an upgrade to buildings and infill opportunities in this area. So, the rezone complies with the General Plan, but the General Plan neither strongly supports nor strongly dissuades that. The Planning Commission recommended approval to the Magna Council on February 10<sup>th</sup>, with two zoning conditions: 1) that no building or structure exceed 35 feet in height; and 2) that no commercial uses shall be permitted, with the exception of home businesses.

**Council Member Prokopis** asked if the neighbors had been notified.

**Ms. Gaughran** stated the neighbors were notified. The MSD did not receive any support or opposition from the neighbors.

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Council Member Prokopis, seconded by Council Member Barney, moved to open the public hearing. The motion carried by a unanimous vote.

**Council Member Prokopis** stated he would like to know what the applicant had planned for that.

**William Ford**, applicant, stated the property was built in 1961 and is in bad shape, so he would like to modernize it and make it look nice. He would like to get the maximum density out of it and have market-rate rental units there.

**Council Member Barney** stated the density made sense for this area for the long-term plan to drive commercial opportunities on Main Street. However, he was concerned about the parking and wanted the building to be aesthetic to the historic nature of Main Street.

**Mr. Ford** stated he would meet any requirement the Council wanted. He would probably have curb and gutter put in, and with the setbacks, might have to scale it back from the planned eight units per acre to six units per acre to put in off-street parking and landscaping.

**Paul Ashton** stated the Council has an ordinance in place that would allow the applicant to do curb and gutter or enter into some type of agreement where he put the money aside. The MSD planning staff can work with the applicant on that.

Council Member Prokopis, seconded by Council Member Hull, moved to close the public hearing. The motion passed unanimously.

Council Member Barney, seconded by Council Member Prokopis, moved to approve the following Ordinance 22-O-03, with the recommended restrictions or conditions provided by the Planning Commission that no building or structure exceed 35 feet in height; and 2) that no commercial uses shall be permitted, with the exception of home businesses. The motion passed unanimously.

ORDINANCE NO. 22-O-03

Date: March 8, 2022

AN ORDINANCE, AMENDING TITLE 19, ENTITLED "ZONING" OF THE MAGNA METRO TOWNSHIP CODE OF ORDINANCES, 2001, BY RECLASSIFYING CERTAIN PROPERTY LOCATED IN MAGNA METRO TOWNSHIP FROM THE R-2-6.5 (MEDIUM DENSITY RESIDENTIAL) TO R-M (RESIDENTIAL) ZONE.

The Magna Metro Township, Salt Lake County, State of Utah, ordains as follows:

Section 1: Section, 19.06.020, The Zoning Map of the Magna Metro Township, Magna Municipal Code of Ordinances 2017, is hereby amended, as follows:

The property described in Application REZ2021-000474 filed by William R. Ford and located at 2645 South 8900 West, within Magna Metro Township, is hereby reclassified from the R-2-6.5 zone to R-M zone, said property being described as follows:

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PARCEL #: 14-19-478-004-0000; 14-19-478-003-0000

LEGAL DESCRIPTION:

LOTS 17 TO 21, INCL, BLK 2, LINCOLN ADDITION #1. TOGETHER WITH 1/2 VACATED ALLEY ABUTTING ON E. 4136-21 4501-0545 5432-0803, 5457-1606 THRU 1608 5457-1609 5693-1472 5693-14756009-2182 6103-0974 6118-1732 6147-2549 6254-1258 6364-2398 6792-2229.

CONTAINS 0.30 ACRES IN AREA.

LOT 22, BLK 2, LINCOLN ADD #1. TOGETHER WITH 1/2 VACATED ALLEY ABUTTING ON E. 4501-545 4718-0235, 5356-632, 633, 635 5356-0634 6136-2229.

CONTAINS 0.06 ACRES IN AREA.

Pursuant to Section 19.90.060 of the Magna Metro Township, Code of Ordinances, 2017, development of property is subject to the following conditions:

1. No building or structure exceed thirty-five feet in height; and
2. No commercial uses shall be permitted, with the exception of home businesses.

Section 2: The map showing such change shall be filed with the Magna Metro Township Planning Commission in accordance with Section 19.06.020 of the Magna Municipal Code of Ordinances, 2017.

Section 3: This ordinance shall take effect fifteen (15) days after its passage and upon at least one publication in a newspaper published in and having general circulation in the Magna Metro Township, and if not so published within fifteen (15) days then it shall take effect immediately upon its first publication.

IN WITNESS WHEREOF, the Magna Metro Township Council has approved and adopted his ordinance this 8<sup>th</sup> day of March, 2022.

ATTESTED:

FOR THE MAGNA METRO TOWNSHIP:

/s/ SHERRIE SWENSEN  
Sherrie Swensen  
Salt Lake County Clerk  
Metro Township Clerk/Recorder

/s/ DAN W. PEAY  
Dan W. Peay, Mayor



Council Reports

*Wasatch Front Waste and Recycling District (WFWRD)*

**Council Member Barney** stated at WFWRD's board meeting, it held a public hearing and approved a budget increase. The increase amounted to \$156,456. The increase will cover the cost of trucks, which have increased in price due to inflation. The board also approved a pilot program in Millcreek that allows residents to have their food waste composted.

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*Salt Lake County Public Works Department/Greater Salt Lake Municipal Services District (MSD)*

**Council Member Barney** stated he has been meeting with Salt Lake County's Public Works and the MSD to address disparity in the decorative streetlights on Magna Main Street. A number of poles were damaged and have been replaced with poles that do not match. Globes and bases are mismatched too, and banners were put onto the newer poles with zip ties. Public Works will be coming out to identify the poles that do not match and figure out a plan to get them fixed appropriately.

He has also been meeting with MSD staff to go over finances. For some services, such as planning and development services, the Magna Metro Township pays for a portion of the operating costs based on its population in comparison to the other members of the MSD's population. For other services, the MSD bills the Magna Metro Township per service. For some of those costs where the Magna Metro Township is not getting the services it needs, such as streetlights being maintained, it could be a little more rigid about its requirements and accountability. He thought the Council should reconsider how it does its budget and bank community improvements into the budget each year. The Magna Metro Township contributes a significant amount of money to the MSD, and should be able to ask for some of that back.

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*Unified Police Department (UPD) / Salt Lake Valley Law Enforcement Service Area (SLVLESA)*

**Council Member Prokopis** Council Member Prokopis stated the UPD is having a session on UPD 101 on March 21, 2022, from 10:00 AM to 1:00 PM. It will be a three-hour session to give elected officials and their staff a general overview of how the UPD came about, how it is funded, and shared services. Lunch will be provided, so he wanted to get a head count of who wanted to attend to represent the Magna Metro Township Council.

Then, the UPD is looking at alternate funding sources because its tax keeps going up due to wage wars and other things. It is also looking at a cost of living (COLA) increase because the cost of living has gone up considerably. The UPD has made great strides in the last couple of years to address salaries, but if it does not keep up with the cost of living, it will be back in the same boat it was in. However, it will need a way to pay for that.

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*Utah Inland Port Authority (UIPI)*

**Council Member Prokopis** stated he has not heard anything from the Inland Port Authority since H.B. 443 passed, with the exception of an email uninviting him to the meetings. However, the Inland Port Authority verbally agreed to contribute funding to help with a road. He did not know the status of that yet, but would find out.

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*Unified Fire Authority (UFA)*

**Council Member Prokopis** stated there will be a station construction update meeting on March 14<sup>th</sup>. Nothing has happened since the fire station was torn down. There is a high water liquefaction issue there, but the UFA has a plan to address it. He was told progress would be starting fairly soon, but he would know more after the meeting.

**Council Member Hull** stated the UFA board is starting interviews for a new fire chief tomorrow. Then, at the last meeting, it talked about a COLA increase. It also wants to name the fire station. She thought it would be nice to name it after a community area, such as Pleasant Green Fire Station. She would like to see if the community had any ideas.

**Council Member Prokopis** stated he did not think the community should have the responsibility of naming the fire station. There are plenty of options – there were a lot of fire fighters in Magna, and a long history of fire chiefs who contributed to the history of the fire department in Salt Lake County.

**Council Member Pierce** asked if anything historical would be brought from the old building to put in the new building, such as photographs.

**Council Member Prokopis** stated the UFA has talked about bringing some local artwork into the station.

**Council Member Hull** stated the UFA is also talking about standardizing the fire station size with others, such as the one in Taylorsville. It was her understanding firefighters like the smaller, more compact fire stations because they were more efficient.

**Council Member Prokopis** reported on a significant accident on 8000 West and 201 where both cars involved burst into flames. The driver of one of the vehicles got out, but the driver in the other vehicle was incapacitated. A citizen stopped to help and was able to get that person out of the car. That person did suffer minor burns, but is expected to survive. The UFA is planning to recognize the citizen at its next board meeting. If the citizen is a Magna Metro Township resident, he would like the Council to recognize him as well.

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*Greater Salt Lake Municipal Services District (MSD)*

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**Mayor Peay** stated at the last MSD Board meeting, it talked about the legislative issues and the bonds.

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*Webster Center*

**Mayor Peay** stated a westside planning meeting was held here at the Webster Center, with the County's Planning & Transportation Division. There has been a lot of thought about extending the 7200 West corridor to I-80.

**Council Member Prokopis** stated that 7200 west corridor is part of Magna all of the way to I-80. Right now, the dirt road leading to the landfill is littered with couches, mattresses, and garbage, and a homeless camp is set up next to that.

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*Salt Lake County Animal Services Advisory Board*

**Council Member Pierce** stated the Animal Services Advisory Board is now meeting quarterly, and she has been invited to attend. However, she cannot vote until Mayor Peay sends the board an email or a letter letting it know she is the appointed person from this Council to be on that board. She also had to fill out an application because Salt Lake County also has to approve her appointment. She would get with Rory Andreason to have those updates added to the Council's agendas.

The advisory board has been looking at standardizing the animal services ordinance, which removed the limitation on the number of animals because of the no kill shelter issues. The Council was concerned about that as well as some things in the ordinance that were vague. A couple jurisdictions – West Valley and Herriman Cities made some amendments to it, but the changes referred more to adding other animals in, like pot-bellied pigs and ferrets. Due to those amendment requests, there is a new draft of the ordinance. The ordinance is at the County now, and then it will go to the Municipal Services District, after which the Magna Metro Township can add in its amendments.

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*Magna Main Street Working Group*

**Council Member Barney** stated the MSD's planning and development services has kicked off the initiative to create a special district or zone for Magna Main Street, specifically saying new developments coming in have to match and meet the long-term plan. Planning & Development has been getting input from main street businesses at the meetings. Currently, there are landowners ready to invest, but planning & development wants to be efficient and thorough before this is created.

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Administrator Report

*Next meeting*

**Rori Andreason** asked if the Council wanted to change its next meeting date.

**Paul Ashton** stated he is out of town Tuesday, but could meet the 24<sup>th</sup> or send another attorney to take his place.

**Council Member Prokopis** suggested Wednesday, March 23<sup>rd</sup>.

**Ms. Andreason** stated there is an MSD meeting that night.

**Council Member Barney** stated he had a little heartburn about changing the meeting because the Council did not make accommodations for the Republican caucus. He knew it was an oversight, but there is still a perception.

**Ms. Andreason** suggested holding the Tuesday meeting, but starting at 6:00 PM and keeping the agenda as light as possible.

**Council Member Hull** suggested starting at 5:30 PM.

**Ms. Andreason** stated she will agenda the meeting for Tuesday, March 22<sup>nd</sup>, at 5:30 PM.

*Redistricting*

**Ms. Andreason** asked if the Council would like her to set up a redistricting meeting with the County.

**Council Member Prokopis** stated he could just tell the County's Elections Division his suggestions over the phone.

*Virtual Equipment*

**Ms. Andreason** stated she got a quote for the virtual equipment at \$14,000, but did not think the Council needed to spend that much. She would do her best to purchase the equipment for less than \$14,000.



THERE BEING NO FURTHER BUSINESS to come before the Council at this time, the meeting was adjourned.

SHERRIE SWENSEN

DATE TUESDAY MARCH 8, 2022

METRO TOWNSHIP CLERK

By \_\_\_\_\_  
Deputy Clerk

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CHAIR, MAGNA METRO TOWNSHIP COUNCIL

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