



Planning and Development Services

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

****Meeting minutes were approved on May 12, 2022****

Approximate meeting length: 1 hour 26 minutes

Number of public in attendance: 1

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	
Ammon Lockwood			x
Aaron Weight (Vice Chair)		x	
Mark Elieson		x	
Todd Richards		x	
Sara VanRoosendaal			x
Devin Everett		x	
Jed Taylor (Alternate)		x	

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

Commissioner Cripps read the Chairs Opening Statement.

BUSINESS MEETING

Meeting began at – 6:30 p.m.

- 1) Approval of the February 10, 2022 Planning Commission Meeting minutes.

Motion: To approve the February 10, 2022 Planning Commission Meeting minutes as presented.

Motion by: Commissioner Elieson

2nd by: Commissioner Richards

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

- 2) Discussion on pushing for conservation without land use/planning authority over landscaping requirements. **Presenter:** Clint Dilley, General Manager of the Magna Water District.

Clint Dilley, General Manager of the Magna Water District, 8885 West 3500 South. Discussion to pushing for conservation without land use/planning authority over landscaping requirements. Came out of discussion they've had and concerns from customers. Push back on development and concern for water with existing residents. Secondary water systems and metered. District has a conservation and contingency plans for drought conditions. Diverse portfolio for water supplies, drought resilient for wells, Jordan Valley Water connection, options for sources.

Mr. Dilley said it is the Planning Commissions charge for land use or ability to dictate land use requirements. Jordan Valley has been pushing for landscape ordinances before they sale anymore water. Guideline for new development, provided the Kearns Waterwise landscaping ordinance and any water conserved is a good source of water.

Commissioners and Mr. Dilley had a brief discussion regarding D.R. Horton and Mahogany Ridge and HOA requiring so much grass put in and need to start looking more at xeriscaping requirements. Went through the requirements drafted by Kearns. Expanding secondary water systems but prioritizing to cost effective expansions. Make sure have a higher quality of water when they make that push, program to turn existing landscaping into xeriscapes, legislative bills not passed for water conservancy, beneficial to increase contract with Jordan Valley.

Commissioners had a brief discussion regarding creation of a waterwise landscaping ordinance.

Request Kearns Water Ordinance is sent to the planning commissioners and bring ideas to an upcoming meeting.

- 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

Greater Salt Lake Municipal Services District provided a memo and discussion on the potential changes to the PUD Ordinance with regards to dwelling groups and developments.

Commissioners and Staff had a brief discussion regarding density maximums and minimums, HOA's, open and common areas, attached units and common wall and structures, Condo's, Townhomes, and CC&R's, public streets and private access, rental regulations, unit size, parking, and open space.

- 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

Greater Salt Lake Municipal Services District provided a memo and discussion on the potential changes to the Planned Community Ordinance with regards to residential density in the Neighborhood Land Use District.

Commissioners and Staff had a brief discussion regarding buyer's and housing costs, undeveloped lots, overflowing and off-street parking, two-car garages, low density on large lots, Development Agreements, and four to five and six to eight units.

- 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

Greater Salt Lake Municipal Services District provided a memo and discussion on the potential changes to the Planned Community Ordinance with regards to increasing the minimum setback from the sidewalk for a street facing garage.

Commissioners and Staff had a brief discussion regarding larger vehicles and more driveway,

setback approach differ from smaller and larger lots, obstruction of sidewalk, propose extend driveway length in all zones for a parking setback, park strip buffers, code enforcement, and education.

6) Other Business Items. (As Needed)

Commissioner Cripps advised he will not be at the April Planning Commission Meeting.

Mr. Springer said putting together the three-hour land use training and should have received the one-hour training and Open Public Meetings Act Training. Training will be recorded and can be reviewed after.

Commissioner Richards motioned to adjourn.

MEETING ADJOURNED

Time Adjourned – 7:56 p.m.