

DATE TUESDAY APRIL 12, 2022

THE MAGNA METRO TOWNSHIP COUNCIL, STATE OF UTAH, MET ON TUESDAY, APRIL 12, 2022, PURSUANT TO ADJOURNMENT ON TUESDAY, MARCH 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

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Mayor Peay, Chair, presided.

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Council Workshop Meeting

The Council discussed the following agenda item:

- Community That Cares (CTC) Coalition employee
- Options for redistricting Magna Metro Township Council districts
- Fireworks restrictions
- Digital infrastructure study initiative
- Other business
 - Franchise agreements with Dominion Energy, Google Fiber, and Bird Scooters
 - Dominion Energy’s willingness to help clean up Magna Park for potential dog park
 - Lease of Webster Center office space for Communities that Care Coalition

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

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Business Meeting

Pledge of Allegiance

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

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Unified Police Department Report

Chief Del Craig reviewed the crime statistics for the month of March, stating the number one concern is domestic violence. Calls have increased, despite the UPD trying to manage them better. There were some recent violent incidents in Magna, the most prominent was a homicide near the Entheos Academy, where there was a dispute between two adult males. The UPD has identified the suspect and is close to putting him in custody. In addition, there was a child endangerment issue where a young woman from Cypress High School was taken from there to Texas. These situations were very labor intensive, and resources were brought in on both events. He also reviewed the reorganization of the Magna Precinct, which has gone to a problem-oriented policing model, divided into three beats. All of the detectives will be reassigned to the beats, and investigators and patrol officers will be assigned to teams to work those areas. Each officer will be given assignments to proactively reach out and identify issues, which will be discussed weekly.

Council Member Pierce asked how the Council could set benchmarks to show that the work it is doing in the community is decreasing the crime statistics.

Chief Craig stated the precinct does not have any benchmarks now, but it could establish some as it moved along. The team concept will address patterns and trends and be able to have measured success.

Council Member Barney stated anytime a program is implemented, there needs to be a baseline. Then, the program needs to be tracked to see whether there is a downward trend in time from where things are at today.

Council Member Hull suggested using grant funds obtained by the Magna Safety and Success group to involve South Valley Services or another entity that works with domestic violence, and maybe offer free classes on domestic violence to problem families.

Chief Craig stated the precinct will incorporate domestic violence discussions into its weekly meeting and try to determine what some of the causes are. It will consider ethnicity, socioeconomic, and environmental issues. The precinct will also be suggesting some new or amended ordinances that are needed, such as camping and parking ordinances.

Mayor Peay stated he received a call from James Pappas today who said police officers were at his neighbor's place twice this weekend.

Chief Craig stated he has not gotten the details of what occurred last weekend. However, that case will be followed up on weekly by the lead investigator.

Council Member Prokopis stated trash is being dumped in the middle of the road in his beat. A friend actually went through some of it and found an address, so with a little legwork, some of these people could be caught and fined. If that was publicized, it might help to reduce it. He would reach out to the detective on that beat.



Minutes

Council Member Barney, seconded by Council Member Hull, moved to approve the minutes of the Magna Metro Township Council meeting held on March 8, 2022. The motion passed unanimously.



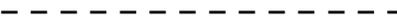
Citizen Public Input

Mark Elieson stated he has spoken to and left messages for Code Enforcement on numerous occasions regarding a neighbor who is parking on their front lawn, but nothing has been done about it.

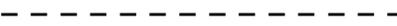
Mayor Peay stated the Code Enforcement officer and supervisor are out of town. He meets with them on Wednesdays and will discuss it at their next meeting.

Council Member Barney stated he got a call from a resident in his district who was given a warning for putting some things outside on their property that were going to be picked up within a few days. They have one of the better cared for homes and yards in their neighborhood, so it was disheartening for them. If Code Enforcement is going to enforce, it needs to do so equally across the entire population.

Lupita McClenning, Planning & Development Director, Greater Salt Lake Municipal Services District (MSD), stated a citizen can make a complaint and upload pictures on the MSD Citizen Problem Reporter, which is on the front page of its website. The person making the complaint can remain anonymous or leave a contact number and someone will report back to them. It is easier to evaluate and monitor that digital format.



Mary Lee Sutton stated a man came to her home the other day and told her he was from the Dumpster Committee and would clean up her goat mess for \$4,000. When she declined, he told her she had to get it cleaned up or she would start getting fined. This threat was uncalled for. She is trying to get her place cleaned up – she took one load to the dump and will do more when the weather gets better. In fact, she called on dumpsters today, but none were available. She just needs more time to get everything done.



Derrick Shank stated he and his wife recently purchased the old barber shop at 8516 W Magna Main to remodel it into a home and business, since it is in a C-2 mixed use zone. Before purchasing the property, he consulted with Trent Sorensen, Chief Building Official, MSD, to ensure he could remodel it back to a home and was told that was not a problem. However, a month after submitting his plans, his request was denied with the reason that it was zoned for commercial use. Then, he reached out to some builders and flippers who told him to forget getting

a permit because Magna was a nightmare to deal with. So, he began remodeling without a permit, but two months into that, he received a stop work order on his front door. He contacted the MSD again and was asked to provide a floor plan showing how most of the property would be used for commercial, so he could get an administrative deviation, but was denied that as well and told he had to take his plans to the MSD to see about getting a conditional use approved. His property is surrounded by residential houses – there is one on the right, a duplex on the left, and houses behind it. His request for a mixed use made sense. He was just asking for little bit of cooperation.

Ms. McClenning stated Mr. Shank would need an administrative determination on this and he would have to file a conditional use application. A conditional use mitigates the negative impacts.



Set Public Hearing to Consider Redistricting Options for the Magna Metro Township Council

Council Member Prokopis, seconded by Council Member Barney, moved to set a public hearing for April 26, 2022, at 7:00 PM. The motion passed unanimously.



Current Codes and Prioritizing the Order of Code Updates

Lupita McClenning, Planning & Development Director, MSD, delivered a presentation on the Metro Township Code update for 2020-2023, which is a complete zoning revision project that will include the goals, polices, and vision of each metro township’s general plan. Planning & Development Services’ goals are to have the code easy to understand; streamline the development review process; provide clear direction to project applicants; effectively implement the townships’ general plans; ensure the ordinances are consistent and working with other ordinances, that the land use conforms to requirements of Utah State law, and that the code is usable; and that there be public engagement to ensure the development is what the community wants. Planning & Development Services would like the Council and Planning Commission to work with it on doing research, reviewing existing conditions, and looking at redlines; determining how to include public engagement, education, and outreach; identifying its preferred approach and what a successful code update should look like, taking time to look at its general plan to make sure that vision can be implemented, and letting the Planning & Development know how it would like to get future updates; and then going through the approval and adoption process.

Paul Ashton stated it would be helpful if the Council designated Council Members who have a real interest to be its point of contact. Under the statute, the Planning Commission must take the first step; however, the Council needs to have eyes and ears throughout the process.

Council Member Barney stated he would want to be updated frequently with where Planning & Development was at in the process, a projection of how long it would take to write the code, any roadblocks or missing information, or anything that sped the process along.

Ms. McClenning stated she could provide a report to the Council once a month. Planning & Development has already started on the goals for 2020-2023, which she would send to the Council.



Request to have Ivory Homes Address Identified Deficiencies in the Mahogany Ridge Development Agreement

Paul Ashton reviewed this request, which is a follow up from some of Council Member Barney's concerns about parking and other problems in Ivory Home's Gabler Grove development. When Ivory Homes came to the Council with the development request, the Council was concerned with parking, due to setbacks and other things. The Council was told residents were not allowed to park their cars in driveways; they had to park their cars in garages. Since that was specified in the master development agreement, if people are not parking their vehicles in their garages, Ivory Homes is technically in breach of the agreement. He asked for the Council's approval to allow him to draft a letter to Ivory Homes requesting it enforce the clauses in the agreement.

With regard to Mahogany Ridge, the Council signed that master development agreement in October 2021, and once an agreement is signed, a city has to allow the developer to develop as long as they are in compliance with the agreement. The question is whether there were deficiencies in the master development agreement, which is almost identical to the Gabler Grove development agreement. He has set up a meeting with Ivory Homes to see about refining that agreement.

Council Member Prokopis stated he liked the idea of learning lessons from Gabler Grove and taking the opportunity to talk to Ivory Homes. There will be plenty more Ivory Home developments in this community, so he thought Ivory Homes would be receptive to meeting with the Council.

Mr. Ashton stated Ivory Homes has in the past, worked with the Council when it has pointed out a problem.



Planning and Development Report on Rewrite of Zoning for the Magna Main Street Historic District

Council Member Barney stated the current Magna Metro Township master plan does not accommodate the Magna Main Street Historic District, so the Council needs to adjust the master plan. The MSD's Planning & Development Services is working on a rewrite of that, so it has the code and zoning the Council wants.



Council Reports

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

Council Member Prokopis stated the UPD had a finance committee meeting Thursday where it talked about compensation. It wants to do another salary increase this year and talked about a 10 percent raise for the civilian staff and anywhere from 3 to 8 percent for the officers, targeting the ranks that are most out of whack. If it does that, the Magna Metro Township could be looking at a 9 percent increase for its share of UPD. A normal year is a 3 to 5 percent increase. The UPD could also continue to look at other funding options. It was unable to get the Legislature to raise the cap for the Salt Lake Valley Law Enforcement Services Area (SLVLESA), so it would have to get creative, such as impact fees, fees, or writing more tickets.

Wasatch Front Waste and Recycling District (WFWRD)

Council Member Barney stated WFWRD is now its own local district and is completely separated from the County. Salt Lake County Council Member Jim Bradley has retired from WFWRD's Governing Board and Council Member Laurie Stringham is taking his place. He reviewed WFWRD's satisfaction survey results, which were extremely high, except there was dissatisfaction that the dumpster program was now a reservation system. WFWRD moved to the reservation system to control costs. Those who have used it, raved about it.

Council Member Pierce stated she liked the old system too because she could dump more stuff. Also, the reservations go fast. She thought maybe the number of dumpsters could be increased over time.

Mr. Barney stated WFWRD has acknowledged deficiencies with this process and will try to fine-tune and tweak it over time. There are a limited number of bins, and some areas are not getting the need met. Then, some areas have a larger window because their population is greater, but the question is whether they are utilizing the bins.

Council Member Prokopis stated he liked the new process. He used to hate having a random dumpster dropped in front of his house because it was overflowing in six hours and the area was not cleaned up the way he would have liked. Now, there is less illegal dumping with the dumpsters in driveways.

Council Member Hull stated residents can get dump passes at the library, but that is not widely known. She asked how expensive it would be to mail out a dump pass to everyone.

Council Member Barney stated WFWRD could try to better advertise that program.

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Greater Salt Lake Municipal Services District (MSD)

Mayor Peay stated the Board of Trustees approved a budget adjustment of \$40,000 for the Magna Metro Township detention pond, \$26,000 for sidewalks on 8800 West to 9180 West, \$20,000 for Piper Boulevard in Kearns, and \$400,000 to hire a couple new planners. The board is also looking into purchasing more data, and it will be getting its top priorities selected.

Unified Fire Authority (UFA)

Council Member Hull stated the UFA is having the Magna Pancake Breakfast on Saturday, May 21, 2022, from 8:00 AM to 12:00 PM, at the Fire Training Station, and it is free. Also, the UFA has a new fire chief who will be making arrangements to meet with the Council. He went to Kearns last night.

Council Member Prokopis stated he secured the old firetruck and the mini firetruck for the 4th of July parade.

Council Member Hull stated the fire chief and his family will be riding in the parade on the old firetruck.

Magna Mosquito Abatement District

Council Member Pierce stated the abatement district has hired its staff for the summer. They have all been trained, are certified, and will be starting next week.

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

SHERRIE SWENSEN
METRO TOWNSHIP CLERK

By _____
Deputy Clerk

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CHAIR, MAGNA METRO TOWNSHIP COUNCIL

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