



Planning and Development Services

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**MEETING MINUTE SUMMARY
MAGNA PLANNING COMMISSION MEETING
Thursday, May 12, 2022 6:30 p.m.**

Approximate meeting length: 1 hour 16 minutes

Number of public in attendance: 6

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
Jed Taylor (Alternate)	x	x	

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

Commissioner Cripps read the Chairs Opening Statement.

BUSINESS MEETING

Meeting began at – 6:31 p.m.

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

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

Motion by: Commissioner Richards

2nd by: Commissioner Elieson

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

Approval of the April 14, 2022 Planning Commission Meeting minutes.

Motion: To approve the April 14, 2022 Planning Commission Meeting minutes as presented.

Motion by: Commissioner Richards

2nd by: Commissioner Elieson

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

- 2) Other Business Items (as needed)

Confirmed the Planning Commissioner Training on May 16th at the Government Center.

LAND USE APPLICATION(S)

Hearings began at – 6:35 p.m.

CUP2022-000505: Kim Howell is requesting Conditional Use approval for an Equipment Storage Yard for trucks, tractors, trailers, and an office trailer to be located on a portion of his property. **Area:** 3.96 acres. **Location:** 7251 West 2100 South. **Zone:** M-1. **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 properties on the east corner, solid barrier/visual barrier fencing, come back through for land use approval if expanded, curb and gutter requirement.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Kim Howell

Address: 559 West 170 South, La Verkin

Comments: Mr. Howell said eventually will do the whole property. Yard for his equipment and owned for close to 20 years. Property on 2100 has a six-foot ditch, probably add buildings and use won't need a conditional use. Use isn't a conditional use. Neighbor put in to not put in for curb and gutter because they are redoing 7200.

Commissioners said grading and engineered fill. Mr. Howell said he has all the equipment and if he did curb and gutter, he would be the only one on the south side with it. Mr. Howell said prepping sounds right, width of the road could be wrong. Commissioners would like the prep work completed.

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

No one from the public is present to speak.

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

PUBLIC PORTION OF MEETING CLOSED

Commissioners, applicant and counsel had a brief discussion regarding the caveat if code requires curb and gutter prep until such time they build and chain link fencing on the east, south, and west sides, north side solid metal paneling or concrete fencing.

Motion: To approve application #CUP2022-000505 for Kim Howell requesting Conditional Use approval for an Equipment Storage Yard for trucks, tractors, trailers, and an office trailer to be located on a portion of his property with Staff Recommendations and engineering required prep work for curb and gutter and staff recommendations from health and fire for water.

Motion by: Commissioner Richards

2nd by: Commissioner Elieson

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

CUP2022-000583: Derek Shenk is requesting Conditional Use approval for a commercial interior design showroom with a residential dwelling unit located on the lower level. **Area:** 0.15 acres.

Location: 8516 West Magna Main Street. **Zone:** C-2. **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 parking spaces, and separation occupancy.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Derek Shenk

Address: 7889 West 3220 South, Magna

Comments: Mr. Shenk said the property was built as a resident. Before purchasing they asked about turning it in to a residence and was denied. Has been sitting for two months, solution for a mixed use. Wall can move 90 degrees where it can be a conference room or a bedroom. Barn doors on the top floor can move from a bedroom to a live/workspace and showcase a desk turning into a bed and a disappearing countertop. Top floor essentially showroom and bottom floor essentially living space. Property zoned commercial and code now requires landscaping, proposed landscaping but could take away a parking space. Front landscaping takes away the ability to maneuver. Understanding of requirements for signage and hoping to do that, this is residential and trying to make it work.

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

No one from the public is present to speak.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #CUP2022-000583 on Derek Shenk requesting Conditional Use approval for a commercial interior design showroom with a residential dwelling unit located on the lower level with Staff Recommendations.

Motion by: Commissioner Weight

2nd by: Commissioner VanRoosendaal

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

SUB2022-000554 – Greg Larson is requesting Subdivision approval for a 2-lot residential subdivision. **Acres:** 0.311 Acres (13,559 sf). **Location:** 2927 South 8850 West. **Zone:** Residential (R-1-5) zone. **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 old drawings that didn't meet setback.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Greg Larson

Address: 3333 West Lady Dove Lane, South Jordan

Comments: Mr. Larson said runoff from the house made them nervous. Field inspection and the roof goes the opposite direction. Reestablishing existing boundary lines and separate meter.

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

No one from the public is present to speak.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #SUB2022-000554 for Greg Larson requesting Subdivision approval for a 2-lot residential subdivision with Staff Recommendations.

Motion by: Commissioner Weight

2nd by: Commissioner VanRoosendaal

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

CUP2021-000345 – ETNA Properties is requesting Conditional Use Approval to add 8 additional units to an existing apartment complex. **Acreage:** 2.15 Acres. **Location:** 8044-8086 West 3500 South. **Zone:** Residential (R-M) zone. **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 existing parking, building height and density, colors and materials.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Joe Colosimo

Address: 11745 South Taitlynn Rose Lane, South Jordan

Comments: Mr. Colosimo said apartments were built in 1963 and 1970. Purchased two years ago, no life inside apartment and adding amenities and adding a few units. Potential grant to finish curb, gutter, and sidewalk.

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

No one from the public present to speak.

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

PUBLIC PORTION OF MEETING CLOSED

Commissioners and staff had a brief discussion regarding parking stalls, and height.

Motion: To approve application # CUP2021-000345 on ETNA Properties requesting Conditional Use Approval to add 8 additional units to an existing apartment complex with Staff Recommendations.

Motion by: Commissioner VanRoosendaal

2nd by: Commissioner Alder

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

PUBLIC HEARING(S)

OAM2022-000542 – Amendment to Magna Municipal Code section 19.78.20. A proposed amendment to Magna Municipal Code to allow an exception to the Applicability and Area Requirements for a Planned Unit Development to allow certain multi-family uses identified within Magna Municipal Code to use the Planned Unit Development Standards and development process to create owner-occupied units. **Presenter:** Brian Tucker (Motion/Voting)

The Planning Commission will act on the proposed code amendment 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 the agenda. Public comments 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 HEARING OPENED

Commissioner VanRoosendaal motioned to open the public hearing, Commissioner Weight 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 file #OAM2022-000542 for an Amendment to Magna Municipal Code section 19.78.20. A proposed amendment to Magna Municipal Code to allow an exception to the Applicability and Area Requirements for a Planned Unit Development to allow certain multi-family uses identified within Magna Municipal Code to use the Planned Unit Development Standards and development process to create owner-occupied units to the Magna Metro Township Council for approval as presented.

Motion by: Commissioner Weight

2nd by: Commissioner VanRoosendaal

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

Commissioner Weight motioned to adjourn.

MEETING ADJOURNED

Time Adjourned – 7:47 p.m.

DRAFT