



Planning and Development Services

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**MEETING MINUTE SUMMARY
MAGNA PLANNING COMMISSION MEETING
Thursday, August 11, 2022 6:30 p.m.**

Approximate meeting length: 1 hour 13 minutes

Number of public in attendance: 9

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
Todd Richards	x	x	
Sara VanRoosendaal			x
Jed Taylor (Alternate)	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Brian Tucker	x	x
Shad Cook	x	x
Morgan Julian	x	x
Justin Smith	x	x
Jay Springer	x	x

Commissioner Cripps read the Chairs Opening Statement.

BUSINESS MEETING

Meeting began at – 6:33 p.m.

- 1) Approval of the June 9, 2022 Planning Commission Meeting minutes.

Motion: To approve the June 9, 2022 Planning Commission Meeting minutes as presented.

Motion by: Commissioner Richards

2nd by: Commissioner Weight

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

Approval of the June 22, 2022 Planning Commission Meeting minutes.

Motion: To approve the June 22, 2022 Planning Commission Meeting minutes as presented.

Motion by: Commissioner Richards

2nd by: Commissioner Weight

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

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

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

Motion by: Commissioner Richards

2nd by: Commissioner Weight

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

2) Other Business Items (as needed)

Commissioners and staff had a brief discussion regarding the APA Conference. Mr. Tucker advised he would confirm the arrangement and determine if eligible to attend. Also, confirmed with Mr. Springer, those that were not able to attend the 3-hour training in person, is now available to view.

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

LAND USE APPLICATION(S)

Meeting began at – 6:38 p.m.

PUD2022-000596 - D.R. Horton is requesting approval of the proposed Gateway to Little Valley Phase 4 Preliminary Plat. The plat contains 30 lots and 173 units. **Total Acreage:** 18.013 acres. **Location:** 4000 South 8400 West. **Zone:** P-C. **Planner:** Shad Cook (Motion/Voting)

Greater Salt Lake Municipal Services District Planner Shad Cook provided an analysis of the Staff Report.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: D.R. Horton

Name: Korey Kinder

Address: D.R. Horton

Comments: Mr. Kinder said he welcomes comments.

Commissioner Richards asked what the big common area consists of. Mr. Kinder said a big park area, clubhouse down the road, PUD approval states all amenities. Trailways and sidewalks for pedestrian traffic. Mr. Kinder said sales are going very well.

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

No one from the public present to speak.

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

PUBLIC PORTION OF MEETING CLOSED

Commissioners and staff had a brief discussion regarding approval pre-date, sidewalks, and development agreement.

Motion: To approve application #PUD2022-000596 by D.R. Horton requesting approval of the proposed Gateway to Little Valley Phase 4 Preliminary Plat. The plat contains 30 lots and 173 units with staff recommendations.

Motion by: Commissioner Richards

2nd by: Commissioner Weight

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

SUB2021-000488 - Ron Larson is requesting approval for a subdivision on a half-acre lot. The proposal is to subdivide the lot into two distinct lots. **Location:** 7637 West 3100 South. **Zone:** R-2-6.5 (Medium Density Residential). **Planner:** Morgan Julian (Motion/Voting)

Greater Salt Lake Municipal Services District Planner Morgan Julian provided an analysis of the Staff Report.

Commissioners and staff had a brief discussion regarding the sewer and water easement.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Ensign Engineering – Representing Mr. Larson

Name: Jared Cid

Address: 7637 West 3100 South

Comments: Mr. Cid said the owner wanted to subdivide and put a home or sale, unsure what plans.

Commissioner Richards asked if the property has curb, gutter, and sidewalk. Mr. Cid said it does have a sidewalk and adding a drive approach to the second lot and modifying the sidewalk to comply with ADA.

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

No one from the public present to speak.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #SUB2021-000488 by Ron Larson requesting approval for a subdivision on a half-acre lot. The proposal is to subdivide the lot into two distinct lots with staff recommendations.

Motion by: Commissioner Weight

2nd by: Commissioner Richards

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

CUP2021-000421 - Derrick Hacking (representing) is requesting Conditional Use approval for a lay down yard that will include tracked equipment. **Acres:** 5.06. **Location:** 2360 South 7200 West. **Zone:** M-2/zc. **Planner:** Justin Smith (Motion/Voting)

Greater Salt Lake Municipal Services District Planner Justin Smith provided an analysis of the Staff Report.

Commissioners and staff had a brief discussion regarding delay agreement, and storage of shipping containers.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: BHI

Name: Daren Anderson

Address: 1175 East 2000 South, Vernal

Comments: Mr. Anderson said this is a yard for storage of vehicles and construction equipment. Many other storage yards.

Commissioner Cripps asked if looking at trailers. Mr. Anderson said bring in, unload, and leave there. No storage containers, just trucks. When the process started, thought equipment with damage, pull out of the weather, sprung building, and provided drawings opening on both ends. No power or water, just coverage. No employees will occupy the site. Defer curb, gutter, and sidewalk until there is some to tie into. Mr. Tucker said typically the agreement is 10 years. Commissioner Cripps said thought it was five years along 7200 and request prep work done. Mr. Anderson said apply asphalt to tie into the road and prep.

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

No one from the public present to speak.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #CUP2021-000421 on Derrick Hacking (representing) requesting Conditional Use approval for a lay down yard that will include tracked equipment with staff recommendations lesser five-year delay agreement or public improvements and prep work to access road.

Motion by: Commissioner Weight

2nd by: Commissioner Taylor

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

CUP2022-000556 - Quin Denning (representing) is requesting Conditional Use approval for a car wash and soda shop. **Acres:** 0.99. **Location:** 8426 West Washakie Lane. **Zone:** C-2 **Planner:** Justin Smith (Motion/Voting)

Greater Salt Lake Municipal Services District Planner Justin Smith provided an analysis of the Staff Report.

Commissioners and staff had a brief discussion regarding ten parking stalls and 19 vacuum stalls, and sign plan.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Quin Denning

Address: 262 North 200 West, Ivins

Comments: Mr. Denning said excited. Soda shack provides a lot of different flavors of drinks. Have another site on 7800 South and 2700 West. Complied with everything complied with. Will come back for a sign and will be a nice addition to the area. Fair amount of walk-up traffic. Has another plan showing the handicap access. Will have one monument sign on southeast corner at 25 feet high.

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

No one from the public present to speak.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #CUP2022-000556 on Quin Denning (representing) requesting Conditional Use approval for a car wash and soda shop with staff recommendations and signage coming back before the planning commission.

Motion by: Commissioner Richards

2nd by: Commissioner Taylor

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

CUP2022-000624 - Logan Terry is requesting Conditional Use approval for a parking addition to a truck terminal. **Acres:** 56.52. **Location:** 2490 South 7600 West. **Zone:** M-1/zc. **Planner:** Justin Smith (Motion/Voting)

Greater Salt Lake Municipal Services District Planner Justin Smith provided an analysis of the Staff Report.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Owner/Developer

Name: Steve Layton

Address: 9090 South Sandy Parkway

Comments: Mr. Layton said owns building and lot. Interesting to get parking this late in the game. No additional traffic and had a traffic study previously and upward of 1,000 stalls.

Commissioner Richards asked with Maverick going in, is there a way to get across the frontage road. Mr. Layton said they do have sidewalks.

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

No one from the public present to speak.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #CUP2022-000624 on Logan Terry requesting Conditional Use approval for a parking addition to a truck terminal with staff recommendations.

Motion by: Commissioner Richards

2nd by: Commissioner Weight

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

Mr. Tucker advised we sent out the code updates and would appreciate feedback and the Council is meeting on Tuesday, and they are all invited.

Commissioner Cripps adjourned.

MEETING ADJOURNED

Time Adjourned – 7:46 p.m.