



Planning and Development Services

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**MEETING MINUTE SUMMARY
MAGNA PLANNING COMMISSION MEETING
Thursday, October 13, 2022 6:30 p.m.**

****Meeting minutes approved on November 10, 2022 with one amendment****

Approximate meeting length: 2 hours 11 minutes

Number of public in attendance: 30

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

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Brian Tucker	x	x
Morgan Julian	x	x
Shad Cook	x	x
Justin Smith	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 September 8, 2022 Planning Commission Meeting minutes.

Motion: To approve the September 8, 2022 Planning Commission Meeting minutes as presented.

Motion by: Commissioner Weight

2nd by: Commissioner Richards

Vote: Commissioners voted unanimous in favor

- 2) Other Business Items (as needed)

Commissioners and Staff had a brief discussion regarding the zoning workshop not yet scheduled, phase three to beginning in November.

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

LAND USE APPLICATION(S)

Hearings began at – 6:34 p.m.

PUD2022-000644 – D.R. Horton is requesting approval of the proposed Gateway to Little Valley Phase 5A Preliminary Plat. The plat contains 125 units. **Total Acreage:** 10.561 acres. **Location:** 4000 South 8400 West. **Zone:** P-C. **Planner:** Shad Cook (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 Shad Cook provided an analysis of the Staff Report.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: D.R. Horton

Name: David Lewis

Address: 12351 Gateway Park Place. #D100, Draper

Comments: Mr. Lewis said he is here in place of previous project manager. Cares about being great partners and doesn't know the depth of the driveways, averaging about 16 feet. An application in the works for 5B, all single-family on the west side, 5A is townhome, high density. There is not a price point, build out and once near completion they go to market. Project is a source of pride and want the buyers to enjoy their experience and to help always put a professionally managed HOA and leave with a full budget and capable hands.

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

No one from the public present to speak.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #PUD2022-000644 D.R. Horton requesting approval of the proposed Gateway to Little Valley Phase 5A Preliminary Plat. The plat contains 125 units with staff recommendations.

Motion by: Commissioner Richards

2nd by: Commissioner VanRoosendaal

Vote: Commissioners voted unanimous in favor

PUD2022-000636 - Miguel Munevar is requesting approval for both a site plan as well as a preliminary plat for 10 residential units in a planned unit development. **Location:** 2943 South Dora Street. **Zone:** R-M (Multi-family Residential). **Planner:** Morgan Julian (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 Morgan Julian provided an analysis of the Staff Report.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Miguel Munevar

Address: 2943 South Dora Street

Comments: Mr. Munevar said application for the lot and worked with the city to accommodate and going below allotted density. Neighbors don't want many cars parking on the street. Talked about restriction with the height of 35 feet. Estimated to park two cars up to the sidewalk and garages with 20-foot driveway. Gone with common space in the backs and right of way is 50 feet, including 25 feet of paved road. Owner occupied and HOA/COOP. Rezoned for apartments on top and there was a roundabout and continuation of storm water going north, the apartments put a retention wall and must go all the way around for a pump system, that's the reason it has gone owner to owner. Getting an agreement with Magna Water to route the sewer lines.

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

No one from the public present to speak.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #PUD2022-000636 Miguel Munevar requesting approval for both a site plan as well as a preliminary plat for 10 residential units in a planned unit development with staff recommendations.

Motion by: Commissioner Richards

2nd by: Commissioner Weight

Vote: Commissioners voted unanimous in favor

CUP2022-000633 - Richard Bardauskas is requesting a conditional use approval and an exception to the installation of a sidewalk for his substation expansion. **Location:** 2337 South 8000 West. **Zone:** M-1 (Manufacturing Zone) **Planner:** Morgan Julian (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 Morgan Julian provided an analysis of the Staff Report.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Regional Business Manager - Rocky Mountain Power

Name: Brett Johanson

Address: 3505 South El Senito Drive

Comments: Mr. Johanson said Magna is growing and trying get ahead and meet demands. Need a little more space. No additional traffic just equipment. Trying to maintain the entrance, because need to access it. No use is changing, road base to ensure accessibility. Match the rest of the fencing around the substation.

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

No one from the public present to speak.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #CUP2022-000633 Richard Bardauskas requesting a conditional use approval and an exception to the installation of a sidewalk for his substation expansion with a ten-year delay agreement and staff recommendations.

Motion by: Commissioner Richards

2nd by: Commissioner VanRoosendaal

Vote: Commissioner Cripps voted nay, all other Commissioners voted in favor. Motion passed.

CUP2021-000421 - Derrick Hacking is requesting an exception to roadway curb, gutter, and sidewalk.
Acres: 5.06. **Location:** 2360 South 7200 West. **Zone:** M-2. **Planner:** Justin Smith (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 Justin Smith provided an analysis of the Staff Report.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: BHI Construction

Name: Darren Anderson

Address: 1175 East 2000 South, Vernal

Comments: Mr. Anderson said use this for parking trucks. Great with a five-year delay agreement. The entire frontages will be security fencing. No structures but may have a trailer in and out.

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

No one from the public present to speak.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #CUP2021-000421 Derrick Hacking requesting an exception to roadway curb, gutter, and sidewalk with a five-year delay agreement, engineering recommendations, and staff recommendations.

Motion by: Commissioner Richards

2nd by: Commissioner Lockwood
Vote: Commissioners voted unanimous in favor

SUB2022-000689 - Matt Hartvigsen is requesting a new subdivision plat for Arbor Park Apartments. **Acres:** 8.30. **Location:** 8291 West 3595 South. **Zone:** R-M. **Planner:** Justin Smith (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 Justin Smith provided an analysis of the Staff Report.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Architect

Name: Benjamin Baird

Address: 1415 East 2100 South

Comments: Mr. Baird said he is here to answer questions. Right at the edge where 8400 comes into the road, both must have rework done to move drive access to the east. Part of the overall site layout, minimal landscape requirements, civil engineer provided landscape requirement threw on the roof. Still have the requirement on one building, neighbors to the east had land and sold if they agreed to heavily landscape and were able to remove 8,000 square feet of the roof. 2000 square foot patio, around perimeter of the roof is 6000 square foot green roof, only accessible to the residents. Curved south area for parking and wraps around all the buildings. Have a photometric lighting plan with the exception of commercial. Along the road had to put city standard lights, within there is rows of parking lights.

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

No one from the public present to speak.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #SUB2022-000689 Matt Hartvigsen requesting a new subdivision plat for Arbor Park Apartments with staff recommendations and easement agreement reached within C-2 zone to Exodus.

Motion by: Commissioner Richards

2nd by: Commissioner VanRoosendaal

Vote: Commissioners voted unanimous in favor

PUBLIC HEARING(S)

REZ2022-000662 - Michael Wagstaff is requesting approval to rezone .43 acres of property from the R-2-6.5 and C-3 zone to DH Mixed-Use, consisting of four parcels on Magna Main Street. **Location:** 2679 South 9130 West. **Planner:** Justin Smith (Motion/Voting)

PUBLIC PORTION OF HEARING OPENED

Speaker # 1: Applicant

Name: Mike Wagstaff

Address: 224 East 300 North, Farmington

Comments: Mr. Wagstaff said partnering and control over the parcels, just a rezone. A vision with a back parking lot.

Commissioner Richards motioned to open the public hearing, Commissioner VanRoosendaal seconded that motion.

Speaker # 2: Citizen

Name: Carolyn Lai

Address: 2936 South Buccaneer Drive

Comments: Ms. Lai said asked if this was the drugstore building.

Speaker # 3: Citizen

Name: Brian Burrows

Address: 3330 South 7200 West

Comments: Mr. Burrows said DH Mixed use, called for allowance of 75-foot structure. Three to four levels of apartments or others. Minimum 30 apartments. 30 parking stalls, conceptual plan. Current C-3 allows for some residents above. Concern with setback, not blocking view of the street and been an attraction. Still skeptical with setback and requirements and parking not an issue. Parking issues with similar rezones, Murray, Salt Lake City, South Salt Lake, and Midvale nightmare went over by 30% parking estimating. Magna Main not an adequate place for consumers.

Speaker # 4: Part Owner Empress

Name: Rachel Sabin

Address: 2202 North 2600 West, Lehi

Comments: Ms. Sabin said few concerns. Historic building on a national register and don't want to jeopardize the structure. Parking is an issue, not sure adding residents to the burden. Residents next to theatre, performances are loud. Been there 106 years. Don't utilize for parking, not sure where extra cars go and the planning. Huge issue already, this is right next door, maybe not parceled well. The parking lot will be right next to the building. If someone built commercial, that would block the access to the building. Sidewalk access and easement in the back.

Speaker # 5: Empress

Name: Jason Sabin

Address: 2202 North 2600 West, Lehi

Comments: Mr. Sabin said rezoning to mixed use and no plan, don't know if good or bad because there isn't a vision. Recommend seeing the vision. Would love to meet and get with him.

Speaker # 6: Citizen

Name: Laura Burrows

Address: 3330 South 7200 West

Comments: Ms. Burrows said she lives one parcel behind the drugstore. Vested on both ends, concerned about this, and would like to be given pros and would like stipulations. Not comfortable moving forward.

Encourage to go along with historic nature. Hesitate to support Highrise. Single family dwellings will be overwhelmed with parking and concern with how many units allowed there.

Speaker # 7: Citizen

Name: Ty Whiting

Address: 8850 West Blazing Oak Drive

Comments: Mr. Whiting said not opposed, should show a proposed plan. Body needs to understand they've made cash offers on this property and may have a parking fight. Choose to leave their parking lot open for access. May be forced to lock it down or make event parking. Concerned as owner of historic building, wall may collapse when they don't need that building anymore. If someone was going to put a C-3 it would've happened and Magna is up and coming, need secure plan and intensifies animosity.

Speaker # 8: Citizen

Name: Kari Duckworth

Address: 3408 Imperial Drive

Comments: Ms. Duckworth said she wonders about a zoning for parking, maybe take apartments out of the equations and parking issue when there are events.

Speaker # 9: Citizen

Name: Suzanne Whiting

Address: 8850 West Blazing Oak Drive

Comments: Ms. Whiting said chairperson of Oquirrh hills performing arts board. Concerns about mixing residential with commercial. Building has been there 106 years and been a theatre many of those years. What happens when they have performances that run late, do they have an easement to drive behind the theatre. Lived here a long time, she can remember when magna main street was a place to hang out. Why can't people be encouraged to do something with vacant buildings, soon will be vacant. If there's residents next to the building and someone starts a fire or destroy 106-year-old bricks. Parking and neighbors come I the shows screaming during productions to move vehicles.

Commissioner VanRoosendaal motioned to close the public hearing, Commissioner Richards seconded that motion.

PUBLIC PORTION OF HEARING CLOSED

Motion: To recommend application #REZ2022-000662 Michael Wagstaff requesting approval to rezone .43 acres of property from the R-2-6.5 and C-3 zone to DH Mixed-Use, consisting of four parcels on Magna Main Street to the Magna Council for approval with staff recommendations.

Motion by: Commissioner Richards

2nd by: Commissioner VanRoosendaal

Vote: Commissioners voted unanimous in favor

MEETING ADJOURNED

Time Adjourned – 8:42 p.m.