



Planning and Development Services

2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050

Phone: (385) 468-6700 • Fax: (385) 468-6674

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

****Meeting minutes approved on December 8, 2022****

Approximate meeting length: 1 hour 5 minutes

Number of public in attendance: 4

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	
Jed Taylor (Alternate)	x	x	

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

Commissioner Cripps read the Chairs Opening Statement.

BUSINESS MEETING

Meeting began at – 6:31 p.m.

- 1) Approval of the October 13, 2022 Planning Commission Meeting minutes.

Motion: To approve the October 13, 2022 Planning Commission Meeting minutes with one amendment.

Motion by: Commissioner Richards

2nd by: Commissioner VanRoosendaal

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

- 2) Other Business Items (as needed)

Mr. Tucker advised they are still working on the code project and planning another workshop with the planning commissioners and Council. Looking at late November, early December for the next workshop and should have phase three next week, as it is 250 pages.

Commissioner VanRoosendaal motioned to close the Business Meeting, Commissioner Richards seconded that motion.

LAND USE APPLICATION(S)

Hearings began at – 6:36 p.m.

RWD2022-000631 – D.R. Horton is requesting approval of the proposed 4100 South Road Dedication Preliminary Plat. **Total Acreage:** .221 acres. **Location:** 4100 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.

Commissioners and staff had a brief discussion regarding West Valley City boundaries and options, road responsibility and maintenance, annexation process and boundary changes, costs involved and negotiation.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: D.R. Horton

Name: David Lewis

Address: 12351 Gateway Park Place, D100

Comments: Mr. Lewis said he is here for questions beyond staff and finishing up last items on the project.

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 Eliason seconded that motion.

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #RWD2022-000631 D.R. Horton is requesting approval of the proposed 4100 South Road Dedication Preliminary Plat with staff recommendations.

Motion by: Commissioner Weight

2nd by: Commissioner Van Rosendaal

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

PUD2022-000675 - D.R. Horton is requesting approval of the proposed Gateway to Little Valley Phase 5B Preliminary Plat. **Total Acreage:** 12.529 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

Comments: Mr. Lewis said unless there is an amendment to come forward, this is the last phase.

Commissioners had a brief discussion regarding driveway lengths.

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 Weight seconded that motion.

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #PUD2022-000675 D.R. Horton is requesting approval of the proposed Gateway to Little Valley Phase 5B Preliminary Plat with staff recommendations.

Motion by: Commissioner Weight

2nd by: Commissioner VanRoosendaal

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

CUP2022-000691 – Christina Robles is requesting Conditional use approval for a home daycare. **Acres:** 0.17. **Location:** 7212 West Majestic Way. **Zone:** R-1-6. **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.

Commissioners had a brief discussion regarding hours of operation and condition of hours and fencing.

PUBLIC PORTION OF MEETING OPENED

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

No one from the public present to speak.

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

PUBLIC PORTION OF MEETING CLOSED

Commissioners and Staff had a brief discussion regarding recreation area, state requirements, neighbors' concerns, parking, and drop-off.

Motion: To approve application #CUP2022-000691 Christina Robles is requesting Conditional use approval for a home daycare with staff recommendations.

Motion by: Commissioner Weight

2nd by: Commissioner VanRoosendaal

Vote: Commissioner Cripps voted nay, all other commissioners voted in favor (of commissioners present). Motion passed.

PUBLIC HEARING(S)

REZ2022-000725 – Joe Colosimo is requesting approval to rezone 1.72 acres of property from the A-1 (Agriculture) zone to the R-M (Residential) zone. **Location:** 2802 South 7200 West. **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 multi-family and single-family condition, traffic, and engineering conceptual approval.

PUBLIC PORTION OF HEARING OPENED

Speaker # 1: Applicant

Name: Joe Colosimo

Address: 11745 South Taitlynn Rose Lane

Comments: Mr. Colosimo said achieve the goal of moderate housing, attached 14 lot layout, thoroughfare to the south, north has sand harbor town homes. If achieving moderate housing, goal is to provide moderate housing and accomplish this goal. Will be back with a PUD application.

Commissioner Richards asked what amenities. Mr. Colosimo said at the end of the hammerhead with regular amenities, can get the houses down to under \$300,000, could do basement or slap on grade.

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

Speaker # 2: Citizen

Name: Dan Peay

Address: 3455 South Oquirrane Street

Comments: Mr. Peay asked if there is an attached garage.

Commissioners advised there isn't a plan yet. Mr. Colosimo said it would be single-family without the garage.

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

PUBLIC PORTION OF HEARING CLOSED

Commissioners and staff had a brief discussion regarding density and configuration.

Motion: To recommend application #REZ2022-000725 on Joe Colosimo is requesting approval to rezone 1.72 acres of property from the A-1 (Agriculture) zone to the R-M (Residential) zone to the Magna Council for denial, given the 14-lot density and single-family does not fit within this location.

Motion by: Commissioner Richards

2nd by: Commissioner Weight

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

Commissioner Cripps motioned to adjourn.

MEETING ADJOURNED

Time Adjourned – 7:36 p.m.