



Planning and Development Services

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

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

<https://msd.utah.gov/agendas/>

Magna Planning Commission

Public Meeting Agenda

****AMENDED****

Thursday, March 9, 2023 6:30 P.M.

Location

Magna Webster Center
8952 West Magna Main Street
Magna, Utah

UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-468-6707. TTY USERS SHOULD CALL 711.

The Planning Commission Public Meeting is a public forum where, depending on the agenda item, the Planning Commission may receive comment and recommendations from applicants, the public, applicable agencies and MSD staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items, which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

BUSINESS MEETING

- 1) Approval of the February 9, 2023 Planning Commission Meeting Minutes.
(Motion/Voting)
- 2) Other Business Items. (As Needed)

LAND USE APPLICATION(S)

CUP2023-000792 - Zhandra Luzardo is requesting Conditional Use approval for a home day care (9-16 children). **Acres:** 0.22. **Location:** 8997 West Newhouse Drive. **Zone:** R-1-6. **Planner:** Justin Smith (Motion/Voting)

CUP2022-000730 - Tia Crow is requesting Conditional Use approval for an apartment building **Acres:** 0.72. **Location:** 7341 West 3500 South. **Zone:** C-2. **Planner:** Justin Smith (Motion/Voting)

SUB2022-000747 - Mark Augustine is requesting approval for the proposed Kersey Creek Subdivision. This subdivision contains 4 lots. **Acres:** 10.02. **Location:** 7823 West 2100 South. **Zone:** M-2. **Planner:** Justin Smith (Motion/Voting)

PUBLIC HEARING(S)

REZ2023-000816 – The Magna Metro Township Council has initiated a public process to explore rezoning property located on Magna Main Street (2700 South), located between 8800 West and 9200 West from the existing C-3 (Commercial) and R-2-6.5 (Medium Density Residential) to the Downtown Historic District (DH) Mixed Use Zone. **Acres:** 22.5. **Location:** Magna Main Street, between 8800 West and 9200 West, 9180 West between 2600 South and 2700 South, and 8950 West, between 2600 South and 2700 South (See attached map). **Planner:** Brian Tucker (Motion/Voting)

The Planning Commission will hold a public hearing to take public comment and discuss rezoning property to the Downtown Historic District (DH) Mixed Use Zone, a zone that was adopted in July 2022 to implement the vision identified in the Magna General Plan (2021) for the Historic Preservation Future Land Use Area. The Downtown Historical Mixed-Use Zone is intended to promote a mixture of uses consistent with the district's historic role in Magna. Emphasis is placed on entertainment, theaters, restaurants, retail, and specialty shops. Medium-density residential and office infill on upper floors is encouraged, as is the continued presence of the library, museum, senior center, and supporting uses. After taking public comment, the Planning Commission will make a recommendation to the Magna Metro Township Council. The Council will then hold a public meeting, at a later date, where they may take action that includes rezoning some or all of the property identified in this notice.



ADJOURN

Rules of Conduct for Planning Commission Meetings

PROCEDURE FOR PUBLIC COMMENT

1. Any person or entity may appear in person or be represented by an authorized agent at any meeting of the Commission.
2. Unless altered by the Chair, the order of the procedure on an application shall be:
 - a. The supporting agency staff will introduce the application, including staff's recommendations and a summary of pertinent written comments and reports concerning the application
 - b. The applicant will be allowed up to 15 minutes to make their presentation.
 - c. The Community Council representative can present their comments as applicable.
 - d. Where applicable, persons in favor of, or not opposed to, the application will be invited to speak.
 - e. Where applicable, persons opposing the application, in whole or in part will be invited to speak.
 - f. Where applicable, the applicant will be allowed 5 minutes to provide concluding statements.
 - g. Surrebuttals may be allowed at the discretion of the Chair.

CONDUCT FOR APPLICANTS AND THE PUBLIC

1. Speakers will be called to the podium by the Chair.
2. Each speaker, before talking, shall give his or her name and address.
3. All comments should be directed to the Commissioners, not to the staff or to members of the audience.
4. For items where there are several people wishing to speak, the Chair may impose a time limit, usually 3 minutes per person, or 5 minutes for a group spokesperson. If a time limit is imposed on any member or spokesperson of the public, then the same time limit is imposed on other members or spokespersons of the public, respectively.
5. Unless otherwise allowed by the Chair, no questions shall be asked by the speaker or Commission Members.
6. Only one speaker is permitted before the Commission at a time.
7. The discussion must be confined to essential points stated in the application bearing on the desirability or undesirability of the application.
8. The Chair may cease any presentation or information that has already been presented and acknowledge that it has been noted in the public record.
9. No personal attacks shall be indulged in by either side, and such action shall be sufficient cause for stopping the speaker from proceeding.
10. No applause or public outbursts shall be permitted.
11. The Chair or supporting agency staff may request police support to remove offending individuals who refuse to abide by these rules.
12. After the public comment portion of a meeting or hearing has concluded, the discussion will be limited to the Planning Commission and Staff.



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**MEETING MINUTE SUMMARY
MAGNA PLANNING COMMISSION MEETING
Thursday, February 9, 2022 6:30 p.m.**

Approximate meeting length: 40 minutes

Number of public in attendance: 4

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Weight

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

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

Commissioner Weight read the Chairs Opening Statement.

BUSINESS MEETING

Meeting began at – 6:30 p.m.

- 1) Approval of the January 12, 2023 Planning Commission Meeting minutes.

Motion: To approve the January 12, 2023 Planning Commission Meeting minutes as presented.

Motion by: Commissioner Richards

2nd by: Commissioner Cripps

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

- 2) Other Business Items (as needed)

No other business items to discuss.

PUBLIC HEARING(S)

Hearings began at – 6:32 p.m.

REZ2023-000786 - Mike Kessler is requesting a zone change from R-1-6 (Residential) to R-2-6.5 (Residential). **Acres:** 0.38. **Location:** 2841 South 9150 West. **Planner:** Justin Smith (Motion/Voting)

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

Speaker # 1: Applicant

Name: Mike Kessler

Address: Not provided.

Comments: Mr. Kessler said he decided to make a change and add garages, as they have a project in Salt Lake with garages built in the last couple of years. The project will be slab on grade with two stories and will be investment property. Confirmed the setback will be 25 feet from behind the sidewalk.

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

PUBLIC PORTION OF HEARING OPENED

No one from the public present to speak.

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

PUBLIC PORTION OF HEARING CLOSED

Motion: To recommend application #REZ2023-000786 for Mike Kessler requesting a zone change from R-1-6 (Residential) to R-2-6.5 (Residential) to the Magna Council for approval as presented.

Motion by: Commissioner Richards

2nd by: Commissioner Elieson

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

LAND USE APPLICATION(S)

CUP2022-000736 - Austin Kearby is requesting a Conditional Use for a warehouse and distribution center.

Acres: 32.76. **Location:** 7930 West 4100 South. **Zone:** M-1. **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.

Commissioner Richards suggests combining all three parcels as a sixth condition. Commissioners and staff had a brief discussion regarding setback, 4100 south, sidewalk, phases, in and out, and landscaping.

Speaker # 1: Anchor Construction

Name: Matthew Smith

Address: 7121 Grape Road, Granger, IN.

Comments: Mr. Smith said they represent Fastenal. Large nationwide company, construction, and industrial supplies. Facility in Salt Lake and expand and move from there. First phase is 300,000 square feet. 20,000 square feet of offices and 240,000 square feet of storage, along with AS/RS storage. Looking at light manufacturing making nuts and bolts for packaging. Asking to add the light manufacturing as well. Does not have a traffic study, looking at aerial and shortest route to the interstate. 30-40 truck docks and

can't tell the frequency, driveways on 8000. 60-foot elevation difference, building will be 20 feet in the ground, current plan for traffic to lead out to 8000.

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

PUBLIC PORTION OF MEETING OPENED

No one from the public present to speak.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #CUP2022-000736 for Austin Kearby requesting a Conditional Use for a warehouse and distribution center with staff recommendations and adding a sixth condition for a traffic study.

Motion by: Commissioner Richards

2nd by: Commissioner Cripps

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

Commissioners and staff had a brief discussion regarding another work session on the Code Amendment at the end of February. Ms. Gurr will reach out to Rori and confirm.

MEETING ADJOURNED

Time Adjourned – 7:10 p.m.