



Planning and Development Services

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

****Meeting minutes approved on March 9, 2023****

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.