



Planning and Development Services

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**MEETING MINUTE SUMMARY
MAGNA PLANNING COMMISSION MEETING
Thursday, March 9, 2023 6:30 p.m.**

****Meeting minutes approved on April 13, 2023****

Approximate meeting length: 58 minutes

Number of public in attendance: 16

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner VanRoosendaal

***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
Ammon Lockwood			x
Aaron Weight (Chair)			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
Jay Springer		

Commissioner VanRoosendaal read the Chairs Opening Statement.

BUSINESS MEETING

Meeting began at – 6:30 p.m.

- 1) Approval of the February 9, 2023 Planning Commission Meeting minutes.

Motion: To approve the February 9, 2023 Planning Commission Meeting minutes as presented.

Motion by: Commissioner Richards

2nd by: Commissioner Elieson

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

- 2) Other Business Items (as needed)

LAND USE APPLICATION(S)

Hearings began at – 6:33 p.m.

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)

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 and staff had a brief discussion regarding doors and windows.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant Interpreter

Name: Fred Owens

Address: Not provided

Comments: Mr. Owens said the applicant tried to open a family daycare with a year and half of daycare and previously running in west valley, but wanted to open one in Magna where she lives. She is aware of a deficit of day cares here in the state and wants to provide that care for the children.

Commissioner Richards asked how many employees. Mr. Owens said two other employees. Commissioner Richards said would require three off-street parking spots, Mr. Owens said one employee lives with her.

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

No one from the public was 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 #CUP2023-000792 Zhandra Luzardo is requesting Conditional Use approval for a home day care (9-16 children) with staff recommendations.

Motion by: Commissioner Richards

2nd by: Commissioner Elieson

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

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)

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 and staff had a brief discussion regarding parking, visitor parking, shared O'Reilly parking agreement, height of the three-story building at 38 feet high, and requirement for visitor parking.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Avenue Consultants

Name: Greg Wall

Address: 6605 South Redwood Road

Comments: Mr. Wall said did the survey and civil engineering representing the owner. Good use for the infill parcel, bust thoroughfare and buffer to single family homes. Puzzle to get everything to fit. When O'Reilly's was built, the sidewalk poured, and master transportation plan requires 10 more feet and compressed it and couldn't go west because of fiber optic and south needs access. The floor plan is 17 total units, 6-2 bedroom and 11-1-bedroom units. Requirement for parking 2 parking spaces per unit, 34 parking spaces not tied to bedrooms. No room to make any more parking spaces. Not concerned with parking. The original plan was a linear layout, mostly on the northwest corner. Don't have covered parking because of density, garage for two. Not assigning parking spaces, only two assigned are in the garages. Meeting the municipal code requirement and sufficient. Excited to get this rolling C-2 zone and need to have conditional use before finalizing technical details.

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

Speaker # 2: Citizen

Name: Laura Burrows

Address: 3330 South 7200 West

Comments: Ms. Burrows said she was not familiar with the project going forward and was sad to see apartments going in and appreciated the single-family dwelling units and is opposed.

Speaker # 3: Citizen

Name: Kari Duckworth

Address: 3489 South Pyrite Drive

Comments: Ms. Duckworth said after attending meetings, to her this area is popular with apartments and townhomes, they have enough people and places to go. Agrees to have something then nothing and why can't get more malls or restaurants. Parking issue in Magna and opposed to so many in this area. Roads are damaged, people coming into build, but don't live here. Nice to have something different and more commercial. Opposed.

Speaker # 4: Citizen

Name: Brian Burrows

Address: 3330 South 7200 West

Comments: Mr. Burrows said opposed because of the shared access with O'Reilly, don't feel having impediments with existing business. Shared access with continued flow is not a good idea.

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

Commissioners had a brief discussion regarding ingress and access off the side street. Mr. Wall said 3500 south is a state road and UDOT controls access. When O'Reilly was established UDOT wanted access points to one and center point is at the access. Traffic engineers looked at it and didn't justify a turning lane. Mr. Tucker said he wouldn't recommend taking something where there isn't a standard. The code being worked on has a standard per unit is .25 parking.

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application # CUP2022-000730 Tia Crow is requesting Conditional Use approval for an apartment building with staff recommendations.

Motion by: Commissioner Richards

2nd by: Commissioner VanRoosendaal

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

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)

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 and staff had a brief discussion regarding landscaping, easement for 2100 south and street dedication.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Rory Sower

Address: 8818 West Black Current Way

Comments: Mr. Sower said owns all lots. Lot three is being worked on with plans. Easement for private drive and allotted dedication.

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

No one from the public was 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 #SUB2022-000747 Mark Augustine is requesting approval for the proposed Kersey Creek Subdivision. This subdivision contains 4 lots with staff recommendations.

Motion by: Commissioner Richards

2nd by: Commissioner Elieson

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

Public Hearing for the rezone will be held on March 16th.

Brian Tucker provided a presentation regarding REZ2023-000816 - The Magna Metro Township Council has initiated a public process to explore rezoning property located on Magna Main Street to the Downtown Historic District (DH) Mixed Use Zone.

MEETING ADJOURNED

Time Adjourned – 7:28 p.m.