



Planning and Development Services

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**MEETING MINUTE SUMMARY
MAGNA PLANNING COMMISSION MEETING
Thursday, March 16, 2023 6:30 p.m.**

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

Approximate meeting length: 37 minutes

Number of public in attendance: 18

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		
Todd Richards	x		
Sara VanRoosendaal (Vice Chair)	x		
Jed Taylor (Alternate)	x		

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	
Brian Tucker	x	
Jay Springer		

Commissioner VanRoosendaal read the Chairs Opening Statement.

PUBLIC HEARING(S)

Hearings began at – 6:30 p.m.

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.

Greater Salt Lake Municipal Services District Planning Manager Brian Tucker provided a presentation of the rezone and Downtown Historic District (DH) Mixed Use Zone.

Commissioners and staff had a brief discussion regarding low density.

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

PUBLIC PORTION OF HEARING OPENED

Speaker # 1: Citizen

Name: Brian Burrows

Address: 3330 South 7200 West

Comments: Mr. Burrows said he isn't against the use as long as there is additional parking, and possible parking structure. Few houses, may not be insured to rebuild on the scale and due to natural disaster if they could rebuild, would they have to restructure with the DH zone. Parking issue with apartments that may have lower income with cars, issue across Utah. Cant put a requirement on every building, but a requirement on units and maybe a parking structure. South buildings have parking lots subdivided off, would like to see the parking areas included and not see applications come back up. Hopes council takes suggestions into consideration.

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

PUBLIC PORTION OF HEARING CLOSED

Commissioners and staff had a brief discussion regarding parking associated with zone, but the use. Can get a reduction requirement, because on Main Street. Could evaluate parking and create additional parking opportunities. Looking to utilize the alleys in the area behind Main Street. Magna does own alleys and RDA is looking for opportunities to create parking in the alleys. Also, trying to look at access to the parking lots. If owns a building by act of god, would be able to rebuild under the parameters of existence within a year. Within 10 days from today, submit in writing that you do or don't want to be part of the zone, would be submitted to the Council, but is not a veto, but would be on the record. Don't know on a high rise, finish the district plan and the parking.

Matt Starley, Long Range Planner said a few business owners in Magna and effort is to protect the opportunity and help owners out with historic preservation and bring the character. Also, introduced Magna Main Street Alliance.

Motion: To recommend approval on file #REZ2023-000816 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 to the Magna Council with staff recommendations and the following benefits from choosing scenario 3:

1. Protects the core historic district from development under the inadequate C-3 zone.
2. The (DH) Mixed Use zone was written to match the historic character of these buildings and create additional vibrancy in the downtown.

3. Several property owners have already re-zoned to or initiated a re-zone to (DH) Mixed Use. Those owners find the zone to be more flexible and better suited to the market than the C-3, and the resulting development plans are consistent with what the community expects for this are.

Motion by: Commissioner Cripps

2nd by: Commissioner Taylor

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

Commissioner Cripps adjourned.

MEETING ADJOURNED

Time Adjourned – 7:07 p.m.