

DATE TUESDAY NOVEMBER 14, 2023

THE MAGNA METRO TOWNSHIP COUNCIL, STATE OF UTAH, MET ON TUESDAY, NOVEMBER 14, 2023, PURSUANT TO ADJOURNMENT ON TUESDAY, OCTOBER 24, 2023, AT THE HOUR OF 6:00 P.M. AT THE WEBSTER CENTER AT 8952 WEST MAGNA MAIN STREET (2700 SOUTH), MAGNA, UT 84044.

COUNCIL MEMBERS PRESENT: ERIC BARNEY
AUDREY PIERCE¹
STEVE PROKOPIS
TRISH HULL
DAN PEAY, Mayor

OTHERS IN ATTENDANCE: PAUL ASHTON, LEGAL COUNSEL
DAVID BRICKEY, ADMINISTRATOR



Mayor Peay, Chair, presided.



Public Meeting

Pledge of Allegiance

The Pledge of Allegiance to the Flag of the United States of America was recited.



Public Comments

Robert Smith, Pastor, New Beginnings Christian Fellowship, thanked the Council for enhancing Magna’s appearance and following the rules and laws. If there is anything that the church can do to help, let him know.

Betsy Global stated Joe Colosimo is trying to provide more affordable housing in Magna, and she would love to see it move forward.

Kimberly Smith stated regardless of what decision the Council makes regarding Mr. Colosimo’s request, she appreciates the Council’s diligence and taking on this job. There is a shortage of affordable housing and Mr. Colosimo will provide affordable housing and work with a banker to help home buyers.

Kari Duckworth stated the Santa Stroll is on November 25, 2023, from 3:00 – 6:00 p.m. There will be t-shirts, hot cocoa, and a choir performance at the library.

¹ Participating Electronically

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Council Member Hull stated the tree lighting on Magna Main will take place the same night as the Santa Stroll.



Consent Agenda

Minutes

Council Member Hull, seconded by Council Member Prokopis, moved to approve the minutes of the Magna Metro Township Council meeting held on September 26, 2023. The motion passed unanimously.



Magna Consolidated Fee Schedule

Council Member Hull, seconded by Council Member Prokopis, moved to set the public hearing to consider the adoption of the 2024 Magna Metro Township Consolidated Fee Schedule for December 12, 2023, at 6:00 p.m.



Action/Discussion Items

Rezone Request

Jeff Miller, Planner, Greater Salt Lake Municipal Services District (MSD), reviewed the following rezone application:

REZ2023-000852 – Joe Colosimo is requesting a zone change from an R-1-6 to R-2-6.5 on 3 acres located at 3045 South 8400 West.

The original proposal was for 34 townhomes. Based on feedback from the planning commission the applicant came up with two additional proposals, Concept A has 13 twin homes (26 units total), and Concept B has 18 single-family homes. The applicant has chosen to pursue the 18 single-family home option with traditional construction methods. Planning staff and the Unified Fire Authority (UFA) have determined that secondary access to 3100 South will not be required for the 18 single-family home development.

The Planning Commission provided a favorable recommendation, subject to the following zoning conditions:

1. The overall density is limited to 18 single-family homes (with traditional construction methods, not modular homes) for the property.

2. The driveways must be a minimum of 20 feet deep.
3. There will be no secondary access to 3100 South.

Council Member Prokopis confirmed that the garage will fit two vehicles with a 20-foot-deep driveway that will also accommodate an additional two vehicles.

Mr. Miller stated yes, that is correct.

Council Member Barney asked if the 20-foot driveway is standard in the code.

Mr. Miller stated yes.

Joe Colosimo stated in July, he started the project with 36 units. He heard what the concerns were with that plan and after talking to planning staff he decided a single-family home development would be better. The 18 single-family home development will be a traditional construction build with unfinished basements. Traffic and a second access point were a point of contention at the July meeting, and he was tasked with completing a traffic study. The development will generate approximately 16-22 vehicles during peak hours of the day.

Council Member Barney asked where the trees were going to be planted. Fifteen-foot backyards are not going to fit a shade tree and the front yards appear to be small as well.

Mr. Colosimo stated the front corner of the house can fit a 30-foot canopy tree.

Council Member Prokopis asked if the traffic study took into consideration the width of the road and what the effects would be from vehicles being parked on both sides of the road.

Mr. Colosimo stated guest parking could be added to the ends of the development.

Council Member Hull asked how many bedrooms the homes have.

Mr. Colosimo stated the homes will have 3 bedrooms, 2 baths, and an unfinished basement.

Council Member Prokopis asked if there was a price point.

Mr. Colosimo stated it is too soon to determine a price point; however, he would like to see it priced under \$450,000.

Council Member Barney, seconded by Council Member Prokopis, moved to defer a decision on the rezone to November 28, 2023. The motion passed unanimously.

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8400 West Corridor Agreement Update

Council Member Hull stated the biggest problem right now, is getting the corridor agreement so a stoplight can be installed by the time the high school opens. Utah Department of Transportation (UDOT) has agreed to get rid of the runaway truck lane and has asked Ivory to include that in its plans.

David Brickey stated there is nothing that dictates how the runaway truck lane is to be removed. Ivory has been instructed to design the subdivision around the elimination of the lane.

Council Member Hull stated UDOT has some questions regarding 8400 West and would like to meet on December 7, 2023. She can discuss the signals with them at that time. If other signals need to be adjusted, Salt Lake County should be contacted.

Jeff Miller, Planner, Greater Salt Lake Municipal Services District (MSD), stated he talked to Chip Hill, UDOT, today and set up a meeting for December 7, 2023, to discuss some of the changes that UDOT wants to see to the corridor agreement. He will bring that information back before the Council.

Matt Starley, Planner, MSD, stated Salt Lake County Engineering should be invited to attend those meetings so coordination can be made on what the corridor will look like.

2024 Magna Metro Township Budget and Setting Public Hearing

The Council reviewed the following Resolution tentatively approving the 2024 Magna Metro Township budget, setting the public hearing for public comment, and possible final adoption:

RESOLUTION NO. 2023-11-01

Date: November 14, 2023

A RESOLUTION OF THE MAGNA METRO TOWNSHIP COUNCIL TENTATIVELY APPROVING THE 2024 MAGNA BUDGET, AND SETTING THE PUBLIC HEARING FOR PUBLIC COMMENT AND POSSIBLE FINAL ADOPTION ON DECEMBER 12, 2023 AT 6:00PM

WHEREAS, the Magna Metro Township (“Magna”) is a Municipality pursuant to Utah Code Annotated (“UCA”) §§ 10-2a-401 *et seq*; and

WHEREAS, the Magna Metro Township Council (the “Council”) is the municipal governing body for Magna pursuant to UCA § 10-3B-501; and

WHEREAS, the attached 2024 Magna Budget, hereinafter known as Attachment “A,” is offered for council consideration and possible tentative approval; and

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WHEREAS, the 2024 Magna Budget shall be made available for public inspection no later than ten (10) days prior to the public hearing for the final budget pursuant to State Law;

THEREFORE, BE IT RESOLVED, by the Magna Metro Township, the Mayor and Council hereby tentatively approves the 2024 Magna Budget, attached to this resolution as listed as "Attachment A" and sets the date, time, and place for the Public Hearing to be as follows:

PLACE: Webster Center, 8952 West Magna Main Street, Magna, Utah 84044

DATE: December 12, 2023

TIME: 6:00PM; and be it further

RESOLVED, copies of the 2024 Tentative Magna Budget be available for public inspection no later than November 28, 2023 at the Salt Lake County Clerk's Office, located at 2001 South State St suite N2-700 Salt Lake City, Utah 84114, attached to the Notice of Public Hearing on the Utah Public Meeting Notice Website <https://www.utah.gov/pmn/index.html>, and posted to the Magna Metro Township Website www.magnametrotownship.org for public inspection..

APPROVED AND ADOPTED in the Magna Metro Township, Salt Lake County, Utah this 14th day of November, 2023.

MAGNA METRO TOWNSHIP:

/s/ DAN W. PEAY
Mayor

ATTEST

/s/ LANNIE CHAPMAN
Salt Lake County Clerk
Metro Township Clerk/Recorder

Council Member Barney, seconded by Council Member Hull, motioned to approve Resolution 2023-11-01 adopting the Magna Metro Township tentative budget, setting a public hearing for December 12, 2023, at 6:00 p.m., and potential final adoption. The motion passed unanimously.

2024 Magna Consolidated Fee Schedule

David Brickey stated the consolidated fee schedule has been put together with the help of the Greater Salt Lake Municipal Services District (MSD). Several components may not be relevant to Magna today but will be in a year. This is a working document, and he suggested the Council look over it and bring back its final decision on December 12, 2023.

Council Meeting Schedule 2024 Calendar

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David Brickey stated the proposed meeting schedule is set for the second and fourth Tuesdays of the month. December 24 has been removed as a meeting date.

Council Member Barney stated some meeting dates fall before holidays; the Council may want to consider changing those meeting dates.

Reducing the Number of Planning Commission Members

David Brickey stated the Council has the authority to design its planning commission to fit its needs. Magna Metro Township is the only township that has seven planning commissioners. If the Council reduces the number to five, it will need to appoint one more alternate. He will bring this item back on November 28, 2023, for a decision.

Change of Government Email Addresses

David Brickey stated the legislature put in place a requirement that government entities are required to change their emails and websites to a .gov by January 1, 2025. He suggested spending the next two months working with the Greater Salt Lake Municipal Services District (MSD) staff to advertise the change. The current Magna Metro Township website can be retained for \$248 and preserved for five years.

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Legislative Update

Paul Ashton stated last year SB 174 – Local Land Use and Development Revisions bill was passed. The bill requires a body other than the Council to act as the land use authority for subdivisions. Jay Springer, Smith Hartvigsen Attorney at Law, will be handling the ordinance amendment. The Council will still retain control over zoning issues.

The interim committee bill to convert metro townships to cities has passed out of committee. He brought up the concept of a 6-member council and it was not well received. There is no problem with changing the form of government as long as it stays the same. If the Council wants to move to a 6-member council, it can do so next year. If the bill passes the new form of government will take place on May 1, 2024.

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Manager Updates

David Brickey stated Wasatch Front Waste and Recycling District (WFWRD) will pick up green waste for the last time on December 4, 2023, and resume pick up on March 11,

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2024. Christmas trees can be picked up curbside by calling WFWRD or scheduling a pickup online.

Next Tuesday is Election Day and there will not be a meeting. He is attending a training on state and local fiscal recovery funds. There is nearly \$2,000,000 that the Council needs to figure out what it wants to do with that money in the next year. He will have more information to share with the council after the training.

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Council Member Barney, seconded by Council Member Hull, moved to close the public meeting to discuss the character, professional competence, or physical or mental health of an individual and the purchase, exchange, or lease of real property. The motion passed unanimously.

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THERE BEING NO FURTHER BUSINESS to come before the Council at this time, the meeting was adjourned.

LANNIE CHAPMAN
METRO TOWNSHIP CLERK

By _____
Deputy Clerk

CHAIR, MAGNA METRO TOWNSHIP COUNCIL

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