



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

Thursday, November 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 October 12, 2023 Planning Commission Meeting Minutes. (Motion/Voting)
- 2) Other Business Items. (As Needed)

PUBLIC HEARING(S)

REZ2023-000979 – Dan Ford is requesting approval to rezone a property from the A-1 (Agricultural) zone to M-2 (Manufacturing) zone. **Acres:** 4.49 acres. **Location:** 7415 West U-Two O One Highway. **Planner:** Shad Cook (Motion/Voting)

REZ2023-001001 - Carlos Diaz is requesting approval to rezone a property from the A-1/zc (Agricultural) zone to R-2-6.5 (Residential) zone. **Acres:** 0.29. **Location:** 8020 West 3100 South. **Planner:** Justin Smith (Motion/Voting)

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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File #REZ2023-000979

Rezone Summary and Recommendation

Public Body: Magna Metro Township Planning Commission

Meeting Date: November 9th, 2023

Parcel ID: 14-21-402-002-0000; 14-21-402-003-0000

Current Zone: A-1/zc

Proposed Zone: M-2

Property Address: 7415 W UTWO O ONE HWY

Request: Rezone

Planner: Shad Cook

Planning Staff Recommendation: Approval

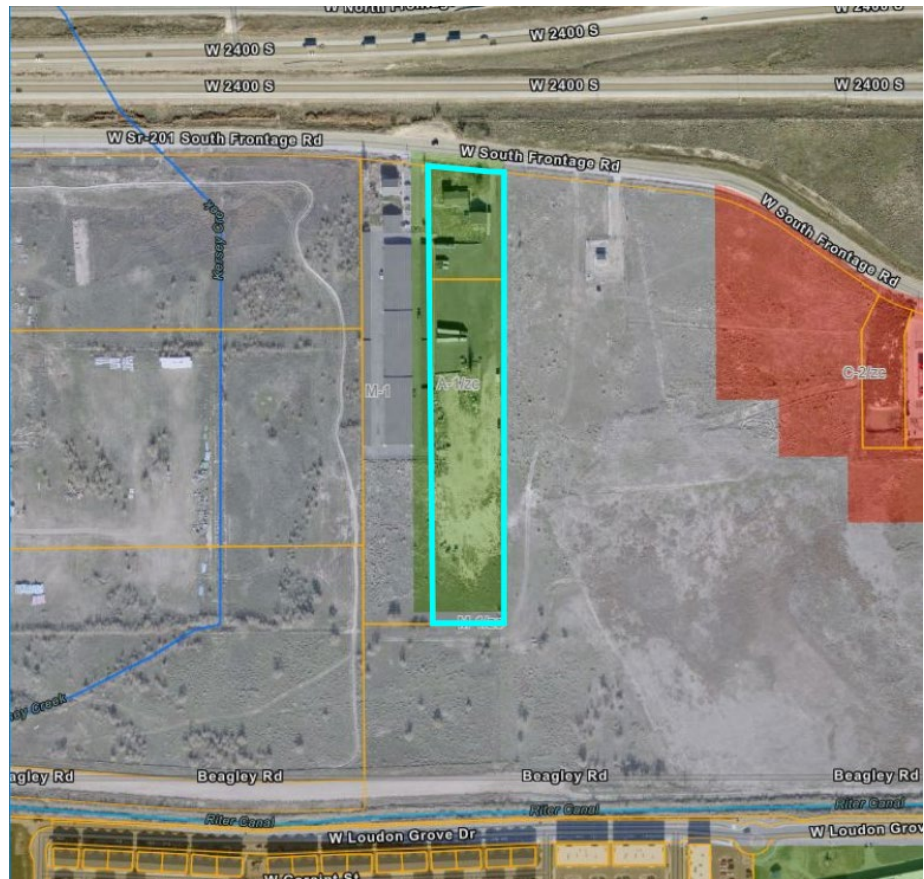
Applicant Name: Dan Ford

PROJECT DESCRIPTION

The applicant, Dan Ford, is requesting to rezone the property at 7415 W UTWO O ONE HWY. The property is currently zoned A-1/zc, with zoning conditions related to agricultural uses. The applicant hopes to rezone the property to M-2 to facilitate a large-scale vehicle repair operation. The M-1 zone was originally considered, as that zone also allows vehicle repair use. The proposed scale of the project, however, exceeds the accessory outdoor storage limitations. As such, the storage yard use will be required in conjunction with the vehicle repair use. The storage yard use is only allowed in the M-2 zone.

SITE & VICINITY DESCRIPTION

The property is located south of the U201 freeway and fronts on South Frontage



Road. The parcel is currently zoned A-1 Agricultural, though aerial photography shows that the property has been utilized at some point for industrial uses, namely the storage of trucking equipment. The parcel is surrounded by M-1 zoning, with the closest commercial and residential zones being approximately 500 feet away. This property is adjacent to an existing storage facility and is near the new FedEx facility. Kersey Creek is approximately 500 feet to the west of this project. The Riter Canal is about 450 feet to the south.

GENERAL PLAN CONSIDERATIONS

Planning Area 2 – The Northeast Neighborhoods Area

The area north of the Riter Canal and south of SR-201 is prime industrial and commercial development property. This area has been marketed as a new employment center that will bring additional jobs and customer base to Magna.

The SR201 corridor is a major industrial and commercial corridor in the Salt Lake valley. Frontage roads along SR-201 provide access from the 7200 and 8000 West intersections to industrial and commercial properties in this area of Magna. Most properties within Magna along the corridor are underutilized compared to properties further east along the corridor in West Valley and Salt Lake cities.

General Plan Recommendation:

The Magna General Plan, which was adopted in 2021, recognizes the industrial potential of this area. This rezone application is consistent with the general plan considerations for future land use.

LAND USE CONSIDERATIONS

Aerial photography shows that the property has been used at some point in a small capacity for equipment and truck storage – albeit without a land use permit. That use is not currently allowed in the A-1 zone.

While this rezone application is separate from the future vehicle repair and storage yard applications, the current proposed use includes a large-scale vehicle repair operation. Foreign cars will generally be imported from Canada. The instrument cluster will be changed from metric to imperial, and then the cars will be moved and sold off-site.

Any new land use application at this site will be reviewed based on the new Title 19 code. This includes updated landscaping, screening, and surfacing requirements.

ISSUES OF CONCERN/PROPOSED MITIGATION

No issues of concern have been identified at this time.

NEIGHBORHOOD RESPONSE

No neighborhood responses have been recorded at this time.

REVIEWING AGENCIES RESPONSE

This rezone application has been sent to the following agencies to verify compliance based on the Magna Township Code of Ordinances and other adopted standards. The reviewing agencies have considered a rezone to both the M-1 and M-2 zone.

AGENCY: Geology DATE: 10.27.23
RECOMMENDATION: Approval

AGENCY: Grading DATE: 10.26.23
RECOMMENDATION: Approval

AGENCY: Urban Hydrology DATE: 10.27.23
RECOMMENDATION: Approval

AGENCY: Traffic DATE: 10.27.23
RECOMMENDATION: Approval

AGENCY: Boundary DATE: 10.17.23
RECOMMENDATION: Approval

AGENCY: Unified Fire Authority DATE: 10.16.23
RECOMMENDATION: Approval

AGENCY: Building DATE: 10.16.23
RECOMMENDATION: Approval

PLANNING STAFF RECOMMENDATION

The MSD Planning Staff recommends that the Magna Planning Commission forward a recommendation to the Magna Metro Township Council to approve the rezone of the subject property from A-1/zc to M-2.

Attachments:

Narrative
Preliminary Layout Plan
Boundary Exhibit

Dear Planning Department,

I am writing to request a zone change for the 4.49 acre property located at 7415 Highway 201 in Magna Utah. The current zoning designation for this property is A-1, but I am seeking approval to change it to M-2 zoning. This change aligns with uses in the area.

The primary motivation behind this zone change request is to bring the property in line with the established zoning patterns in the area, promoting a harmonious and cohesive environment. This proposed change is crucial for us to utilize the property in a manner that is consistent with the M-2 zone, which is more suited to our intended use.

We believe that this zone change is not only in line with the town's comprehensive plan but is also consistent with the existing land use patterns in the area. It will not result in any adverse impacts on the surrounding properties or the community as a whole.

I have attached all the required documents, including a site plan, legal descriptions, and other necessary materials, to support this zone change application.

I kindly request the city planning department's consideration and support for this zone change application, as it aligns with the surrounding uses and zones.

Thank you for your time and attention to this matter. I look forward to your positive response.

Sincerely,

Dan Ford, MBA

Senior Vice President | Utah

dan.ford@colliers.com | [View my profile](#)

Direct: +1 801 666 5502 | Mobile: +1 801 420 0137

2100 Pleasant Grove Blvd. Suite 200 | Pleasant Grove, Utah 84062 | USA

Proposed Site plan for 7415 West South side of 201 Hwy.

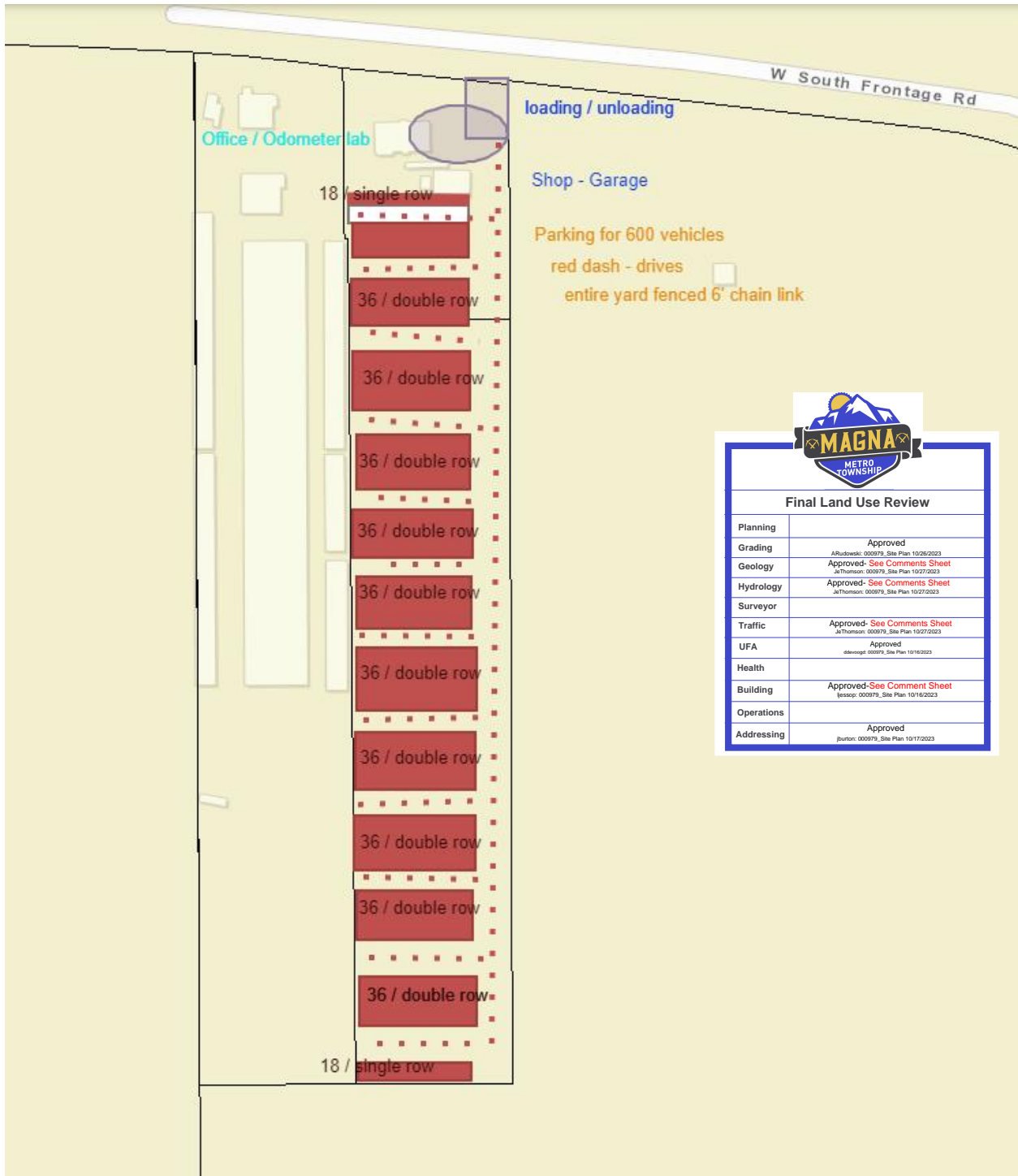


EXHIBIT "A"
Legal Description

Parcel No: 14214020020000, 14214020030000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED MAGNA, IN THE COUNTY OF SALT LAKE, STATE OF UTAH, AND IS DESCRIBED AS FOLLOWS:

Parcel 1:

Beginning at a point on the Southerly Right of Way of the Freeway known as Project No. 018-1, said point being South 89°58'32" West 1306.25 feet and South 00°02'02" East 198.78 feet from the Northeast corner of the Southeast Quarter of Section 21, Township 1 South, Range 2 West, Salt Lake Base & Meridian and running; thence South 00°02'02" East 254.09 feet; thence South 89°45'14" West 177.81 feet; thence North 00°09'13" West 88.52 feet; thence South 89°50'47" West 3.97 feet; thence North 00°09'13" West 185.47 feet to a point on the Southerly Right of Way of said freeway known as Project No. 018-1, said point being on a non-tangent 5699.60 foot radius curve to the right; thence along said 5699.60 foot radius curve 118.38 feet (chord bears South 84°13'20" East 118.37 feet); thence along said southerly right of way South 83°37'38" East 64.99 feet to the point beginning.

PARCEL 2:

Beginning at a point South 89°58'32" West 1306.25 feet and South 00°02'02" East 452.87 feet from the Northeast corner of the Southeast Quarter of Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian and running; thence South 00°02'02" East 834.33 feet; thence South 89°56'20" West 176.06 feet; thence North 00°09'13" West 833.75 feet; thence North 89°45'14" East 177.81 feet to the point of beginning.



G R E A T E R S A L T L A K E
**Municipal Services
District**

Planning and Development Services

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

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Files # REZ2023-001001

Conditional Use Summary

Public Body: Magna Planning Commission

Meeting Date: November 9, 2023

Parcel ID: 14-29-276-026-0000

Current Zone: A-1/zc

Property Address: 8020 W 3100 S

Request: Rezone from A-1 to R-2-6.5

Applicant Name: Carlos Diaz

MSD Planner: Justin Smith

MSD Planning Staff Recommendation: Planning Commission Approval

PROJECT SUMMARY

The applicant, Carlos Diaz, is applying for a rezone from A-1/zc to R-2-6.5. The applicant intends to build a twin home on the lot.

SITE & ZONE DESCRIPTION

This property is located on the corner of 8000 W and 3100 S. The A-1/zc is zoned as A-1 with a zoning condition prohibiting duplexes and group dwellings. The west side of 8000 W is zoned A-1/zc and is mostly single-family homes. To the east across 8000 W is the Shadow Run Estates subdivision, which is zoned R-1 -7. To the west there is one lot that is zoned A-1/zc and behind that lot is the C.W. Farms subdivision, which is R-1-7/zc. To the south, across 3100 S, is the Oquirrh Canyon subdivision, which is zoned R-1-6. To the southeast, across the 8000 W 3100 S intersection the properties are zoned R-2-6.5 and there are several duplexes.

There is medium and high density housing along the 8000 W corridor, including duplexes on the 8000 W 3100 S intersection and further south along 8000 W. Closer to 3500 S, there is a mixture of dwelling groups, duplexes, and the Copperfield Place condominiums.

The Wasatch Front Regional Council (WFRC) long range plan shows a buffered bike lane being placed along 3100 S from 8400 W to 7200 W. This would run right in front of this property. The applicant has been made aware that there is a possible requirement to dedicate a portion of the front yard and is prepared to do so. The site plan supplied by the applicant assumes that a portion of the front yard would be dedicated in order to match the property lines that exist along 3100 S to the east of 8000 W and match the rear boundary of the C.W. Farms subdivision.

Review Criteria

The Planning Commission makes recommendations to the Township Council for rezones. The Township Council is the decision making body for rezones and will weigh the recommendation of the Planning Commission.

MSD staff has reviewed the application and has found that the proposal is consistent with the surrounding land uses as well as the general plan. Full compliance with required ordinances and policies will be verified through the subsequent technical review process before the issuance of the Land Use permit, and building inspection process. Staff finds that the application meets, or will meet with conditions, all required standards of the ordinance necessary for the rezone.

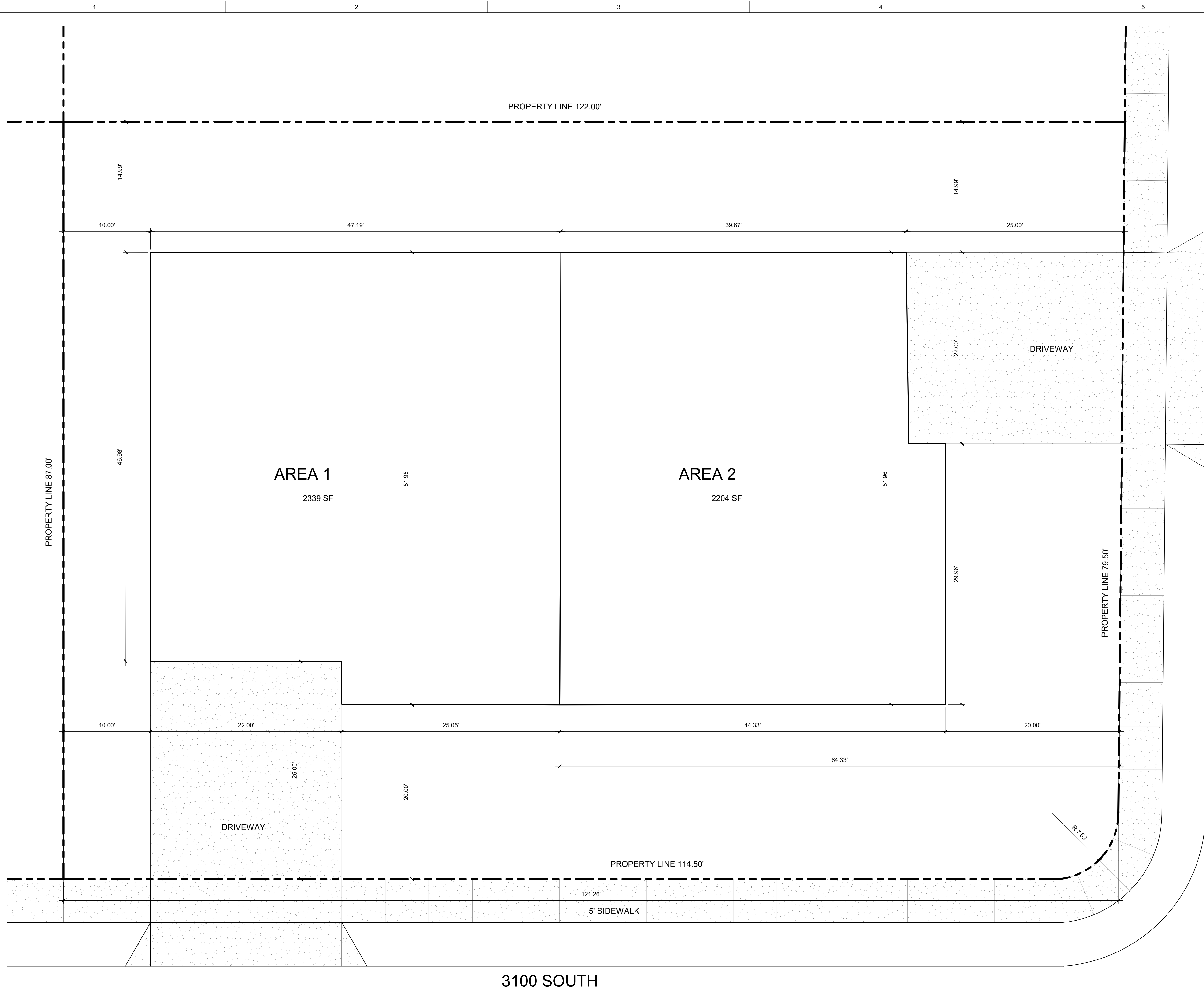
PLANNING STAFF RECOMMENDATION

Based on the findings stated above, the MSD Planning Staff recommends that the Magna Planning Commission recommend approval for the rezone from A-1/zc to R-2-6.5.

ATTACHMENTS:

- A. Site Plan
- B. Legal description
- C. Narrative
- D. Zoomed out Parcel view

10/5/2023 12:02:07 PM



REFERENCE NOTES

Final Land Use Review	
Planning	
Grading	
Geology	Approved- See Comments Sheet JLThomson: 8/22/23 & 9/10/23 & Duplex 10/23/2023
Hydrology	Approved- See Comments Sheet JLThomson: 8/22/23 & 9/10/23 & Duplex 10/23/2023
Surveyor	
Traffic	Approved- See Comments Sheet JLThomson: 8/22/23 & 9/10/23 & Duplex 10/23/2023
UFA	Approved JLThomson: 8/22/23 & 9/10/23 & Duplex 10/11/2023
Health	
Building	
Operations	
Addressing	

SITE LEGEND

PROPERTY LINE AND CONSTRUCTION LIMIT LINE

PRIVATE RESIDENCE
8020 W 3100 S MAGNA, UT 78712
CARLOS DIAZ
SCHEMATIC DESIGN

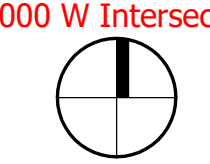
DATE	REVISION

PROJECT NUMBER 230901
FILE
DRAWN BY AC
CHECKED BY
SCALE 3/16" = 1'-0"
ARCH. SITE PLAN

A001

A1 ARCH. SITE PLAN
SCALE: 3/16" = 1'-0"

UFA Note:
Existing fire hydrant located on the SE corner of the 3100 S 8000 W Intersection.



LEGAL DESCRIPTION

8020 W 3100 S MAGNA

BEG N 89°17'23" W 73.11 FT FR E 1/4 COR OF SEC 29, T 1S, R 2W, SLM; N 89°17'23" W 58.89 FT M OR L; N 00°42'37" E 110.5 FT; S 89°17'23" E 132 FT; S 00°51'05" W 82.67 FT M OR L; N 89°42'25" W 33 FT; S 74°04'38" W 41.65 FT; S 00°42'37" W 15.67 FT TO BEG. 0.29 AC. 08922-6953 10740-8424

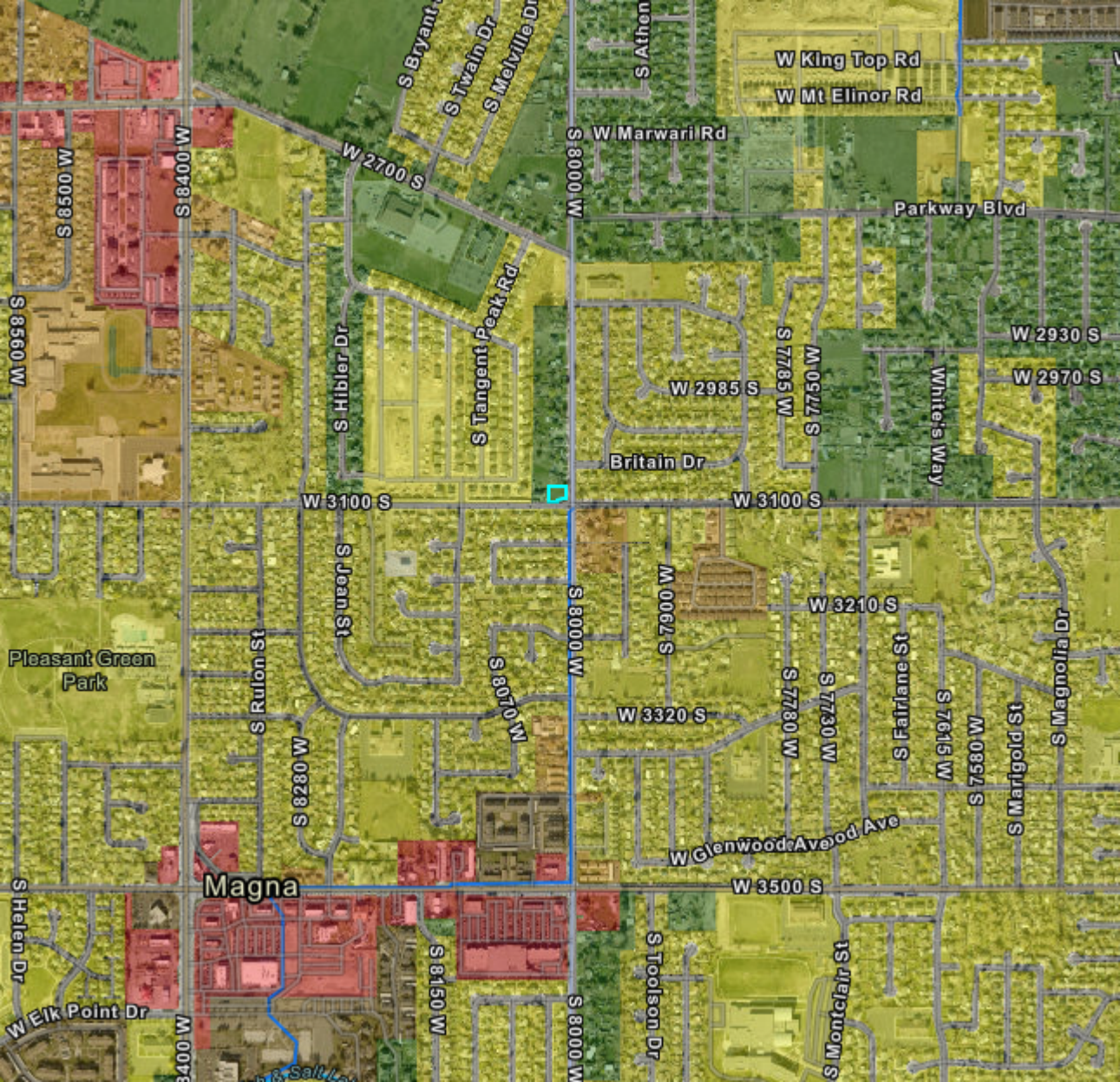
NARRATIVE

Our plan is to build a twin home in this lot. The current zoning is A-1. According to our site plan is a big lot for a single house.

Please see site plan for more details.

Thanks

Carlos



Magna

W King Top Rd

W Mt Elinor Rd

W Marwari Rd

Parkway Blvd

W 2930 S

W 2970 S

W 2985 S

Britain Dr

White's Way

W 3100 S

W 3100 S

W 3210 S

Pleasant Green Park

M 0067 S

W 3320 S

S Rulon St

S Jean St

S 8070 W

S 8000 W

S 7780 W

S 7730 W

S Fairlane St

S 7615 W

W 0055 S

S Marigold St

S Magnolia Dr

W Glenwood Ave

W 3500 S

W Elk Point Dr

M 0007 S

S 8150 W

S 8000 W

S Toolson Dr

S Monticello Dr

S Helen Dr

S Bryant Dr

S Twain Dr

S Melville Dr

S Athen

S Salt Lake