



Planning and Development Services
2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050
Phone: (385) 468-6700 - msd.utah.gov

#EXP2023-001032

Exception Summary and Recommendation

Public Body: Magna Metro Township Planning Commission
Meeting Date: December 14th, 2023
Parcel ID: 14-21-376-065-0000
Current Zone: A-1/zc
Project Address: 2600 S SINBAD WAY (AKA 7796 W BLAWN WASH LN)
Request: Roadway Development Exception

Planner: Shad Cook
Planning Staff Recommendation: Recommend approval to Magna Council
Applicant Name: Ben Hansen

PROJECT DESCRIPTION

The applicant, Ben Hansen, is requesting an exception to driveway standards for the Gabler's Grove Phase 6 and 7 Subdivision Project (PUD2023-000965). The current plan shows townhomes with a rear-load design. The units will be accessed from Trout Creek Lane, which is a proposed private road in the subdivision. The units on the north side of the road will have single-car garages and the units on the south will have two-car garages. Due to the nature of rear-load townhomes, the driveways of each unit will be between three-and-a-half and four-and-a-half feet apart.

SITE & VICINITY DESCRIPTION

The parcel associated with this project is on the northwestern border of the Gabler's Grove development. This phase of the project fronts on Blawn Wash Lane, which is approximately 2500 South. The project area is surrounded by single-family and multi-family units. The northern portion of this parcel fronts on the Riter Canal. This parcel is adjacent to Phase 5 of the Gabler's Grove development. Phase 5 has a similar driveway design and also went through the exception process. The exception for Phase 5 was approved by the Council in September 2023.



ISSUES OF CONCERN/PROPOSED MITIGATION

No significant issues of concern have been found by MSD staff or reviewing agencies.

NEIGHBORHOOD RESPONSE

None received as of the writing of this report.

PLANNING STAFF ANALYSIS

Title 14 of the Magna Township Code of Ordinances includes procedures, standards, and requirements for developing roadways within the Township. This includes driveway connections on public or private streets. Developers are generally responsible for installing these improvements based on approved plans.

14.12.110 - Driveways

C. There shall be a minimum ten feet distance between all approved driveways.

The ordinance allows for exceptions to this requirement in cases where unusual topographic, aesthetic, or other exceptional conditions exist. The exception must be approved by the council after receiving recommendations from the Planning Commission and Public Works Engineering.

14.12.150 - Exceptions

In cases where unusual topographical, aesthetic, or other exceptional conditions or circumstances exist, variations or exceptions to the requirements of this chapter may be approved by the mayor after receiving recommendations from the planning commission and the public works engineer; provided, that the variations or exceptions are not detrimental to the public safety or welfare.

It should be noted that while the ordinance refers to approval by the mayor, this is simply a remnant of the Salt Lake County Code. The Magna Township Council, as the elected legislative body in Magna, has the authority to grant this exception.

This project falls under a Master Development Agreement, which was approved by the Magna Township Council in 2017. The agreement includes density allowances and design standards for the Gabler's Grove development. The agreement does not have include specific parking standard for townhome units. The agreement does include a street setback, which may impact driveway length. The setback standard for townhome units is ten feet from the street and ten feet between buildings.

Planning staff has coordinated with Salt Lake County Public Works Engineering and other reviewing agencies to ensure that there will be no detriment to the public good.

REVIEWING AGENCIES RESPONSE

Salt Lake County Public Works Engineering has reviewed the proposed driveway layout and has found that an exception would not be detrimental to the public safety or welfare. They have provided a letter (attached below) recommending approval of the exception.

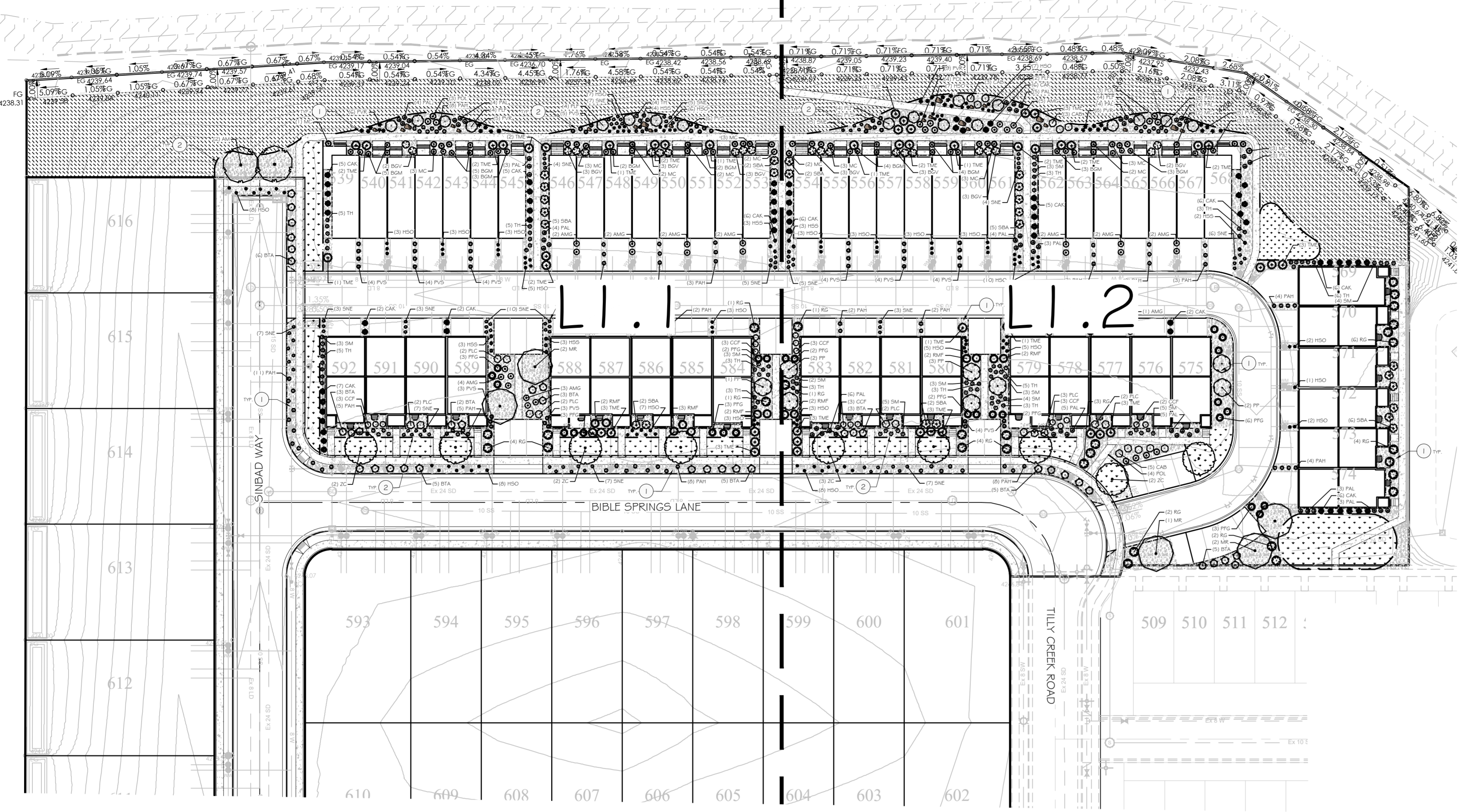
PLANNING STAFF RECOMMENDATION

The MSD Planning Staff recommends that the Magna Planning Commission forward a recommendation to the Magna Council that the exception from driveway width requirements be approved with the following conditions:

1. That the applicant works with MSD staff and outside review agencies to comply with final plat procedures prior to plat recordation of the associated Gabler's Grove subdivision plat(s).

Attachments:

1. Site/Landscape Plan
2. Engineering Recommendation Letter



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AM	Acer x 'Pacific Sunset'	Pacific Sunset Maple	2" Cal.	2
MR	Malus x 'Royal Raindrops'	Royal Raindrops Crabapple	1.5" Cal.	5
PLF	Pinus longaeva 'Formal Form'	Formal Form Bristlecone Pine	6" Ht.	18
PP	Pyrus calleryana 'Capital'	Capital Flowering Pear	1.5" Cal.	8
ZC	Zelkova serrata 'JFS-KW 1'	City Sprite® Japanese Zelkova	2" Cal.	9

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
ATM	Aronia melanocarpa 'UNCONNAMO 12'™	Ground Hug Black Chokeberry	5 gal.	29
BTA	Berberis thunbergii 'Aurea Nana'	Golden Dwarf Japanese Barberry	5 gal.	37
BGM	Buxus x 'Green Mountain'	Green Mountain Boxwood	2 gal.	34
BGV	Buxus x 'Green Velvet'	Green Velvet Boxwood	3 gal.	22
CCF	Caryopteris x clandonensis 'First Choice'	First Choice Bluebeard	2 gal.	17
CAB	Cornus alba 'Bailhali'™	Ivory Halo Dogwood	5 gal.	11
MC	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	5 gal.	34
POL	Physocarpus opulifolius 'Donna May'™	Little Devil Ninebark	5 gal.	14
PPF	Potentilla fruticosa 'Goldfinger'	Goldfinger Bush Cinquefoil	5 gal.	26
PLC	Prunus laurocerasus 'Chestnut Hill'	Chestnut Hill English Laurel	5 gal.	13
RG	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal.	29
RMF	Rosa x 'Meipsidue' Fire Meidiland	Fire Red Meidiland Rose	5 gal.	13
SM	Spiraea japonica 'Walburna'	Magic Carpet Japanese Spirea	5 gal.	35
SBA	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Bumald Spirea	5 gal.	24
TME	Taxus x media 'Everlow'	Everlow Yew	5 gal.	50
TH	Taxus x media 'Huber's Tawny Gold'	Huber's Tawny Gold Anjojap Yew	5 gal.	51

ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
CAK	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	66
HSS	Helictotrichon sempervirens 'Sapphire'	Sapphire Blue Oat Grass	1 gal.	18
PVR	Panicum virgatum 'Rotstrahlbusch'	Rotstrahlbusch Red Switch Grass	1 gal.	33
PVS	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 gal.	51
FAH	Fanicetum alopecuroides 'Hameln'	Hameln Fountain Grass	1 gal.	87

PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
HGO	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal.	121
PAL	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 gal.	60
SNE	Salvia nemorosa 'East Friesland'	East Friesland Meadow Sage	1 gal.	88

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	NR		NATIVE CABIN BLEND		HYDROMULCH 22,949 sf
	PP2	Poa pratensis	Kentucky Bluegrass	sod	7,542 sf

REFERENCE NOTES SCHEDULE

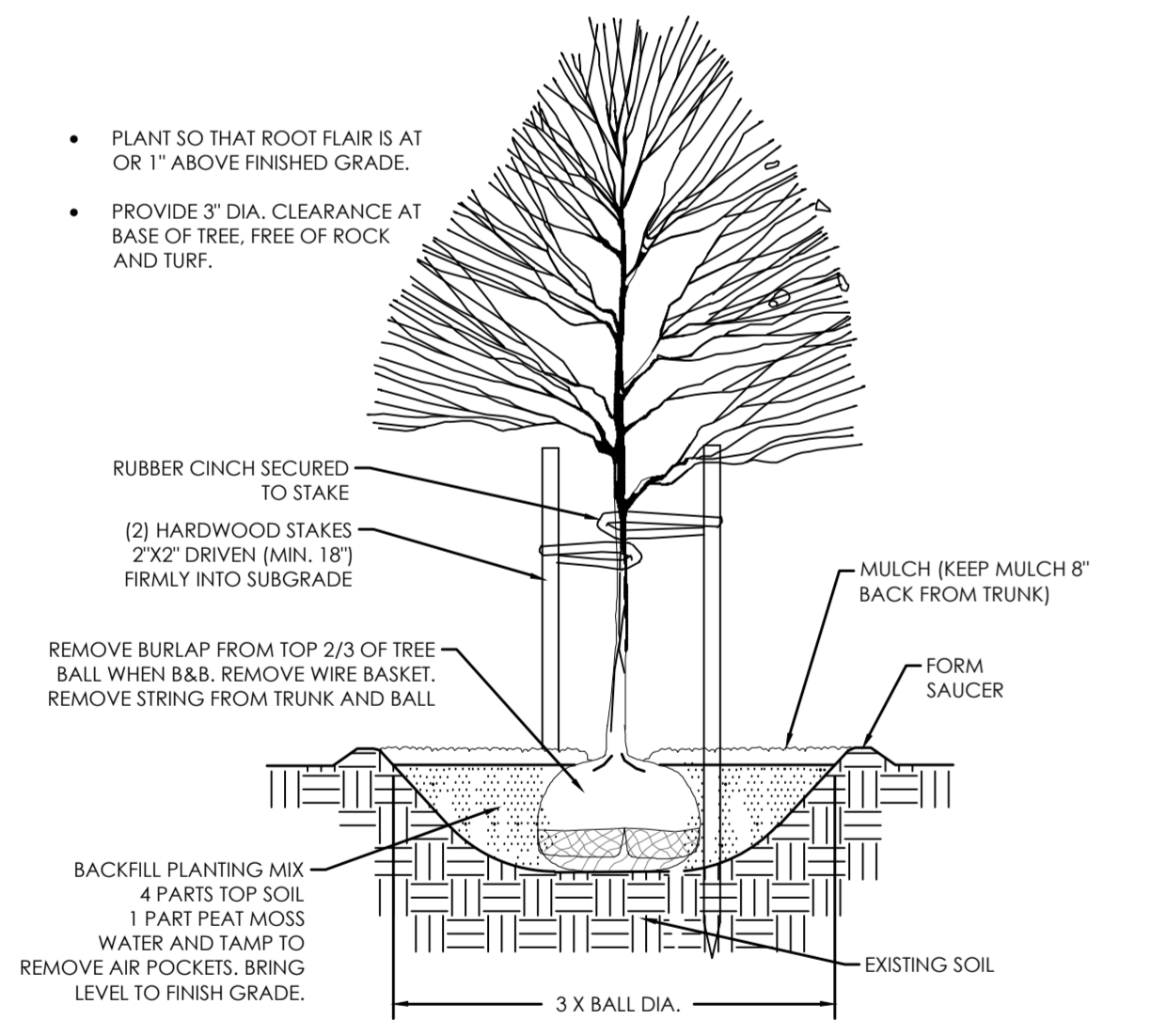
SYMBOL	DESCRIPTION	QTY
①	Crushed Rock, Size: 1"-2", Soma Crushed Rock, From Utah Landscaping Rock in Nepht, Utah	26,202 sf
②	Steel Edging, 3/16" x 4" Height	

NATIVE CABIN GRASS BLEND

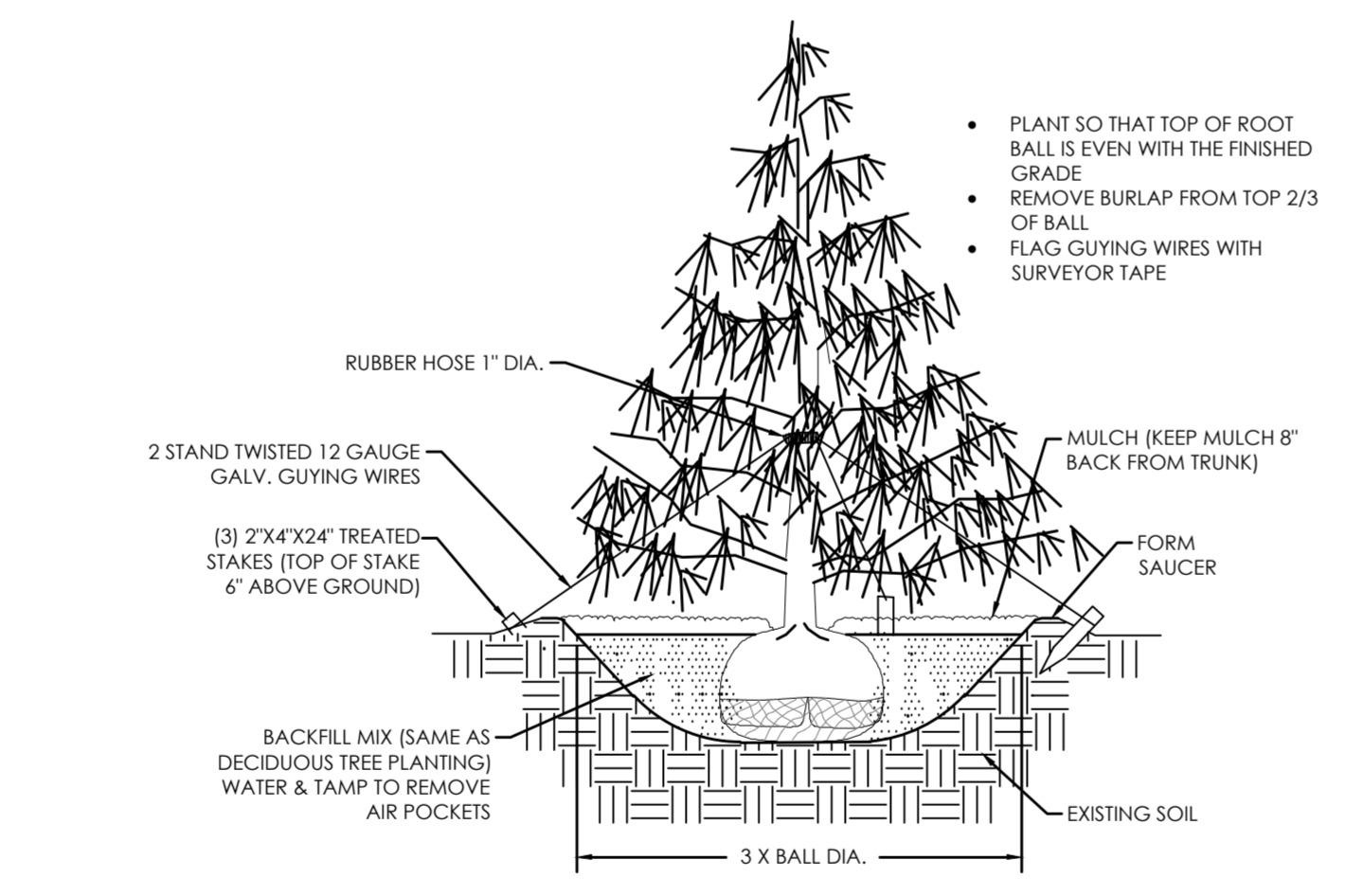
SPECIES	PLS/ACRE
MOUNTAIN BROME (BROMUS MARGINATUS)	7.50
SLENDER WHEATGRASS (ELYMUS TRACHYCAULUS S5P. TRACHYCAULUS)	6.25
SANDBERG BLUEGRASS (POA SECUNDA S5P. SANDBERGII)	1.25
BIG BLUEGRASS (POA SECUNDA S5P. AMPLA)	1.25
SHEEP FESCUE (FESTUCA OVINA)	1.25
WESTERN WHEATGRASS (FASCOPYRUM SMITHII)	5.00
BEARDLESS BLUEBUNCH WHEATGRASS (PSEUDOROERIA SPICATA S5P. INERMIS)	2.50
TOTAL	25.00 LBS.

- APPLICATION:**
- APPLY 4 TO 6 INCHES OF NATIVE TOP SOIL TO DISTURBED AREAS. TOPSOIL SHALL COME FROM THE LOCAL AREA OR STOCKPILED TOPSOIL FROM AREAS BEING DISTURBED. NO SUBSURFACE SOIL SHALL BE USED. IT IS IMPORTANT TO USE SOIL THAT HAS MINIMAL AMOUNT OF WEED SEED.
 - APPLY SEED MIX AT A RATE OF TWENTY FIVE POUNDS PER ACRE (25 LBS./AC.). APPLY SEED MIX BY DRILLING OR LIGHTLY RAKE INTO 1/4" OF SOIL.
 - AFTERWARDS, APPLY HYDROMULCH OVER DRILL SEEDED AREAS USING SILVA FIBRE MULCH AT 1400 LBS. PER ACRE.
 - SEED MIX APPLICATION TO BE FROM OCTOBER 15 TO DECEMBER 15 AND WHEN SOIL TEMPERATURE IS CONSISTENTLY BELOW 50 DEGREES F. (SEED MIX PROVIDED BY GRANITE SEED, LEHI, UTAH)

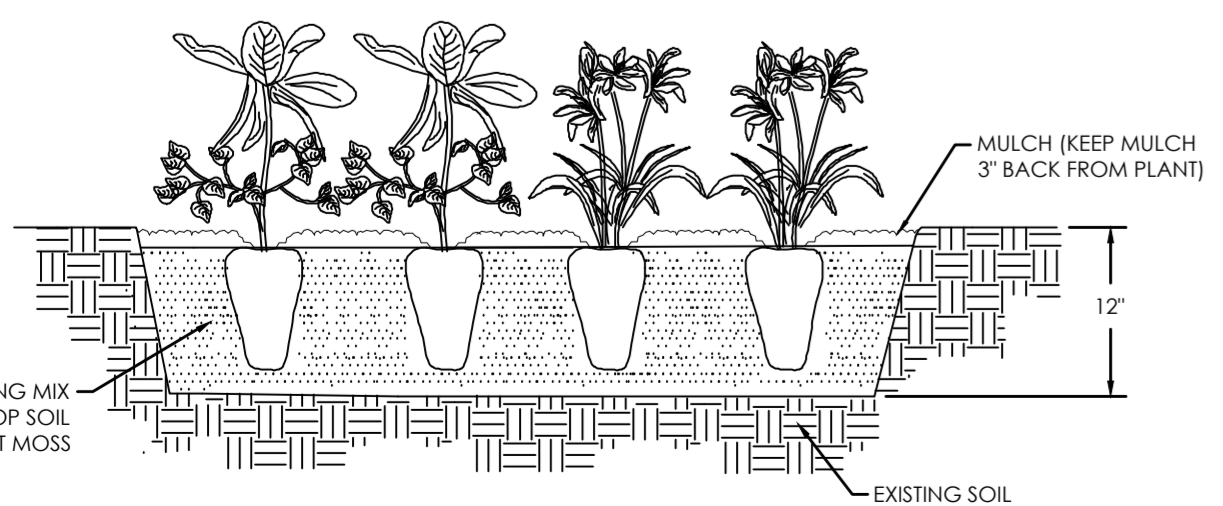
- BOULDER NOTES:**
- INSTALLER IS TO BE RESPONSIBLE TO PREVENT ANY SEVERE CHIPPING OR DAMAGE TO BOULDERS DURING THE PLACEMENT PROCESS.
 - BOULDERS ARE TO BE PLACED USING CABLES FROM A LOADER BOOM OR A BOULDER PLACEMENT BOOM.
 - BOULDER IS TO ULTIMATELY BE SET TO A MINIMUM OF 1/3 BURIED (SEE DETAIL).
 - ALL CAVITIES AND VOIDS NEAR THE BOTTOM OF THE BOULDER ARE TO BE SET BELOW FINISH GRADE.



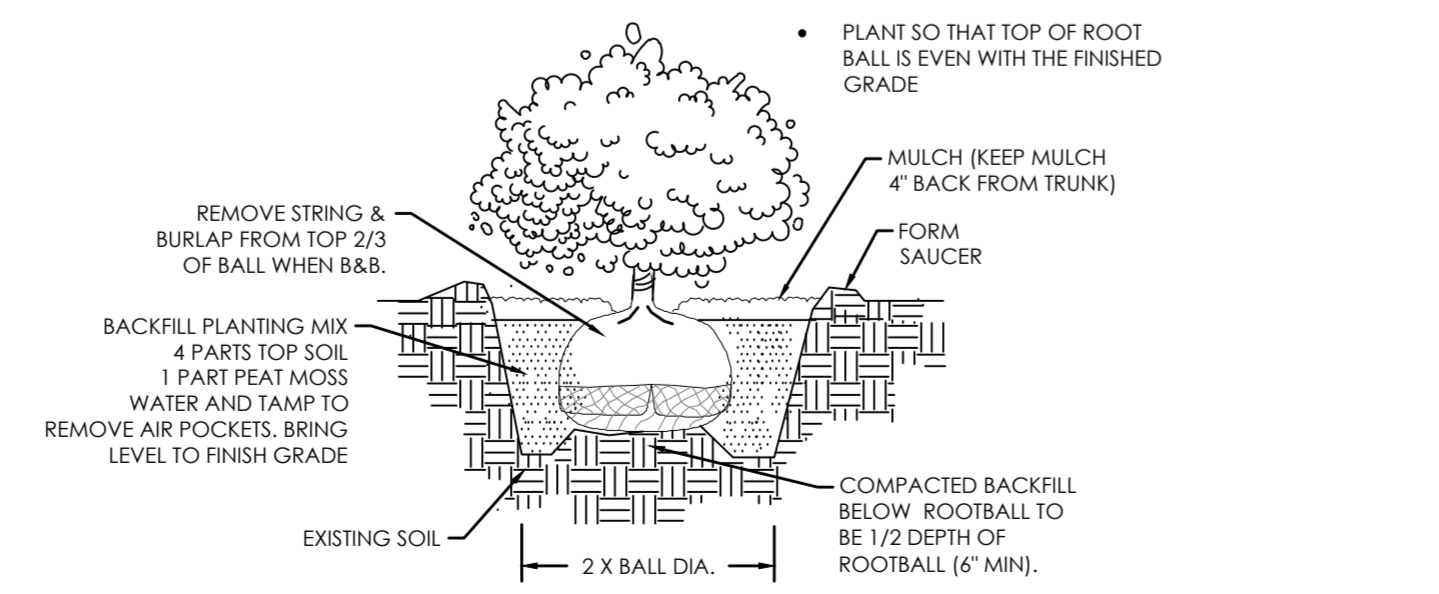
A TREE PLANTING & STAKING
NOT TO SCALE



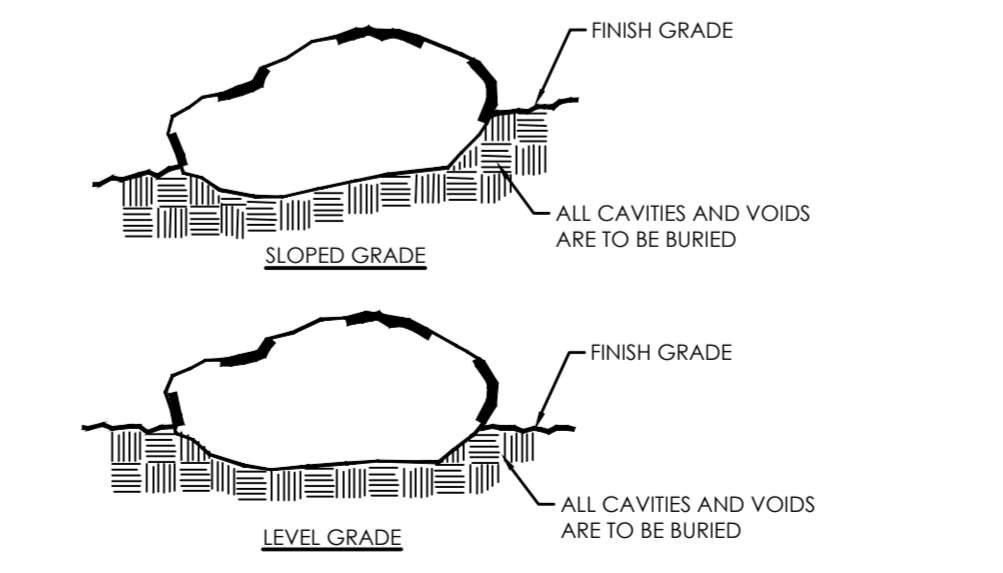
B EVERGREEN PLANTING & GUYING
NOT TO SCALE



D PERENNIAL PLANTING
NOT TO SCALE



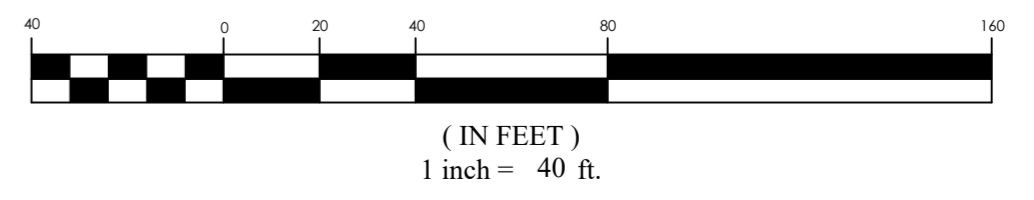
C SHRUB PLANTING
NOT TO SCALE



E BOULDER DETAIL
NOT TO SCALE



GRAPHIC SCALE





November 30, 2023

Jenny Wilson
Mayor

Catherine Kanter
Deputy Mayor of Regional
Operations

Scott R. Baird, P.E.
Director, Public Works
and Municipal Services

Kade D. Moncur, P.E., CFM
Director, Public Works
Engineering Division

**PUBLIC WORKS
ENGINEERING DIVISION**

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2001 South State Street
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To Whom It May Concern,

This recommendation letter is in consideration of the following proposed development:

Application: 000965 – Gabler’s Grove Phases 6 (Townhomes)

Location: 7774 W 2820 S Magna, Utah 84044

Similar to other private roadways within previous phases of this development, Trout Creek Lane (a private roadway) is proposed to be bounded by mountable curb and gutter, therefore no driveway flares are required for the fronting driveways. And since the proposed phase currently appears to meet all other applicable roadway standards, it is the recommendation of Salt Lake County Public Works Engineering that an exception be granted for the 10’ driveway offset distance requirement along the Trout Creek Lane frontage of this project.

Regards,

Jefferson Thomson, PE
Salt Lake County
Public Works Engineering