



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, April 11, 2024 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.

PUBLIC HEARING(S)

REZ2023-001004 – Pablo Tovar is requesting approval to rezone a property from the M-1 Manufacturing zone to the M-2 Manufacturing zone. **Acreage:** 3.96 acres. **Location:** 7251 West 2100 South. **Planner:** Shad Cook (Motion/Voting)

BUSINESS MEETING

- 1) Approval of the January 11, 2024 Planning Commission Meeting Minutes. (Motion/Voting)
- 2) Planning Staff will update the Planning Commission on progress made toward the Magna Historic District Area Plan Project. **Planner:** Matt Starley
- 3) Other Business Items. (As Needed)

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 #REZ2023-001004

Rezone Summary and Recommendation

Public Body: Magna Metro Township Planning Commission

Meeting Date: April 11th, 2024

Parcel ID: 14-21-200-023-0000

Current Zone: M-1 – Manufacturing

Proposed Zone: M-2 – Manufacturing

Property Address: 7251 W 2100 S

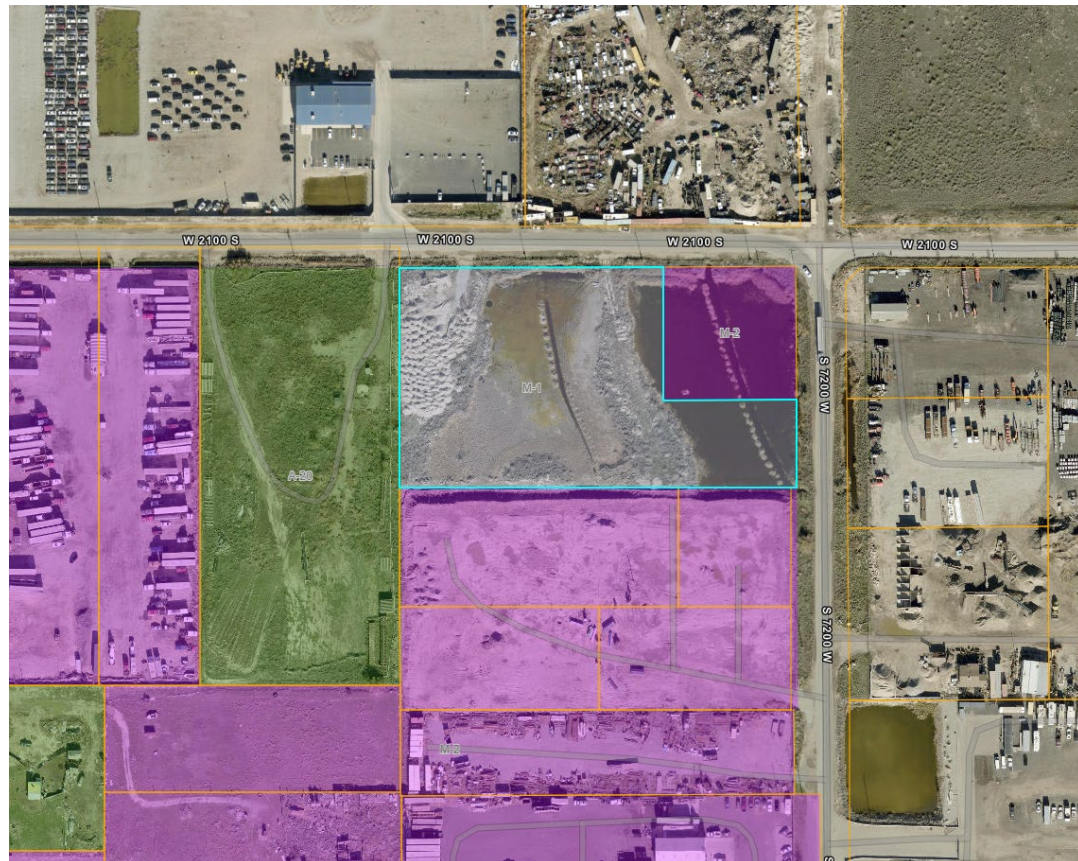
Request: Rezone

Planner: Shad Cook

Applicant Name: Pablo Tovar

PROJECT DESCRIPTION

The applicant is proposing to rezone the property at 7251 West 2100 South. The property is currently zoned M-1. This property received conditional use approval in January of 2023 to use a portion of the lot as a storage yard. The applicant is now hoping to expand the approved storage yard area. As the storage yard use is no longer allowed in the M-1 zone, a rezone to the M-2 zone is necessary. The intent of the M-1 zone is to provide a flexible mix of lighter industrial uses, such as warehousing and wholesale. The M-2 zone is meant to support more intense industrial uses, such as distribution centers and resource processing.



SITE & VICINITY DESCRIPTION

The property is located on 2100 S. The property borders Salt Lake City to the North and West Valley City to the East. This parcel is surrounded by mostly industrial uses and zoning. A vacant parcel to the West is zoned A-20. Properties to the South and Northeast are zoned M-2.

GENERAL PLAN CONSIDERATIONS

Planning Area 1 – The Industrial/Preservation Area

The area north of the Riter Canal to I-80 includes property appropriate for development as an industrial area to add employment opportunities and tax base to Magna

- *Primary Uses: Industrial, Highway commercial*
- *Prohibited Uses: Residential*
- *Special Features and Considerations: Area designated as A-20 should be rezoned to fit a more specific purpose for intended future use. This area is also within the UIPA boundary and will likely see development moving south towards Highway 201.*

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

The existing parcel meets the lot area, width, and access requirements of the M-2 zone.

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

Chapter 19.16 of the Magna Township Code of Ordinances contains the procedure and approval guidelines for rezones.

3. Action by Planning Commission.

- The Planning Commission shall consider a proposed zoning map or text amendment in a public hearing.*
- After the close of the public hearing, the Planning Commission may evaluate the application against the applicable standards in Subsection D below and shall make a recommendation to the Council for approval, modified approval, or denial.*

4. Action by Council.

- The Council shall consider the application within forty-five (45) days of receiving a recommendation from the Planning Commission.*

- b. After considering the recommendation of the Planning Commission at a public meeting, the Council may approve, deny, alter, or remand for further review and consideration any application.*

D. Approval Standards. The Planning Commission recommendation and the Council decision on any zoning map or text amendment are matters of legislative discretion. In making a recommendation and decision, the Planning Commission and the Council, respectively, may consider one or more of the factors... below.

- 1. The proposed amendment is compatible with the Adopted General Plan.*
- 2. The proposed amendment promotes the public health, safety and welfare.*
- 3. The proposed amendment is a more suitable zoning classification for the property than the current classification.*
- 4. The proposed amendment is compatible with the intent and general purposes of this Ordinance.*
- 5. The proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.*
- 6. The proposed amendment benefits the citizens of the Municipality as a whole.*
- 7. The proposed amendment does not create a significant number of nonconformities.*
- 8. The proposed amendment is compatible with the trend of development, if any, in the general area of the property in question.*

ISSUES OF CONCERN/PROPOSED MITIGATION

No issues of concern have been identified at this time.

NEIGHBORHOOD RESPONSE

Notice of this proposal has been mailed to neighboring property owners within 300 feet of the property. No responses have been received as of the writing of this report.

REVIEWING AGENCIES RESPONSE

This rezone application has been sent to a number of agency reviewers. The rezone proposal has been verified to comply with all applicable ordinances. Any future use (or an expansion of an existing use) will be reviewed for compliance prior to land use approval.

PLANNING STAFF RECOMMENDATION

The Magna Metro Township Planning Commission should consider motions to recommend approval, approval with conditions, or denial of the rezone application.

As rezones are legislative decisions, planning staff recommends that the planning commission consider the intent and purpose of the adopted general plan, and whether this zone change will help implement the goals and objectives of that plan.

Attachments:

Narrative

Preliminary Layout Plan

Boundary Exhibit

Truck Storage proposal narrative

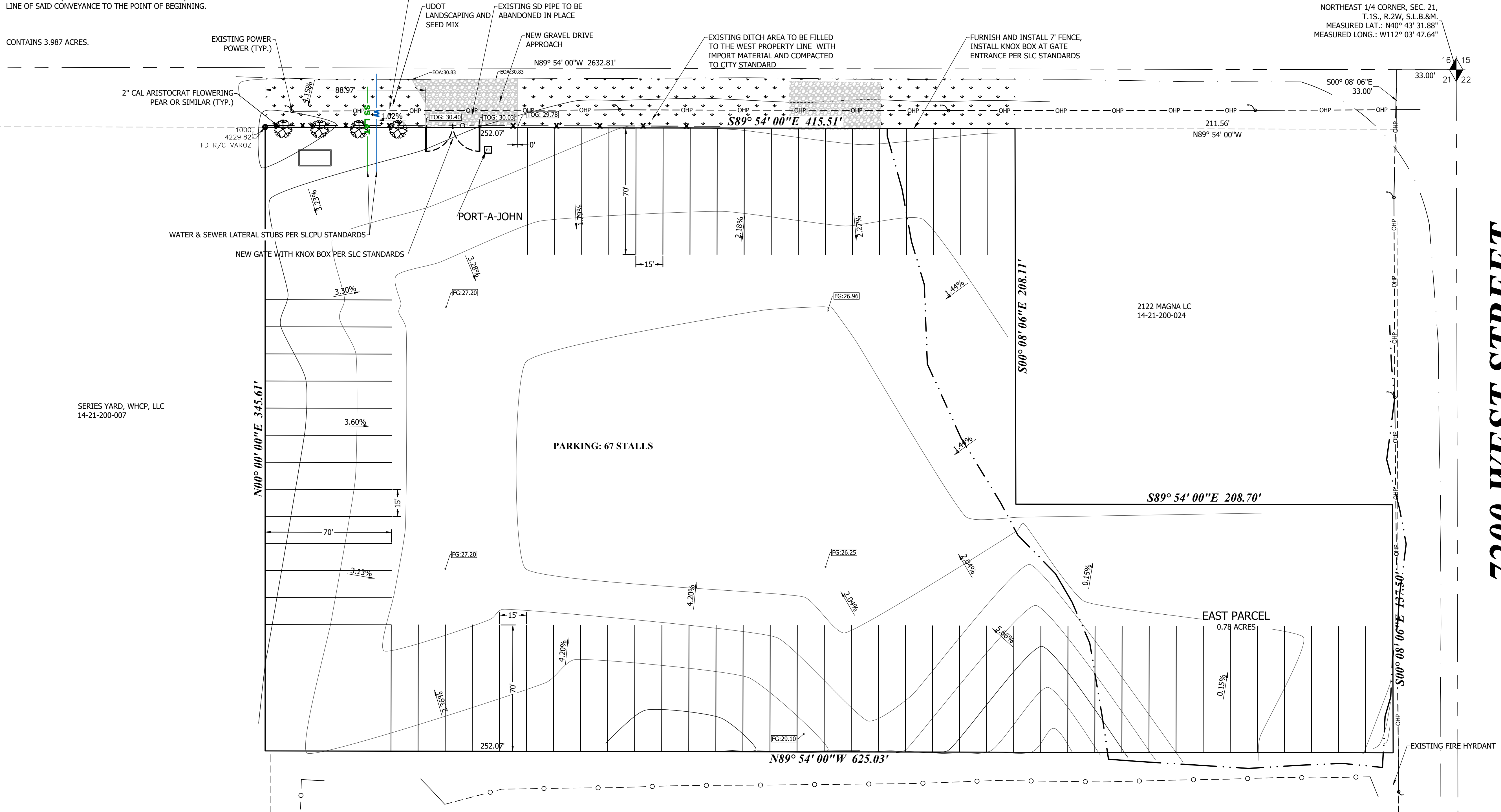
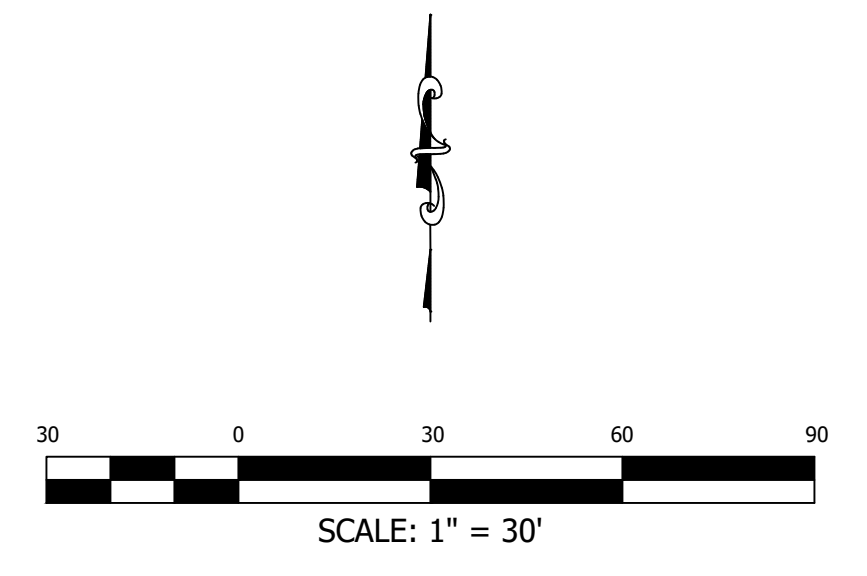
The need for efficient truck storage solutions has become increasingly evident in recent years. As the demand for transportation services continues to rise, so does the need for secure and organized storage facilities. This proposal aims to address this issue by outlining a comprehensive plan for a truck storage facility. The proposed facility will feature advanced security cameras, fence, and ample space to accommodate various sizes of trucks. Additionally, it will offer convenient access and 24/7 surveillance to ensure the safety of stored vehicles. By implementing this proposal, we can revolutionize the truck storage industry and provide a reliable solution for businesses in need of secure storage options.

LEGAL DESCRIPTION:
 AN ENTIRE TRACT OF LAND CONVEYED IN A WARRANTY DEED RECORDED AS ENTRY #13991020 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER (S.L.C.R.), SAID ENTIRE TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, UTAH, SAID ENTIRE TRACT OF LAND IS FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF THE WEST LINE OF 7200 WEST STREET, SAID POINT IS NORTH 89°54'00" WEST (SOUTH 89°58'54" WEST BY RECORD) 33.00 FEET ALONG THE SECTION LINE AND SOUTH 00°08'06" EAST 241.70 FEET ALONG SAID WEST LINE, AND PROJECTION THEREOF, FROM A FOUND BRASS CAP MONUMENT AT THE NORTHEAST CORNER OF SAID SECTION 21, AND RUNNING THENCE SOUTH 00°08'06" EAST 137.50 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF THE DG MAGNA SUBDIVISION (ENTRY #14102404, S.L.C.R.); THENCE NORTH 89°54'00" WEST 627.89 FEET (SOUTH 89°58'54" WEST 625.03 FEET BY RECORD) ALONG SAID NORTH LINE TO THE EAST LINE OF A PROPERTY CONVEYED IN A QUIT CLAIM DEED RECORDED AS ENTRY #13863160; THENCE NORTH 00°00'00" EAST 346.21 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF 2100 SOUTH STREET; THENCE SOUTH 89°54'00" EAST 418.37 FEET (NORTH 89°58'54" EAST 415.51 FEET BY RECORD) ALONG SAID SOUTH LINE TO THE WEST LINE OF A TRACT OF LAND CONVEYED IN A WARRANTY DEED RECORDED AS ENTRY #13677720 (S.L.C.R.); THENCE SOUTH 00°08'06" EAST 208.70 FEET ALONG SAID WEST LINE TO A SOUTHWEST CORNER OF SAID CONVEYANCE; THENCE SOUTH 89°54'00" EAST (NORTH 89°58'54" EAST BY RECORD) 208.70 FEET ALONG THE SOUTH LINE OF SAID CONVEYANCE TO THE POINT OF BEGINNING.

CONTAINS 3.987 ACRES.

2100 SOUTH STREET



NORTHEAST 1/4 CORNER, SEC. 21,
 T.1S., R.2W, S.L.B.&M.
 MEASURED LAT.: N40° 43' 31.88"
 MEASURED LONG.: W112° 03' 47.64"

SERIES YARD, WHCP, LLC
 14-21-200-007

2122 MAGNA LC
 14-21-200-024

EAST PARCEL
 0.78 ACRES

7200 WEST STREET

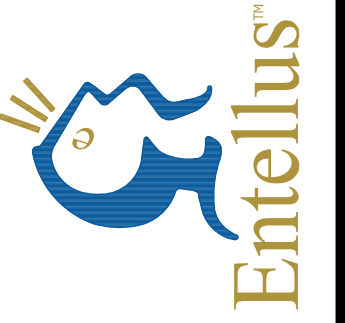
LEGEND	
PROPERTY LINE	—————
ADJACENT PROPERTY	—————
ROAD CENTERLINE	—————
EASEMENT LINE	- - - - -
EDGE OF PAVEMENT	—————
CURB, GUTTER, SIDEWALK	—————
FENCE LINE	○ - - - - ○
WALL	□ □ □ □ □ □ □ □ □ □ □ □

LONG TERM LAND VENTURES, LLC
 14-21-200-025

NOTES

1. THIS IS NOT A BOUNDARY RETRACEMENT FOR THE PROJECT, SEE SHEET C200 FOR TOPOGRAPHICAL SURVEY.

1470 South 600 West
 Woods Cross, UT 84010
 Phone 801.298.2236
 www.Entellus.com



KIM HOWELL
 7251 WEST 2100 SOUTH STREET & 2122 SOUTH 7200 WEST STREET
 PARCEL #14-21-20-0023 & -0024
 LOCATED IN THE NE 1/4 OF SECTION 21, T.1S., R.2W., S.L.B.&M.
 MAGNA CITY, SALT LAKE COUNTY, UTAH

REV #	DATE	COMMENT

DRAWN: JBC
 APPROVED: STA
 PROJECT #: 1238004
 SET-1238007 - CC NEW.dwg

Boundary Exhibit

BEG S 89°58'54" W 33 FT & S 0°08'06" E 241.7 FT FR NE COR SEC
21, T 1S, R 2W, SLM; S 0°08'06" E 137.5 FT; S 89°58'54" W 625.03
FT; N 346.21 FT; N 89°58'54" E 415.514 FT; S 0°08' 06" E 208.7 FT;
N 89°58'54" E 208.7 FT TO BEG. 3.96 AC M OR L. 6863-2265 6965-
1559 8454-0398 9171-9426,9430,9434 09171-9437



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**MEETING MINUTE SUMMARY
MAGNA PLANNING COMMISSION MEETING
Thursday, January 11, 2024 6:30 p.m.**

Approximate meeting length: 30 minutes

Number of public in attendance: 1

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Weight

***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 (Chair)	x	x	
Ammon Lockwood			x
Aaron Weight (Vice Chair)	x	x	
Todd Richards	x	x	
Sara VanRoosendaal	x	x	
Jed Taylor (Alternate)	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Kayla Mauldin	x	x
Jay Springer	x	x

Commissioner Weight read the Chairs Opening Statement.

BUSINESS MEETING

Meeting began at – 6:30 p.m.

- 1) Election of Chair and Vice Chair 2024. (Motion/Voting)

Election of Chair for 2024

Motion: To nominate Commissioner Cripps as Chair for 2024, Commissioner Cripps accepted that nomination.

Motion by: Commissioner VanRoosendaal

2nd by: Commissioner Richards

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

Election of Vice Chair for 2024

Motion: To nominate Commissioner Weight as Vice Chair for 2024, Commissioner Weight accepted that nomination.

Motion by: Commissioner VanRoosendaal

2nd by: Commissioner Richards

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

- 2) 2024 Planning Commission Meeting Schedule. (Motion/Voting)

Motion: To approve the 2024 Planning Commission Meeting Schedule.

Motion by: Commissioner Richards

2nd by: Commissioner Weight

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

3) Approval of the December 14, 2023 Planning Commission Meeting minutes.

Motion: To approve the December 14, 2023 Planning Commission Meeting minutes.

Motion by: Commissioner Richards

2nd by: Commissioner VanRoosendaal

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

4) Other Business Items (as needed)

Confirmed the APA Spring Conference will be held in Cedar City.

Commissioner Weight motioned to open the public hearing, Commissioner Richards seconded that motion.

PUBLIC HEARING(S)

Hearings began at – 6:35 p.m.

OAM2023-001048 – Proposed amendment to the Magna Subdivision Ordinance, Title 18 of the Magna Municipal Code, to comply with review timeframes, review cycle limits, land use authority designations and other amendments mandated by SB 174. **Planner:** Brian Tucker (Motion/Voting)

Greater Salt Lake Municipal Services District Land Use Attorney Jay Springer and Long-Range Planner Kayla Mauldin provided an analysis of the proposed code amendments.

PUBLIC PORTION OF HEARING OPENED

No one from the public was present to speak.

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

PUBLIC PORTION OF HEARING CLOSED

Motion: To recommend file #OAM2023-001048 proposed amendment to the Magna Subdivision Ordinance, Title 18 of the Magna Municipal Code, to comply with review timeframes, review cycle limits, land use authority designations and other amendments mandated by SB 174 to the Magna Council for approval with staff reviewing non-substantive changes and planning commission will be the reviewing body for minor subdivisions.

Motion by: Commissioner VanRoosendaal

2nd by: Commissioner Richards

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

MEETING ADJOURNED

Time Adjourned – 7:00 p.m.