



## 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, May 9, 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.

### LAND USE APPLICATION(S)

**PUD2024-001123** – The Copper Valley PUD Homeowners Association is requesting an amendment to the PUD Conditions of Approval for the Copper Valley PUD regarding restrictions on covered decks/patios and detached structures. **Location:** The Copper Valley PUD is located at approximately 8800 West and 3500 South. **Zone:** R-1-8 (Single-Family, 8,000 SF Minimum) Zone. **Planner:** Jeff Miller (Motion/Voting)

**PAM2024-001112** – Subdivision Plat Amendment – Holmes Homes is requesting an amended plat approval for Arbor Park Townhomes, amending the widths of units 26 through 30. The exterior dimensions of the building will remain the same. **Location:** 8239 – 8257 West Joshua Tree Lane. **Zone:** RM Zone. **Planner:** Curtis Woodward (Motion/Voting)

**PUD2022-000636** - Miguel Munevar is requesting a 10 unit planned unit development. **Acres:** 0.64. **Location:** 2943 South Dora Street. **Zone:** R-2-6.5. **Planner:** Justin Smith (Motion/Voting)

### PUBLIC HEARING(S)

**REZ2024-001105** - Jeffrey Copeland on behalf of Habitat for Humanity is requesting a rezone from A-1/zc to R-2-6.5. **Acres:** 0.5. **Location:** 7563 West 2820 South. **Planner:** Justin Smith (Motion/Voting)

## **BUSINESS MEETING**

- 1) Approval of the April 11, 2024 Planning Commission Meeting Minutes. (Motion/Voting)
- 2) MSD Staff will review updates to the Magna Historic District Area Plan. The Planning commission will have the opportunity to recommend the Plan for adoption by the Magna Metro Township Council. **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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GREATER SALT LAKE

# Municipal Services District

Greater Salt Lake Municipal Services District - Planning & Development Services  
2001 S. State Street #N3-600 • Salt Lake City, UT 84190 • (385) 468-6700

File # PUD2024-001123

## COPPER VALLEY PUD CONDITIONS OF APPROVAL AMENDMENT SUMMARY AND RECOMMENDATION

**Public Body:** Magna City Planning Commission

**Meeting Date:** May 9, 2024

**Location:** Approximately 8800 West and 3500 South

**Current Zone:** R-1-8 (Single-Family Residential, 8,000 SF Minimum)

**Request:** Amendment for PUD Conditions of Approval

**Planner:** Jeff Miller

**Applicant Name:** Copper Valley PUD HOA

### PROJECT DESCRIPTION



The Copper Valley PUD Homeowners Association (HOA) is requesting an amendment to the PUD Conditions of Approval for the Copper Valley PUD regarding restrictions on covered decks/patio and detached structures.

Planning Staff, Code Enforcement, the Magna City Council, Magna Attorneys and the Copper Valley PUD HOA have been working together on the proposed amendment.

## **SITE & VICINITY DESCRIPTION** (see attached map)

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The Copper Valley PUD is located at approximately 8800 West and 3500 South. This subdivision is zoned R-1-8. Most of the residential properties in the general vicinity are also zoned R-1-8. Across 3500 South, there are some properties in the A-1/ZC Zone, R-1-7, and M-2 (Manufacturing) Zones.

## **ISSUES OF CONCERN/PROPOSED MITIGATION**

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The proposed amendment should correct most of the existing violations within the Copper Valley PUD related to covered decks and sheds.

## **STAFF ANALYSIS**

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When the Copper Valley PUD was originally approved, there were a number of conditions of approval that were approved by the Magna Township Planning Commission. Condition of approval #8, stated that, **“rear yard patios or decks are to remain uncovered and maintain the minimum required setbacks.”**

Unfortunately, a significant number of residents within the Copper Valley PUD were not made aware that this condition of approval existed. As such, there are a significant number of violations within the PUD in regard to covered patio or decks, and sheds in the rear yard of the properties.

Planning Staff, Code Enforcement, the Magna City Council, Magna Attorneys and the Copper Valley PUD HOA have been working together on the proposed amendment listed below:

- **8. Rear yard patios or decks (including those that are covered) are to maintain a minimum of a 3-foot rear yard setback and the minimum side yard setbacks (5 Feet). Sheds do not have minimum required rear yards setbacks but must be placed in a manner than does not create safety & fire hazards. Additionally, all drainage must be kept onsite, and not directed towards adjoining properties.**

## **NEIGHBORHOOD RESPONSE**

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Planning Staff has not received any comments from the surrounding neighbors or the general public as of the completion of this report. Any comments that are received will be forwarded to the Magna City Planning Commission and summarized on May 9, 2024.

## **CONCLUSION AND RECOMMENDATION**

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Planning Staff recommends that the Magna City Planning Commission grants approval to the proposed amendment to the conditions of approval.

## **EXHIBITS**

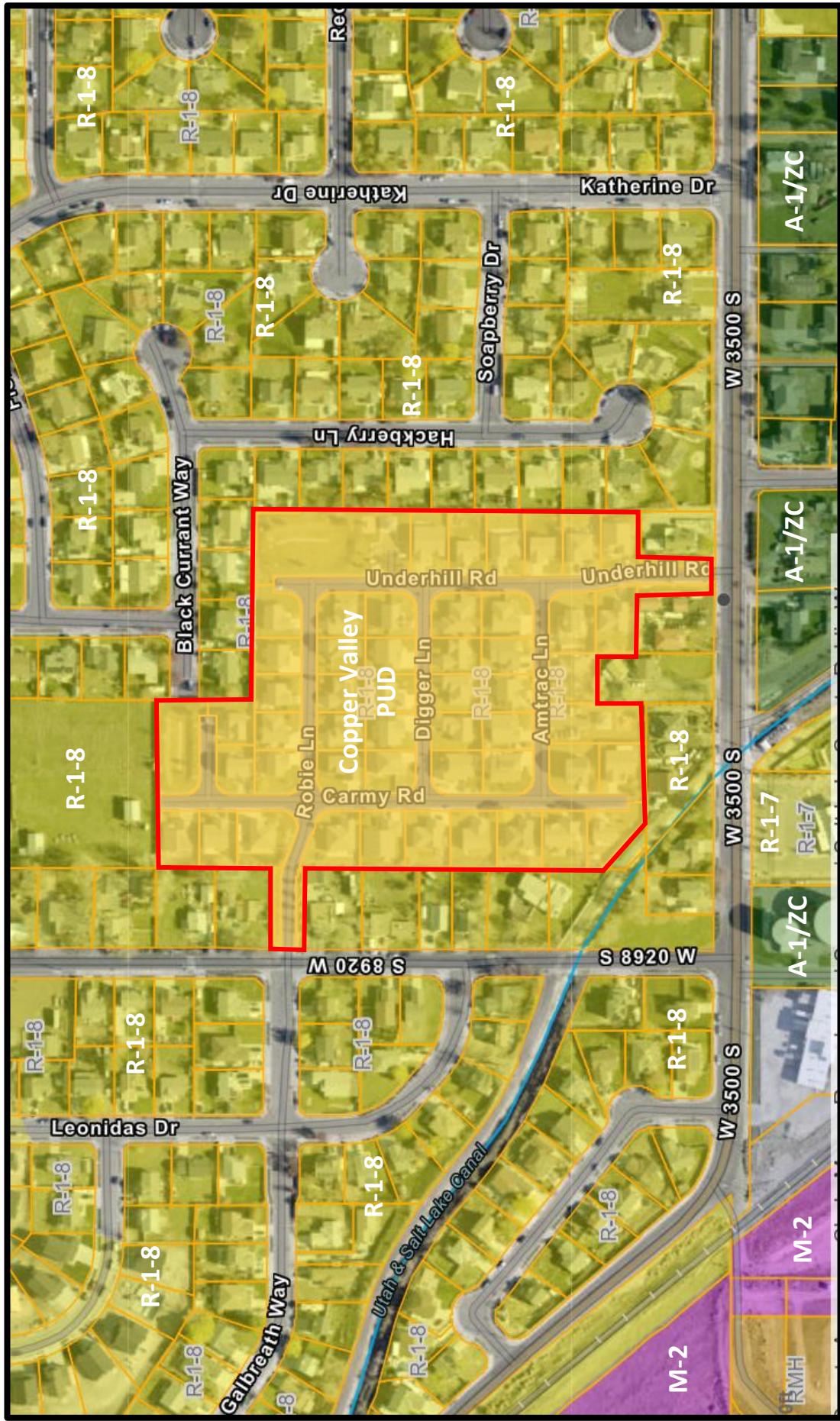
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- Aerial Map.
- Copper Valley PUD Approval Letter
- Copper Valley PUD Property Violations (see separate redacted spreadsheet).

**Exhibit A**

**PUD2024-001123: Copper Valley PUD Amendment (Conditions of Approval).**

*Location: 8800 West and 3500 South*



## Exhibit B



May 25, 2007

Christopher Ramos  
P.O. Box 571130  
Murray, UT 84157

PETER M. CORROON  
Salt Lake County Mayor

Linda Hamilton  
Public Works Department  
Director

### PLANNING & DEVELOPMENT SERVICES

Salt Lake County  
Government Center  
2001 South State Street  
Suite N-3600  
Salt Lake City, UT 84190-4050  
801 / 468-2000  
801 / 468-2169 fax

**Project #:** 22975 **Zone:** R-1-8  
**Property Location:** 8844 West 3500 South  
**Approval Date:** May 25, 2007  
**Use Approved:** Copper Valley PUD Subdivision (51 Single Family Dwellings)

THIS LETTER AND THE ATTACHED APPROVED SITE PLAN CONSTITUTE THE LAND USE PERMIT. All improvements which are required by the Salt Lake County development ordinances or Planning Commission action must be installed or bonded for, prior to the final electrical inspection approval by the Building Inspector (power to panel), or if no electrical inspection is required, prior to the issuance of any Occupancy Permit of the land being developed, or commencement of the approved Conditional Use. The following is a list of improvements and conditions required by this approval:

1. All areas not approved for structures, parking, access or other construction that occupies space on the land must be landscaped with live-plant material and a sprinkler system following the approved landscaping plan. Landscaped areas shall be maintained. Bond for and install landscaping as per approved landscape plan prior to release of power-to-panel.
2. Existing single family dwellings on lot #'s 1 thru 3 were developed prior to approval of Copper Valley PUD and are therefore not subject to the conditional use requirements of this planned unit development.
3. Construction of a six (6) foot high solid visual barrier fence along the entire property boundary. (Fencing material of chain link with slats is not consistent with the requirement of a solid visual barrier).
4. All single family dwellings of Copper Valley PUD that abut the perimeter of the planned unit development are limited to twenty-six feet in height. (Height to be measured as per the Salt Lake County Zoning Ordinance §19.14.060.A.1. Height requirements as per §19.78.090.A. of the Salt Lake County Zoning Ordinance. The lots to which #4 applies are listed below:
  - a. Lots 4 thru 13
  - b. Lot 37
  - c. Lot 39
  - d. Lots 40 thru 49
  - e. Lot 51
5. Four (4) hydrants are required with minimum fire flow specifications as per the IFC (International Fire Code), including a fire flow rate of 1000 gpm for two (2) hours duration.
6. The Open Space/Common Area shall be landscaped as per the approved landscape plan, and shall include at a minimum, the following:
  - a. Common Area "A"
    - i. Lawn with automatic sprinkler system.
    - ii. Twenty (20) 2" caliper trees with a minimum planted height of eight (8) feet, which reach a mature height of twenty (20) feet tall, and eight (8) evergreen trees (4 feet high minimum).
    - iii. 5-gallon shrubs as recommended by a licensed landscape architect.
    - iv. One (1) Playground (1,000 square feet minimum with playground apparatus).
    - v. One (1) Barbeque Facility.
    - vi. One (1) 15' x 15' Covered Picnic Pavilion.
    - vii. One (1) 8' long Picnic Table.
    - viii. One (1) Parking Lot designed to accommodate thirteen (13) vehicles.
  - b. Common Area "B"
    - i. Lawn with automatic sprinkler system.
    - ii. Seven (7) 2" caliper trees with a minimum planted height of eight (8) feet, which reach a mature height of twenty (20) feet tall, and one (1) evergreen tree (4 feet high minimum).
    - iii. 5-gallon shrubs as recommended by a licensed landscape architect.

- v. One (1) Barbeque Facility.
- vi. One (1) 15' x 15' Covered Picnic Pavilion.
- vii. One (1) 8' long Picnic Table.
- viii. One (1) Parking Lot designed to accommodate thirteen (13) vehicles.
- c. Common Area "C"
  - i. Lawn with automatic sprinkler system.
  - ii. Ten (10) 2" caliper trees with a minimum planted height of eight (8) feet, which reach a mature height of twenty (20) feet tall, and five (5) evergreen trees (4 feet high minimum).
  - iii. 5-gallon shrubs as recommended by a licensed landscape architect.
- d. Common Area "D"
  - i. Lawn with automatic sprinkler system.
  - ii. Twelve (12) 2" caliper trees with a minimum planted height of eight (8) feet, which reach a mature height of twenty (20) feet tall.
  - iii. 5-gallon shrubs as recommended by a licensed landscape architect.
  - iv. One (1) automated vehicular double-swing (26 feet wide) access gate and one (1) pedestrian (5 feet wide) access gate is required between common areas "D" and "E".
- e. Common Area "E"
  - i. Lawn with automatic sprinkler system.
  - ii. Twelve (12) 2" caliper trees with a minimum planted height of eight (8) feet, which reach a mature height of twenty (20) feet tall.
  - iii. 5-gallon shrubs as recommended by a licensed landscape architect.
- f. Common Area "F"
  - i. Lawn with automatic sprinkler system.
  - ii. Fourteen (14) 2" caliper trees with a minimum planted height of eight (8) feet, which reach a mature height of twenty (20) feet tall.
  - iii. 5-gallon shrubs as recommended by a licensed landscape architect.
  - iv. One (1) automated vehicular double-swing (26 feet wide) access gate and one (1) pedestrian (5 feet wide) access gate is required between common areas "F" and "G".
- g. Common Area "G"
  - i. Lawn with automatic sprinkler system.
  - ii. Fourteen (14) 2" caliper trees with a minimum planted height of eight (8) feet, which reach a mature height of twenty (20) feet tall.
  - iii. 5-gallon shrubs as recommended by a licensed landscape architect.
- h. Landscaping Requirements Summary of the Open Space/Common Areas
  - i. Lawn with automatic sprinkler system.
  - ii. At a minimum, One Hundred and Seventy Six (176) 2" caliper trees with a minimum planted height of eight (8) feet, which reach a mature height of twenty (20) feet tall – four (4) foot high for evergreens.
  - iii. At a minimum, One Thousand Four Hundred and Eleven (1,411) 5-gallon shrubs as recommended by a licensed landscape architect.

7. Setbacks for all single family dwellings within the development are as follows unless otherwise noted on site plan:

<u>Lot Type</u>	<u>FY</u>	<u>RY</u>	<u>SY</u>	<u>SY</u>
Standard Lots	20	15	5	5
Corner Lots	20	15	5	20
Perimeter Lots	--	15	--	15

8. Rear yard patios or decks are to remain uncovered and maintain the minimum required setbacks.

9. All lots are to be landscaped. Front yard landscaping is in addition to the Open Space/Common Areas, and shall be installed or bonded for prior to clearance of final power and must include, at a minimum:

- a. Lawn with automatic sprinkler system.

minimum).

- c. Eight (8) 5-gallon shrubs per lot.
- d. Open Space/Common Area to be landscaped per the approved landscape plan.
10. Two (2) double-swing security gates shall be installed at access points from 3500 South and 8920 West (common areas D-E and F-G).
11. Finalization of the subdivision plat.
9. All buildings must have an official address assigned by Salt Lake County Development Services prior to obtaining a building permit. This must be completed as part of the subdivision review process.
10. Must meet all local building and fire code requirements.
11. Build in accordance with the approved site plan and building elevations. Any modifications require prior approval from this office.
12. Install fifteen (15) decorative light posts as per the approved site plan and elevations. Any lighting on the property shall be installed so as to be in harmony with the residential neighborhood and to deflect light away from residential uses.
13. Obtain a building permit prior to commencement of construction.
14. Developer is to submit a site grading and drainage plan prepared by a qualified licensed Professional Engineer, to the County Grading Engineer for review in conjunction with a building permit, as all site grading shall be completed under the grading permit process administered thru Planning and Development Services.
15. No signs are approved with this request as they require separate approval. Please be advised that only approved signs in accordance with the Salt Lake County Zoning Ordinance (§19.82) are allowed on the property.
16. All required improvements must be installed or bonded for prior to occupancy of any building or commencement of any approved use. Contact Shirley Rood at 468-2434.

**A COPY OF THE LAND USE PERMIT MUST BE ATTACHED TO EACH SET OF YOUR WORKING DRAWINGS WHEN OBTAINING YOUR BUILDING PERMIT.**

Respectfully,



Max Johnson  
Planner

pc      Del Swensen – Acting Division Director  
          Project #22975

## Exhibit C

Shed/Structure	Covered Patio (Y/N)	Setback Violations	Notes	10 Year Aerial Verification	Setbacks
N	Y	Side yard?	Covered Deck in violation of PUD approval.	The Covered Deck showed up on the aerial imagery around March 2014 - May 2014.	The rear yard setback is about 25 feet, and would comply if the PUD is amended.
Y	N	Side yards (both?)	Shed is in violation of 20 foot side yard setback, for street facing side yard.	Based on historical aerial imagery, the shed showed up on the property between October 2021 - December 2021. Does not qualify for legal non-conforming status.	Side yard setback appears to be 2-3 feet.
Y	N	Rear and side yards	Shed doesn't violate setbacks.	Shed doesn't violate setbacks. Per the zoning code, it is in compliance.	Shed doesn't violate setbacks. Per the zoning code, it is in compliance.
Y (gazebo, treehouse with A/C unit)	N	Rear yard	Gazebo doesn't violate setbacks. Treehouse meets setbacks, and is below 200 SF and wouldn't require a permit.	Gazebo doesn't violate setbacks. Treehouse meets setbacks, and is below 200 SF and wouldn't require a permit.	Gazebo doesn't violate setbacks. Treehouse meets setbacks, and is below 200 SF and wouldn't require a permit.
Y	N	Unknown	don't see any shed on the aerial photography, setback violation is unknown.	I don't see any shed on the aerial photography, setback violation is unknown.	I don't see any shed on the aerial photography, setback violation is unknown.
Y	N	None			
N	Y (deck)	Rear yard	Shed doesn't violate setbacks. Per the zoning code, it is in compliance. Sheds are below 200 SF.	Covered Deck is about 6.5 Feet from rear fence.	Shed doesn't violate setbacks. Per the zoning code, it is in compliance. Sheds are below 200 SF.
Y	N	Rear and side yards	Covered Deck is in violation of PUD approval.	Covered Deck is about 6.5 Feet from rear fence.	Shed doesn't violate zoning setbacks. The side yard setback is about 2.5 feet, and the rear yard is about 4 feet.
N	Y	Rear yard	Covered Deck is in violation of PUD approval.	The Covered Deck showed up on the aerial imagery around October 2022 - November 2022.	Shed doesn't violate zoning setbacks. The side yard setback is about 3-4 feet from the rear yard.
Y	N	Unknown	Shed is in violation of being immediately adjacent to house, rather than 6 feet away from the house. The side yard setback of 5 feet between main buildings complies.	The Shed showed up around 2016 on the property.	Shed is in violation of being immediately adjacent to house, rather than 6 feet away from the house. The side yard setback of 5 feet between main buildings complies.
N	Y	Rear yard	Covered Deck in violation of PUD approval.	Covered Deck in violation of PUD approval. The Covered Deck showed up on the aerial imagery around October 2022 to November 2022.	The side yard setback of 5 feet between main buildings complies.
Y (gazebo)	N	Rear and side yards	Shed/gazebo violates setbacks (less than one foot from rear & side yards).	Shed/gazebo appears to violate setbacks (less than one foot from rear & side yards). Shed showed up on aerial imagery between October 2016 - May 2017.	Shed/gazebo violates setbacks (less than one foot from rear & side yards).
N	Y	Rear yard	Covered Deck in violation of PUD approval.	The Covered Deck showed up on the aerial imagery between October 2011 - June 2012. This Covered Deck would qualify for the legal non-conforming status.	The side yard setback of 5 feet between rear & side yards.
Y (shed and gazebo)	Y (deck)	Rear and side yards	Shed appears to violate rear yard setback, and is closer than 6 feet to the house. Covered awning.	Shed appears to violate rear yard setback, and is closer than 6 feet to the house. Both the shed and the covered awning showed up on aerial imagery between October 2021 - December 2021.	Shed violates rear yard setback, and is closer than 6 feet to the house. Covered awning has a side yard setback of about 6 feet.
Y	N	Rear and side yards	Shed is in violation of 20 foot side yard setback, for street facing side yard.	Shed is in violation of 20 foot side yard setback, for street facing side yard. She showed up on the aerial imagery between October 2021 - December 2021.	Side yard setback appears to be about 1 foot (required to be 20 feet), and the rear yard is 1 foot, which would comply.
Y	N	Rear and side yards	Shed appears to violate setbacks, and is closer than 6 feet to the house.	Shed appears to violate setbacks, and is closer than 6 feet to the house. Shed showed up around November 2013 - December 2013. It would not qualify for being a legal non-conforming structure, unless the property owner can prove that it has been there for 10 years, since the 10 year provision is really close on this one.	Side yard might be around 1 foot, and is between 3-4 feet for the rear yard.
Y	N	Rear yard	Shed is in violation of 20 foot side yard setback, for street facing side yard. It appears that there may also be a gazebo that is in violation of setbacks and is too close to the house (less than 6 ft). Both the shed and the gazebo showed up between September 2017 - November 2017.	Shed is in violation of 20 foot side yard setback, for street facing side yard. It appears that there may also be a gazebo that is in violation of setbacks and is too close to the house (less than 6 ft). Both the shed and the gazebo showed up between September 2017 - November 2017.	The shed appears to have less than 1 foot for the side yard setback (20 feet required). The gazebo is not 6 feet away from the house, and appears to have less than 1 foot for the rear yard.

Side Yard (SY)	Side Yard (SY)
5	5
5	20
--	15



GREATER SALT LAKE  
**Municipal Services  
District**

Magna City Planning Commission – May 9, 2024

PAM2024-001112

## Plat Amendment Summary and Recommendation

**Request:** Amended Plat for units 26 through 30, Arbor Park Townhomes

**Property Owner:** HOLMES ARBOR PARK, LLC

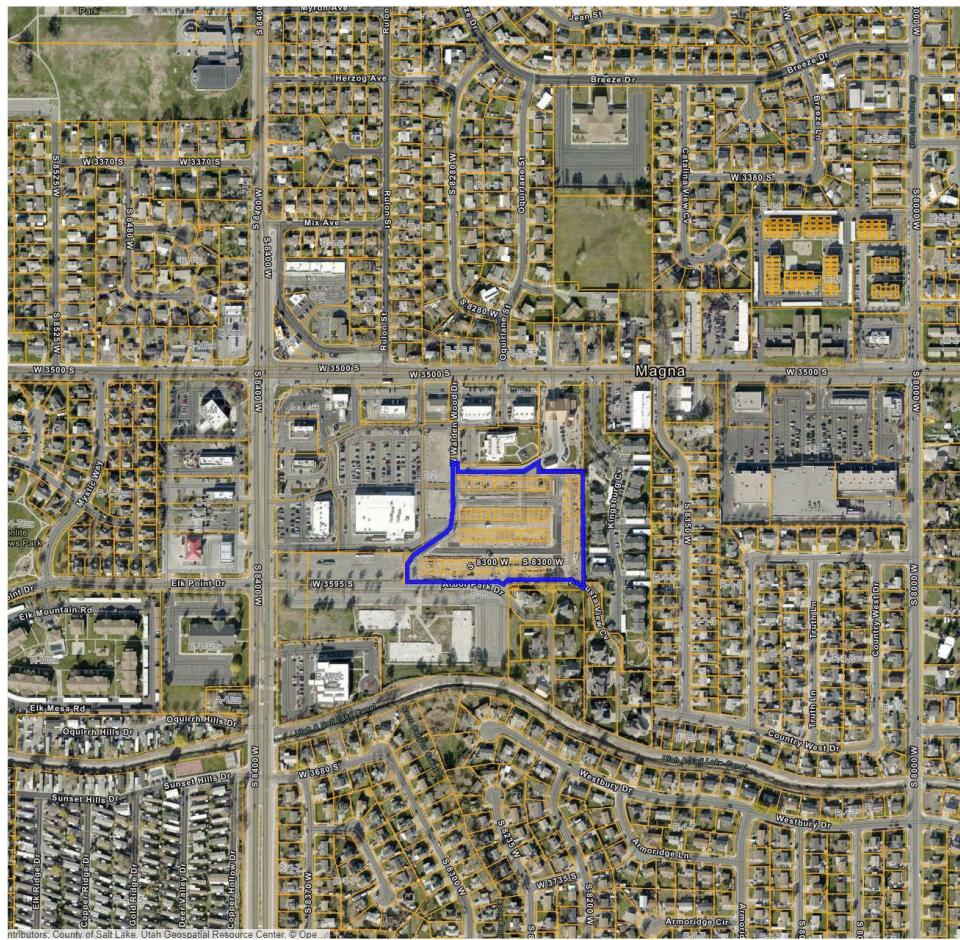
**Applicant/Representative:** Robert Haight

**Property Address:** 8239-8257 W. Joshua Tree Lane (3585 S.)

**Property Area:** 0.264 acres

**Planner:** Curtis Woodward

**Summary of Recommendation:** Approval of the plat amendment



PAM2024-001112 Arbor Park Townhomes Amended #1

## PROJECT DESCRIPTION

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**Description of Request:** The Arbor Park Townhomes plat included 5 different types of units within the various buildings in the project. The building in question was originally platted with a "Type A" unit at the east end of the building, "Type C" at the west end of the building, and 4 "Type B" units in between. The proposal is to keep the Type A unit at the east end and replace the Type B and C units with 5 units of uniform width. The exterior dimensions of the building will remain the same (123.49 feet x 53 feet) - see chart below.

Unit Number	Existing Plat	Proposed Plat
25	27.17 feet x 53 feet	27.17 feet x 53 feet
26	25.33 feet x 53 feet	24.70 feet x 53 feet
27	25.33 feet x 53 feet	24.70 feet x 53 feet
28	25.33 feet x 53 feet	24.70 feet x 53 feet
29	25.33 feet x 53 feet	24.70 feet x 53 feet
30	22.17 feet x 53 feet	24.70 feet x 53 feet
Exterior Dimensions:	150.66 feet x 53 feet	150.66 feet x 53 feet

## REVIEWING AGENCIES RESPONSE

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AGENCY: Health

DATE: 4/18/24

RECOMMENDATION: No Issues

AGENCY: Fire

DATE: 4/15/24

RECOMMENDATION: No Issues

## PLANNING STAFF ANALYSIS

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### 18.18.040 Approval of Vacation or Amendment of Plat

A. The land use authority may approve the vacation or amendment of a plat by signing an amended plat showing the vacation or amendment if the land use authority finds that:

1. There is good cause for the vacation or amendment; and
2. No public street or municipal utility easement has been vacated or amended.

In evaluating the proposed plat amendment, planning staff finds that because the number of units and outside dimensions of the 6-unit building do not change, there is no noticeable impact on any neighboring properties. No public street or easement is being vacated or amended with this plat amendment.

## PLANNING STAFF RECOMMENDATION

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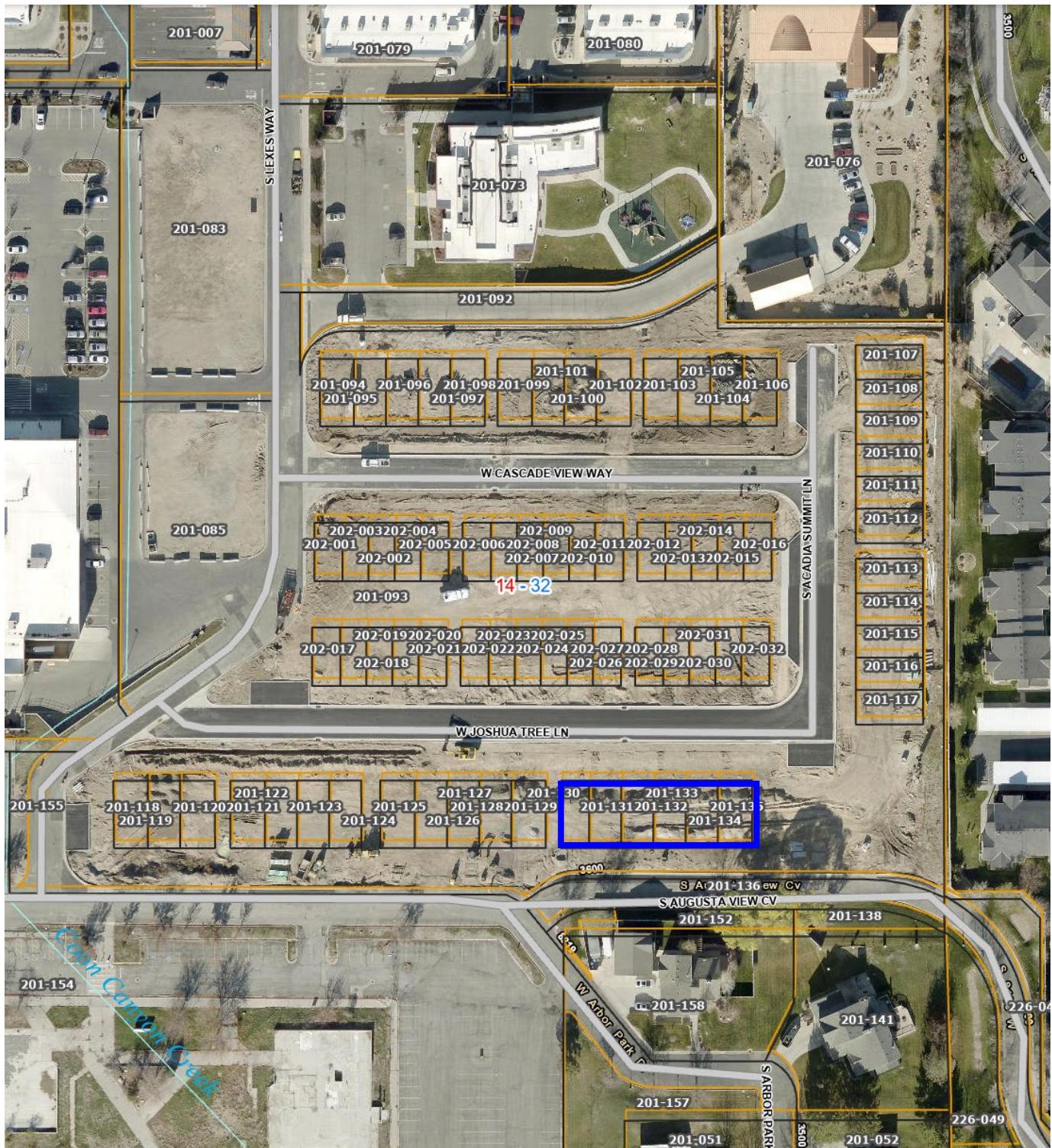
Staff recommends approval of the preliminary and final plat subject to final technical review and approval by the Salt Lake County Surveyor's Office.

### ATTACHMENTS:

1. Site Aerial View
2. Proposed Amended Plat

## Request: Plat Amendment

File #: PAM2024-001112



## Request: Plat Amendment

File #: PAM2024-001112



GREATER SALT LAKE

## Municipal Services District

### Planning and Development Services

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

Phone: (385) 468-6700 • Fax: (385) 468-6674

[msd.utah.gov](http://msd.utah.gov)

Files # PUD2022-000636

## Planned Unit Development Summary

**Public Body:** Magna Planning Commission

**Meeting Date:** May 9<sup>th</sup>, 2024

**Parcel ID:** 14-29-176-001-0000, 14-29-176-002-0000, 14-29-176-003-0000, 14-29-176-004-0000

**Current Zone:** R-2-6.5

**Property Address:** 2943 S Dora Street

**Request:** Planned Unit Development with street vacation request

**Applicant Name:** Miguel Munevar

**MSD Planner:** Justin Smith

**MSD Planning Staff Recommendation:** Planning Commission Approval

### PROJECT SUMMARY

The applicant, Miguel Munevar, is for a planned unit development. This planned unit development previously came to the Magna Planning Commission on October 13, 2022 where it was approved with 10 units. The proposed PUD would occupy Lots 5-8 of the Flangas Subdivision which were rezoned from R-2-6.5 to R-M.

### SITE & ZONE DESCRIPTION

The property is located along Dora Street. Dora Street sits between Robin Street and the Oquirrh Mountain Apartments with only a portion of the road being paved.



## **ISSUES OF CONCERN/PROPOSED MITIGATION**

The Greater Salt Lake Municipal Services District and reviewing agencies have reviewed the application and the proposed PUD is short on guest parking. The applicant is currently unable to provide a water and sewer letter for reasons that are included in the Planning Staff Analysis. No other departments or reviewing agencies have pointed out any issues of concern and have given an "ok" to the conceptual review.

## PLANNING STAFF ANALYSIS

## General Plan Considerations

Dora Street sits within the Neighborhood Stabilization Area as defined by the General Plan. Neighborhood Stabilization Areas are listed in the general plan as having issues with a lack of infrastructure and lack of reinvestment. The primary uses that exist in this area are mixed density residential and institutional uses.

### **Review Criteria**

One of the issues that this planned unit development is facing is that there is a slope along Dora Street. Part of the requirement for a Planned Unit Development is that there is a water and sewer availability letter, but the applicant has been unable to provide a water and sewer letter since there is no sewer line under Dora Street. In order to tie into the sewer line in 8400 West, he would first have to run the connecting lines from his property west into Dora Street, then South to Robin Street, then east to 8400 West. The slope is such that the flow will not work. The applicant has reached out to the homeowners along 8400 W to the east and the apartment building, but they have been unwilling to allow the applicant to run sewer through their property. Magna Water District has confirmed that there are no existing water or sewer lines underneath Dora Street or in a nearby easement. In working with Magna Water, the applicant has found that if he runs his sewer line along the east boundary of his property down to Robin Street and out to 8400 West, he can make the flow work. As part of his request, he has applied to vacate Dora Street to move the proposed homes to the west where the current right-of-way is, which would allow him to run sewer on the eastern side of the lot under his proposed private lane.

### **Density**

R-M zones limit the density of a planned unit development to a maximum of 25 units per acre. The applicant is proposing 10 units on 0.64 acres. That makes out to be 15.625 units per acre.

### **Lot Area**

Infill PUDs are required to be a minimum of 0.5 acres and a maximum of 3 acres. The four lots are 0.64 acres combined.

### **Setbacks**

The proposed planned unit development meets all setback requirements. The required setback is 15 feet to the perimeter lot lines to the sides and rear. To the north, towards the apartments, the proposed setback is 18.6 feet. To the west, towards the school, the proposed setback is 35 feet.

For street facing side yards and for front yards the required setback is 20 feet. The proposed setback to the southern side yard and the front are both 20 feet.

### **Parking**

The off-street parking requirement for PUDs is 2 spots for homes that have 2 or more bedroom units plus 0.25 spots for guest parking. Each home has been provided 2 spots, one garage and one driveway. With ten units being proposed a minimum of 3 spots must be provided. No guest parking has been provided, but the PUD plan should be able to accommodate 3 spots of guest parking.

### **Open Space**

This PUD is an infill PUD and is required to have a minimum of 20% common open space and 40% of the lots area for total open space with the applicants proposed layout has an estimated 47% open space. Each dwelling is required to have a minimum of 100 feet of private open space for a rear yard or patio or 50 feet for a balcony. This has not been included on the plans, but is conceptually ok as there is plenty of open space that be utilized for a patio or a small backyard. In addition, the plans already include a door to the rear yard.

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

Based on the above analysis, MSD staff 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 license inspection process.

**PLANNING STAFF RECOMMENDATION**

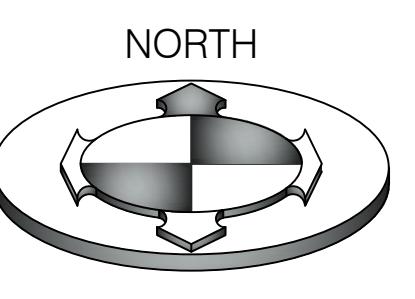
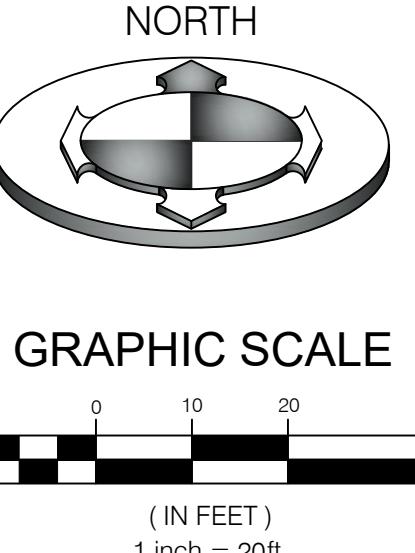
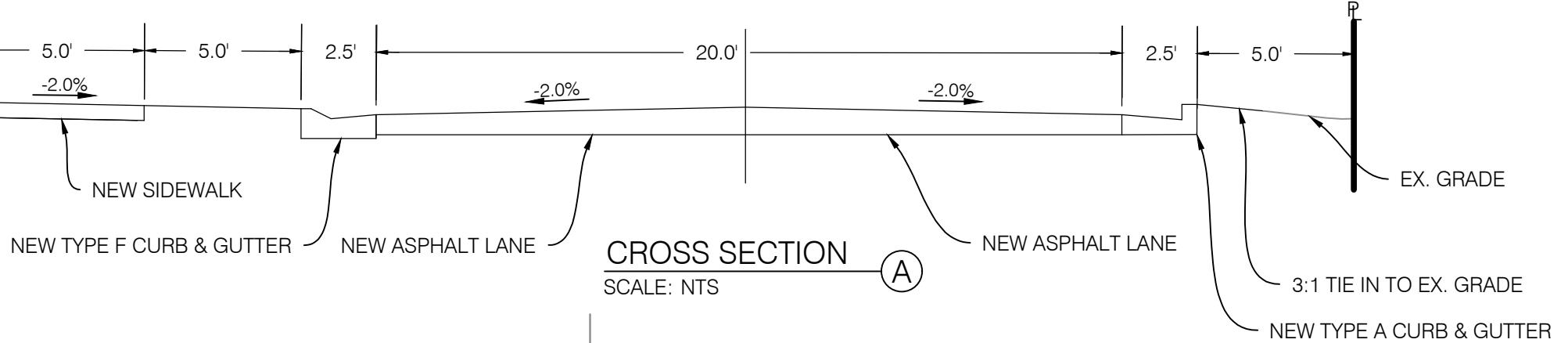
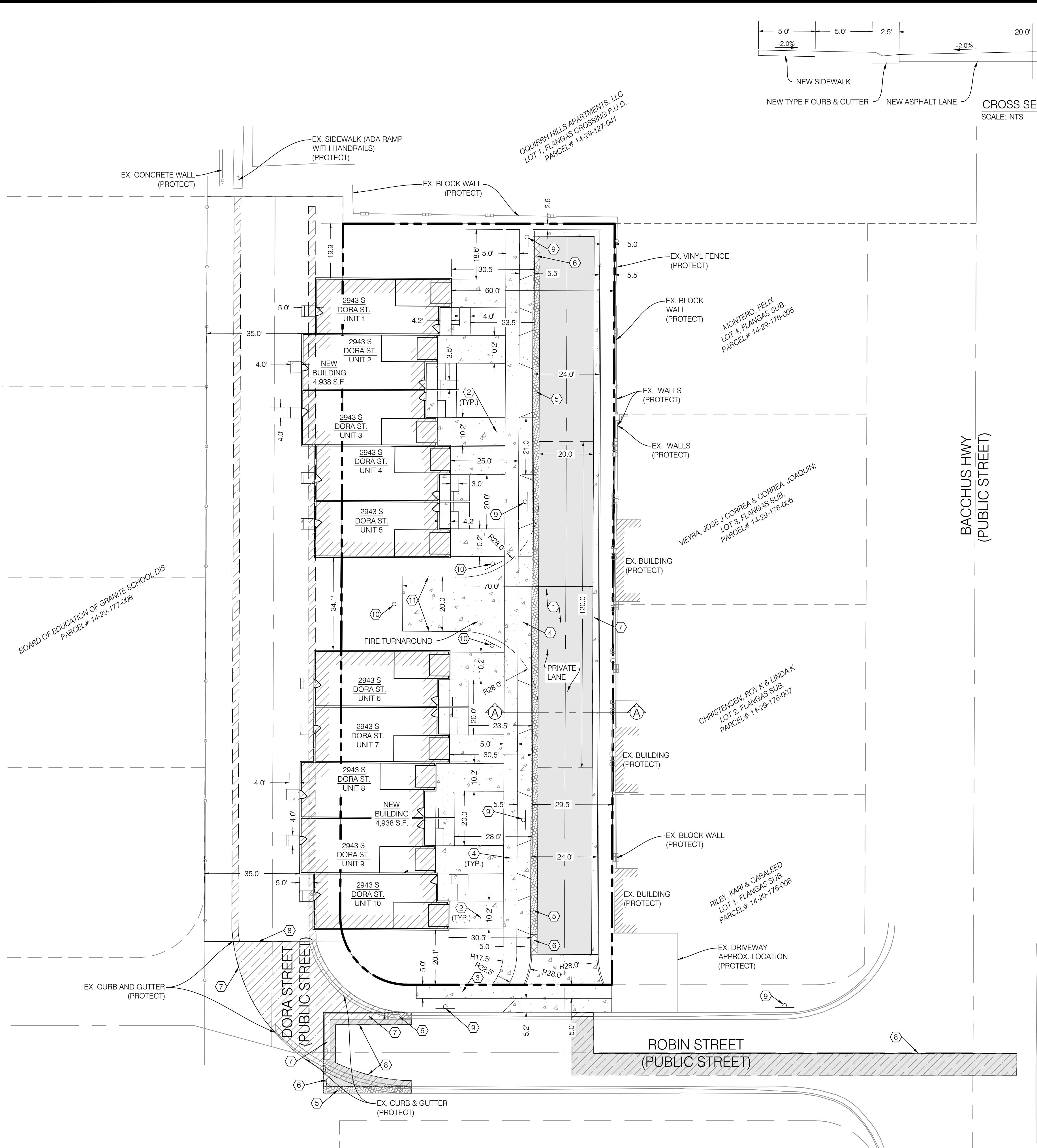
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**Based on the findings stated above, the MSD Planning Staff recommends that the Magna Planning Commission approve the Planned Unit Development and recommend vacating Dora Street to the Magna City Council subject to the following conditions:**

- 1. The applicant be required to include the required guest parking.**
- 2. That Dora Street be vacated.**
- 3. The applicant be required to follow the requirements of Title 18 and Title 19.**
- 4. The applicant be required to comply with the requirements from all reviewing agencies.**

**ATTACHMENTS:**

- A. Site Plan
- B. Narrative
- C. Dora Street Exhibit



CONSTRUCTION KEY NOTE REFERENCE		
NO.	DESCRIPTION	DETAIL
①	ASPHALT PAVEMENT WITH GRANULAR BASE	1/CDT.01
②	CONCRETE PAVEMENT WITH GRANULAR BASE	1/CDT.01
③	SIDEWALK PER APWA #231	
④	8" THICK CONCRETE DRIVE APPROACH PER APWA #225	
⑤	CURB & GUTTER MOUNTABLE TYPE F PER APWA #205.2	
⑥	TRANSITION CURB & GUTTER	
⑦	CURB & GUTTER TYPE A PER APWA #205.1	
⑧	SAWCUT PER APWA #255 & MWD STDS.	
⑨	NO PARKING SIGN	
⑩	NO PARKING EMERGENCY VEHICLE TURNAROUND SIGN	
⑪	CONCRETE PAVEMENT 8" THICK IN TURN AROUND AREA	1/CDT.01

AREA TABLE		
PARTICULARS	S.F.	%
BUILDING	9,876	23.7
Hardscape	12,315	29.7
Landscape	19,383	46.6
TOTAL	41,574	100

NOTE:  
SLOPE ACROSS THE ACCESSIBLE PARKING STALLS & ACCESS ISLE SHALL NOT EXCEED A 1:48 (2.00%) SLOPE, THE MAX GRADE DIFFERENCE BETWEEN THE ASPHALT SURFACE, ACCESSIBLE RAMP, AND SIDEWALK SHALL NOT EXCEED 1/4 INCH VERTICAL OR 1/2 INCH WHEN BEVELED. THE ACCESSIBLE MEANS OF EGRESS INCLUDING THE DRIVEWAY PORTION SHALL NOT EXCEED A SLOPE OF 1:20 (5.0%) & A CROSS SLOPE OF 1:48 (2.0%). ALL EXTERIOR DOOR WAY ACCESS REQUIRE AN EXTERIOR LANDING 60 INCHES IN LENGTH WITH A SLOPE NOT EXCEEDING A 1:48 (2.0%) SLOPE

NOTE:  
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS TO EXISTING GRADE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION, EXTENT OF SAWCUTTING, AND TIE-IN SLOPES TO EXISTING GRADE PRIOR TO CONSTRUCTION. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SHALL TIE INTO EXISTING GRADE PER SLOPES LISTED ON CGN.01 NOTE 68. SEE NOTES 64, 68, & 83 ON CGN.01 FOR FURTHER DETAIL.

EX. PAVEMENT & CURB & GUTTER NOTE:  
THE CURB & GUTTER AND ASPHALT AT THE END OF ROBIN STREET IS IN POOR REPAIR. COORDINATE WITH MAGNA CITY TO REPAIR AND REPLACE EX. IMPROVEMENTS AS NEEDED.

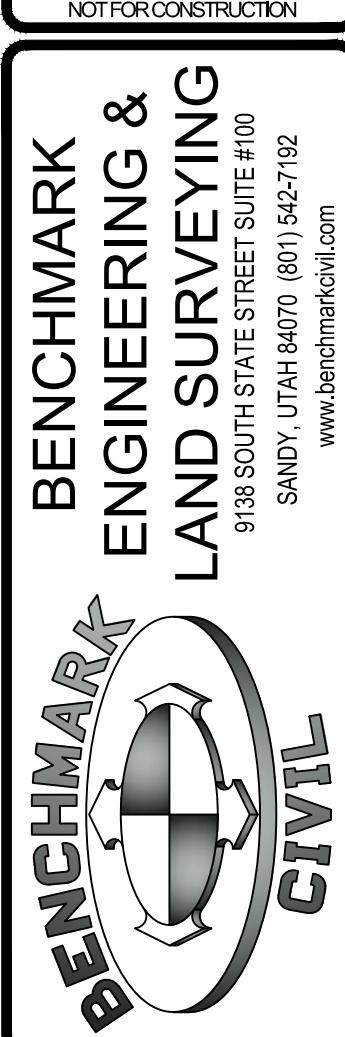
NOTE:  
1. ALL WORK IN THE PUBLIC WAY SHALL CONFORM TO APWA 2017 STANDARD PLANS & SPECIFICATIONS.  
2. CONTRACTOR SHALL PROTECT EXISTING STREET LIGHTS AND UNDERGROUND WIRES. COORDINATE STREET LIGHTING ISSUES WITH DAVID PEARSON AT PUBLIC UTILITIES (801) 483-6738.  
3. THE CURB AND GUTTER SHALL BE CONSTRUCTED AS PER APWA 205A, AND 251 OR 252.  
4. ALL UTILITY TRENCH WORK IN THE PUBLIC WAY SHALL BE CONSTRUCTED AS PER 2012 APWA 255.  
5. ALL SIDEWALK WORK DONE IN THE PUBLIC WAY SHALL BE CONSTRUCTED AS PER APWA 231.  
6. THE DRIVE APPROACH SHALL BE CONSTRUCTED AS PER APWA 225. (THE SIDEWALK THRU THE APPROACH MUST BE REMOVED AND REPLACED WITH 8" THICK CONCRETE.)  
7. PRIOR TO OCCUPANCY PERMIT BEING ISSUED, IT IS RECOMMENDED THAT ALL TRIP HAZARDS ON THE PUBLIC SIDEWALK BE REMOVED.  
8. PRIOR TO BEGINNING ANY WORK IN THE PUBLIC WAY, A LICENSED, BONDED AND INSURED CONTRACTOR MUST FIRST OBTAIN A PUBLIC WAY PERMIT FROM THE SLC ENGINEERING PERMITS OFFICE, AND PERHAPS A TRAFFIC CONTROL PERMIT FROM SLC TRANSPORTATION.  
9. (19.77.070) SCREENING OF MECHANICAL EQUIPMENT AND TRASH DUMPSITE IS REQUIRED.

10. THE SITE OCCURS IN A MODERATE LIQUEFACTION ZONE; AS SUCH, A SITE-SPECIFIC LIQUEFACTION ASSESSMENT SHALL BE CONDUCTED IN ACCORDANCE WITH APPENDIX K OF THE SLCO ORDINANCE, ADDRESSING/INCLUDING THE FOLLOWING:  
A) A LIQUEFACTION ANALYSIS BASED ON CONSIDERATION OF HIGHEST SEASONAL GROUNDWATER LEVELS (BORING MUST PENETRATE A MINIMUM OF 45 FT BELOW FINAL GROUND SURFACE),  
B) THE METHODOLOGY USED FOR ASSESSING LIQUEFACTION POTENTIAL AT THE SITE,  
C) CALCULATIONS FOR ASSESSING LIQUEFACTION POTENTIAL AT THE SITE, AND  
D) AN ASSESSMENT OF LATERAL SPREAD POTENTIAL AT THE SITE, INCLUDING THE METHODOLOGY UTILIZED AND SUPPORTING CALCULATIONS.  
11. THIS SITE OCCURS IN A MODERATE LIQUEFACTION ZONE; THEREFORE, THE 'GEOLOGICAL HAZARD DISCLOSURE AND ACKNOWLEDGEMENT FORM' NEEDS TO BE FILLED OUT, RECORDED, AND SUBMITTED. PLEASE EMAIL RECORDED DOCUMENT TO: ADAH@SLCO.ORG

NOTE:  
FIRE LANE SIGNS:  
FIRE APPARATUS ACCESS ROADS SHALL BE MARKED WITH PERMANENT NO PARKING LANE SIGNS COMPLYING WITH FIGURE D103.6. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE POSTED ON ONE OR BOTH SIDES OF THE FIRE APPARATUS ROAD AS REQUIRED BY CODE. [D103.6.1 OR D103.6.2.]  
A. ROADS 20 TO 26 FEET IN WIDTH: FIRE APPARATUS ACCESS ROADS 20 TO 26 FEET WIDE SHALL BE POSTED ON BOTH SIDES AS A FIRE LANE.  
B. ROADS 26-32 FEET IN WIDTH: FIRE APPARATUS ACCESS ROADS 26-32 FEET WIDE SHALL BE POSTED ON ONE SIDE OF THE ROAD AS A FIRE LANE. 'FIRE LANE' SIGNS TO BE INSTALLED ON THE FIRE HYDRANT SIDE OF THE ROAD WITH MAXIMUM SPACING OF 150'.

PROJECT NO.	2011309
SITE PLAN	
CSP.01	4 OF 12

DRAWN BY	CGI	DATE	09/12/22
CHECKED BY	MCP	REvised PER CITY COMMENTS	12/1/22
FIELD DRAW	KOJUS	REvised BUILDING LAYOUTS PER CITY COMMENTS	
DATE	12/30/2021	FILE #	2011309 SITE
PRELIMINARY PLAN			



FLANGAS TOWNHOMES, P.U.D.  
2943 S DORA STREET  
MAGNA, UTAH



Dear City Planning

We are writing to request the vacation of a portion of Dora Street located in Magna City, Utah, adjacent to 2943 Dora Street, to facilitate the development of a new residential project.

Project Overview:

- The proposed project will consist of 10 townhomes, providing much-needed housing options for new young professionals and families.

Dear [City Council/Planning Commission],

We are writing to request the vacation of a portion of Dora Street located in Magna City, Utah, at 2943 Dora Street, to facilitate the development of a new residential project on the adjacent property.

Project Overview:

- The proposed project will consist of [Number] townhomes, providing much-needed housing options for young professionals and families.



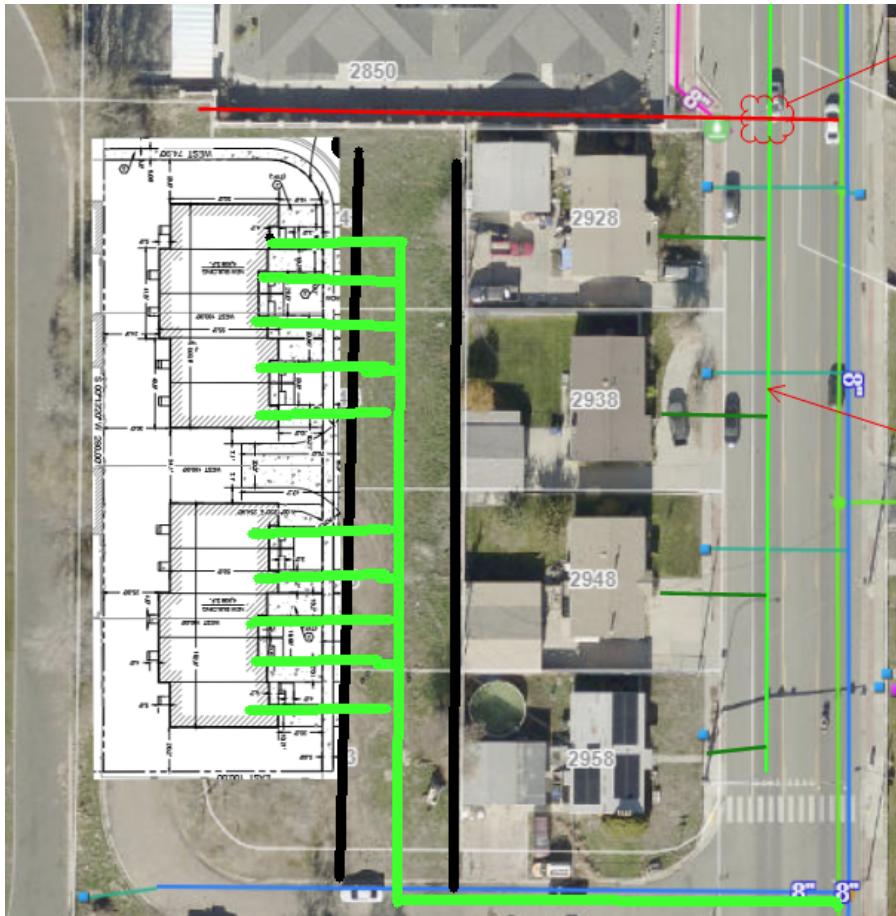
modern townhome development

- The development will incorporate modern architectural design while respecting the existing character of the neighborhood.
- We plan to prioritize sustainable practices, including energy-efficient construction and green spaces throughout the development.

Vacation Rationale:

Vacating the portion of Dora Street is essential for the project's feasibility due to:

- Sewer system limitations: The existing infrastructure cannot accommodate the slope/ distance requirement by magna water. Installing the sewer line requires vacating the street, location the new sewer line closer to the city's main sewer line and elevating the terrain to be able to create the necessary slope for the sewer to be approved by magna water.



New sewer line diagram

- Improved site layout: Removing the underutilized portion of Dora Street allows for efficient utilization of the available land, optimizing both the building footprint and green space.
- Enhanced traffic flow: Vacating the underutilized street simplifies existing traffic patterns and reduces potential congestion within the neighborhood.

#### Public Benefits:

This project offers significant benefits to the Magna City community, including:

- Increased housing availability: Addressing the growing demand for housing options in the area, particularly for young professionals and families.
- Economic growth: Stimulating local businesses through construction jobs and ongoing resident expenditures.
- Enhanced neighborhood aesthetics: Upgrading the vacant portion of Dora Street contributes to a more attractive and vibrant community.
- Infrastructure improvement: Modernizing the sewer system strengthens the overall infrastructure of the city.

Next Steps:

We are fully committed to working with the city to ensure a smooth and seamless vacation process. We have already:

- Obtained preliminary approval from relevant engineering and planning departments.
- Secured financing for the project.
- Developed detailed plans for the construction and mitigation of any temporary disruption during the vacate and development process.

We strongly believe this project aligns with the city's vision for sustainable development and neighborhood revitalization. We are confident that vacating the portion of Dora Street will enable the creation of a valuable asset for the Magna City community and are eager to present our comprehensive proposal at your earliest convenience.

Thank you for your time and consideration.

Sincerely,

Miguel Munevar

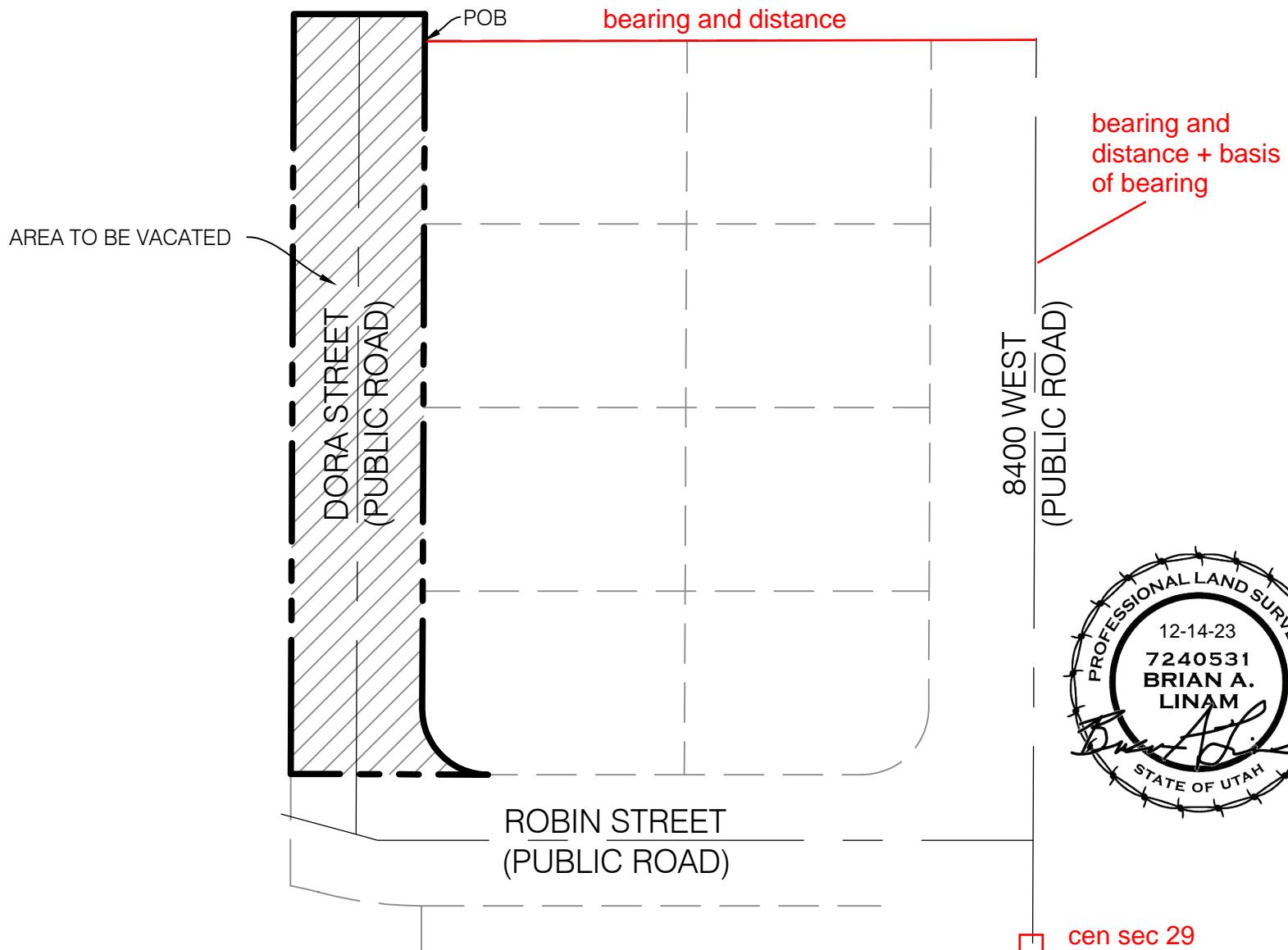
Southland Investments.

# DORA STREET EXHIBIT

n 1/4 cor  
sec 29



add bearing and distance  
around the vacation





GREATER SALT LAKE

## Municipal Services District

### Planning and Development Services

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

Phone: (385) 468-6700 • Fax: (385) 468-6674

[msd.utah.gov](http://msd.utah.gov)

Files # REZ2024-001105

## Rezone Summary

**Public Body:** Magna Planning Commission

**Meeting Date:** May 9<sup>th</sup>, 2024

**Parcel ID:** 14-28-209-013-0000

**Current Zone:** A-1/zc

**Property Address:** 7563 W 2820 S

**Request:** Rezone from A-1/zc to R-2-6.5

**Applicant Name:** Jeffrey Copeland

**MSD Planner:** Justin Smith

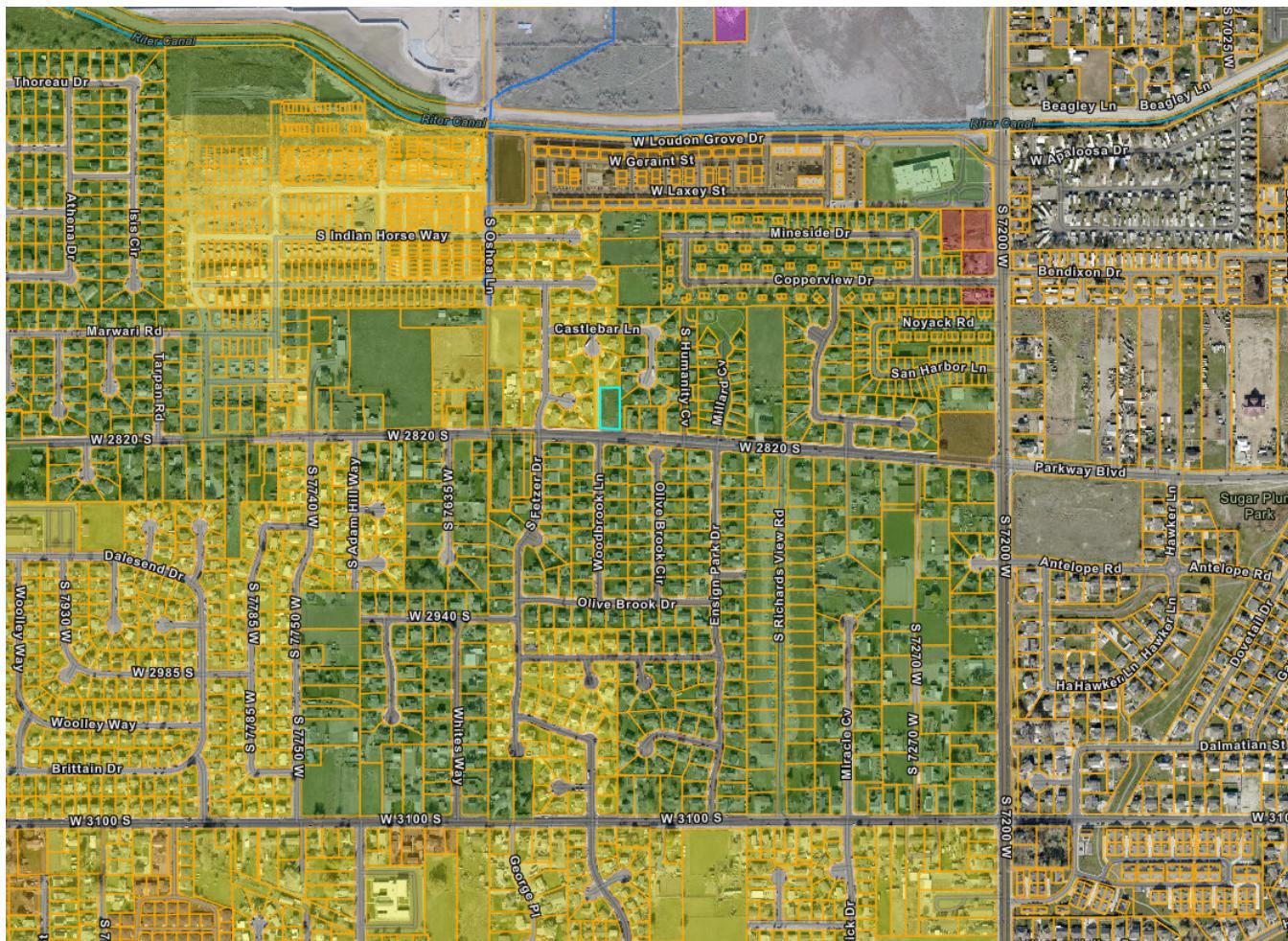
**MSD Planning Staff Recommendation:** Planning Commission Recommendation for Approval

### PROJECT SUMMARY

The applicant, Jeffrey Copeland, is applying on behalf of Habitat for Humanity who is seeking to rezone the lot for development at a later date.

### SITE & ZONE DESCRIPTION

The property is located along 2820 S and is surrounded by residential land uses. The areas to the north and west are zoned R-1-10 and the areas to the east and south are zoned A-1/zc. The lot is 0.5 acres in size. The immediate surrounding residences are all detached single-family residences.



## ISSUES OF CONCERN/PROPOSED MITIGATION

The Greater Salt Lake Municipal Services District and reviewing agencies have reviewed the application and have not spotted any issues with the rezone. No other departments or reviewing agencies have pointed out any issues of concern and have given an "ok" to the conceptual review.

## PLANNING STAFF ANALYSIS

### General Plan Considerations

Magna's General Plan calls out this part of Magna as a residential mixed density area. The general plan defines the residential mixed density area as having mixed ranging from R-1-8 to R-2-6.5 with a mix of single family homes and duplexes.

### Review Criteria

There are seven factors for consideration in Chapter 19.16.080. These factors are not binding approval criteria, but are merely a guide as to issues that may be considered in forming a recommendation:

The first is whether the proposed (zoning) amendment is compatible with the Adopted General Plan. The Adopted General Plan calls for mixed residential development in this area with zones ranging R-1-10 to R-2-6.5 and a mix of single family and duplexes. The applicant's requested R-2-6.5 zone meets that criteria.

The second is whether it would promote the public health, safety and welfare. There have not been any comments from reviewing agencies that are conceptually opposed to the rezone.

The third is whether the proposed zone is a more suitable zone than the current classification. The A-1/zc does not allow for any duplexes or dwelling groups and has a minimum lot size of 10,000 square feet and a minimum lot width of 65 feet. The R-2-6.5 zone requires 30 foot wide lots and would allow greater flexibility for the orientation of the homes within the existing lot.

The fourth is whether the proposed amendment is compatible with the intent and general purposes of Magna's land use ordinances. The proposed zone change is compatible with the intent and general purposes of Magna's land use ordinance. The applicant has followed the correct procedures and is going through the process that Magna has created to allow for a rezone. The proposed future use for the land is in-line with what zone that the applicant has proposed.

The fifth is whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy. This criteria is not applicable to this rezone as it is not intended to be a correction.

The sixth is whether the proposed amendment benefits the citizen of the municipality as a whole. This rezone would allow for denser residential development than what is currently allowed. This would help by providing more housing units in Magna that are more affordable than what is currently allowed. The land is owned by Habitat for Humanity, a non-governmental organization, that seeks to provide affordable housing to those who come from low-income or disadvantaged backgrounds.

The seventh is whether the rezone does not create a significant number of nonconformities. The lot is currently a vacant and undeveloped lot and as a result there would not be a nonconformity created by this zone change.

The last is whether the proposed amendment is compatible with the trend of development in the general area of the property. A lot of the existing development in the area is from the 2000s and later. Some of the developments in the area have density's around a 3-5 units per acre, while other developments include duplexes or townhomes that have similar densities to what is being proposed with the zone change. The R-2-6.5 zone wouldn't allow for townhomes, but it would allow for single-family houses or duplexes.

The Magna Planning Commission makes recommendations to the Salt Lake County Council for rezones. The Salt Lake County Council is the decision-making body for rezones and will weigh the recommendation of the Planning Commission.

Based on the above analysis, MSD staff 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 license inspection process.

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#### **PLANNING STAFF RECOMMENDATION**

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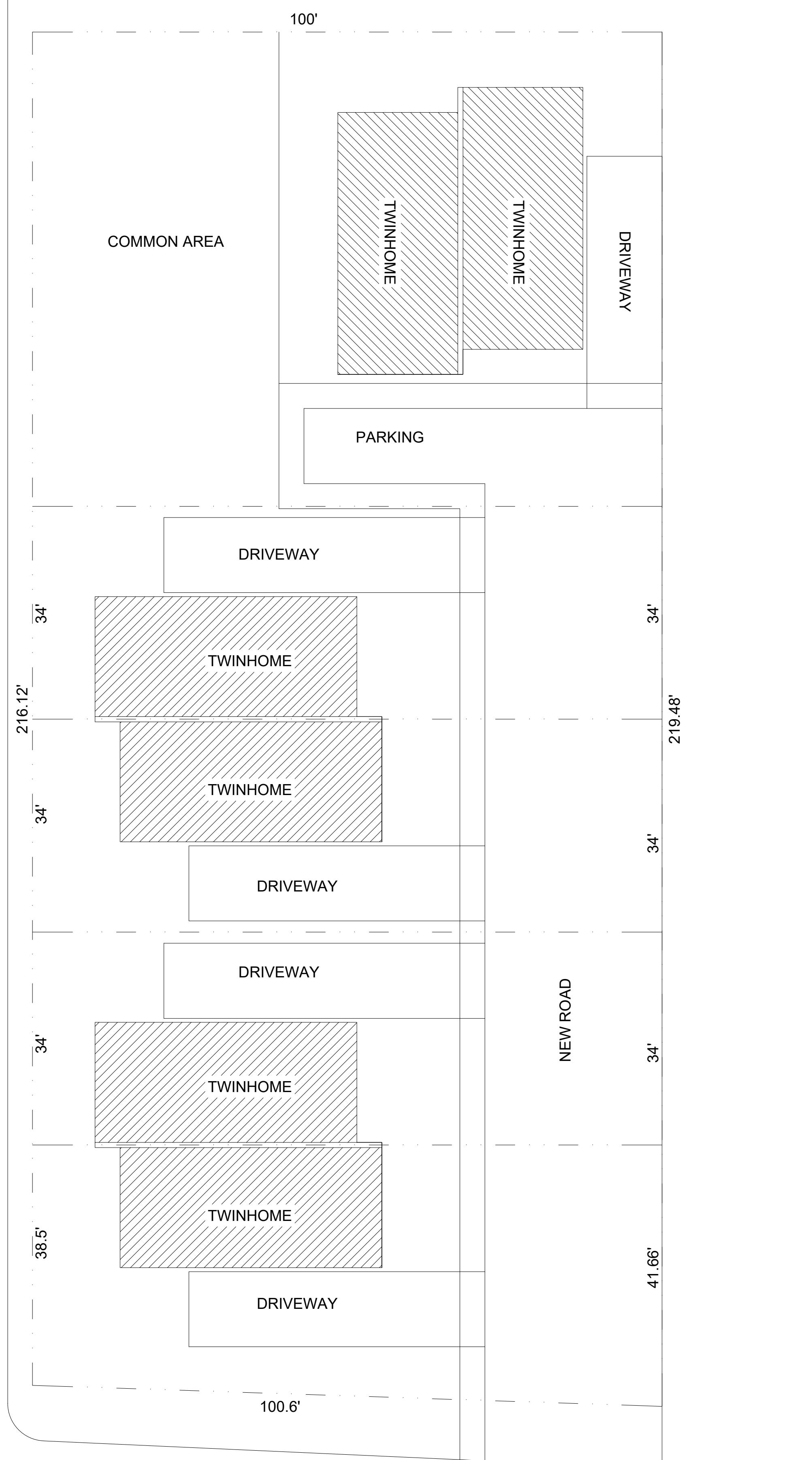
**Based on the findings stated above, the MSD Planning Staff recommends that the Magna Planning Commission recommend approval of the rezone to the Magna City Council.**

**ATTACHMENTS:**

- A. Site Plan
- B. Narrative
- C. Legal Description

# WOODBROOK LN

# PARKWAY BLVD



## SITE PLAN

DATE: 1-31-24

## REVISIONS:

NO.	DATE	REVISION
△		
△		
△		
△		
△		

## SHEET TITLE

## SITE PLAN

SHEET NUMBER



## Summary of Intent

Habitat-Kennecott Development  
7563 W 2820 S, Magna, UT  
.5 Acres Vacant Land  
APN/Parcel ID 14-28-209-013

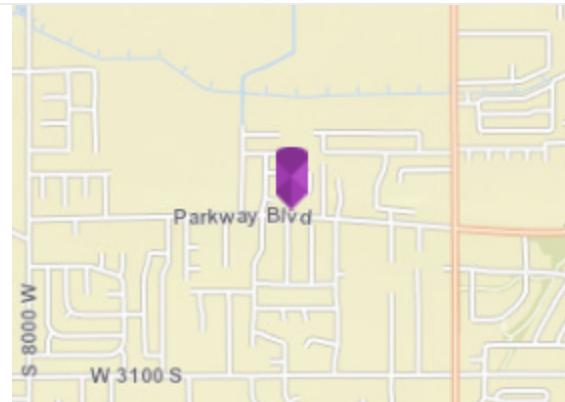
Salt Lake Valley Habitat for Humanity, with the help of Kennecott, secured the above property as a future site for affordable housing development. The assistance of Kennecott and its financial support in obtaining the land is why we are naming the project Habitat-Kennecott. To keep the costs accessible for our partner families Salt Lake Valley Habitat for Humanity would like to build Three twin homes on this half-acre site. We are designing these homes to fit into the existing community. We will be doing xeriscaping around the homes to cut down on water use and provide a natural look. This small development will have a small community area for their use.

Habitat partner families are all employed and earn between 30-60% of the Annual Median Income (AMI), provide 225 hours of sweat equity, and qualify for a 30 year no interest loan after completing the program. Our homeowners have a strong stake hold in the community and their neighborhood and have a history of staying in their home for decades. This provides a municipality with a stable neighborhood.

This project, once underway, will be the Third Salt Lake Valley Habitat project in Magna, and we look forward to our continued strong partnership.

SLCo ---&gt; Assessor ---&gt; Parcel Search ---&gt; Valuation Summary ---&gt; Printable Version

Parcel	14-28-209-013-0000	Value History				
Owner	SALT LAKE VALLEY HABITAT FOR HUMANITY	Record	Land Value	Building Value	Market Value	Tax Rate
Address	7563 W 2820 S	2023	\$ 164,700	\$ 0	\$ 164,700	
Total Acreage	0.50	2022	1	\$ 161,500	\$ 0	\$ 161,500 .0140490
Above Ground sqft.		2021	1	\$ 124,200	\$ 0	\$ 124,200 .0160710
Property Type	911 - RES LOT	2020	1	\$ 118,100	\$ 0	\$ 118,100 .0173070
Tax District	ABY	2019	1	\$ 108,500	\$ 0	\$ 108,500 .0170600
		2018	1	\$ 91,800	\$ 0	\$ 91,800 .0175620



14-28-209-013-0000

## Land Record

Record ID 1		Influence Effect	Lot Shape	REGULAR	Traffic	MEDIUM
Lot Use	RESIDENTIAL	Assmt. Class	Lot Location	INTERIOR	Traffic Influence	NEGATIVE
Lot Type	PRIMARY-LOT	RES-SECONDARY	Neighborhood	731	Street type	TWO-WAY
Land Class		Lot Depth	Nbhd Type	STATIC	Street Finish	PAVED
Income Flag		Acres	Nbhd Effect	TYPICAL	Curb Gutter	Y
Seasonal use	N	Zone	Topography	LEVEL	Sidewalk	Y
Influence Type		Sewer				
		Number Lots				

## Legal Description

14-28-209-013-0000

BEG N 89°55'30" E 680.34 FT & S 0°00'45" E 415.97 FT FR N 1/4 COR SEC 28, T 1S, R 2W, SLM; S 89°59'15" W 100 FT; S 0°00'45" E 216.12 FT; S 88°05'12" E 100.06 FT; N 0°00'45" W 219.48 FT M OR L TO BEG. 0.5 AC. 5720-2285 5847-0013 6139-2892,2979 7709-0294 7670-2831 7709-0296

[Click here for Classic Parcel Details Page](#) [Search Again?](#)

This page shows the assessor's CAMA data, as it was, on May 22, 2023.