



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

****AMENDED****

Thursday, August 8, 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.

BUSINESS MEETING

- 1) Approval of the July 11, 2024 Planning Commission Meeting Minutes. (Motion/Voting)
- 2) Other Business Items. (As Needed)

PUBLIC HEARING(S)

REZ2024-001216 – Elliott Smith is requesting a rezone from the C-2 (Commercial) Zone to the C-1 (Commercial) Zone for a property .87 acres in size. **Location:** 8146 West 3500 South. **Planner:** Jeff Miller (Motion/Voting)

REZ2024-001183 - Quin Bingham is requesting a rezone from the A-20 to M-2 on behalf of Granite Construction for a hot mix asphalt plant. **Location:** 2185 South 7400 West. **Acres:** 3.43. **Planner:** Justin Smith (Motion/Voting)

REZ2024-001105 - Jeffrey Copeland is requesting a rezone from the A-1/zc to R-1-5 on behalf of Habitat for Humanity. **Location:** 7563 West 2820 South. **Acres:** 0.5. **Planner:** Justin Smith (Motion/Voting)

REZ2024-001215 - Trevor Andra is requesting a rezone from the A-20 to M-1 on behalf of Magna Water District. **Location:** 7650 West, 7764 West, 7750 West and 2100 South. **Acres:** 38.15. **Planner:** Justin Smith (Motion/Voting)

OAM2024-001210 – An application to amend Magna Code to reduce the required side and rear setbacks in the M-1 and M-2 Manufacturing zones. **Applicant:** Planning Staff. **Planner:** Brian Tucker (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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G R E A T E R S A L T L A K E

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 # REZ2024-001216

REZONE SUMMARY AND RECOMMENDATION

Public Body: Magna City Planning Commission

Meeting Date: August 8, 2024

Parcel ID: 14-29-476-026-0000

Acreage: .87 Acres

Current Zone: C-2 (Commercial) Zone

Proposed Zone: C-1 (Commercial) Zone

Property Address: 8146 West 3500 South

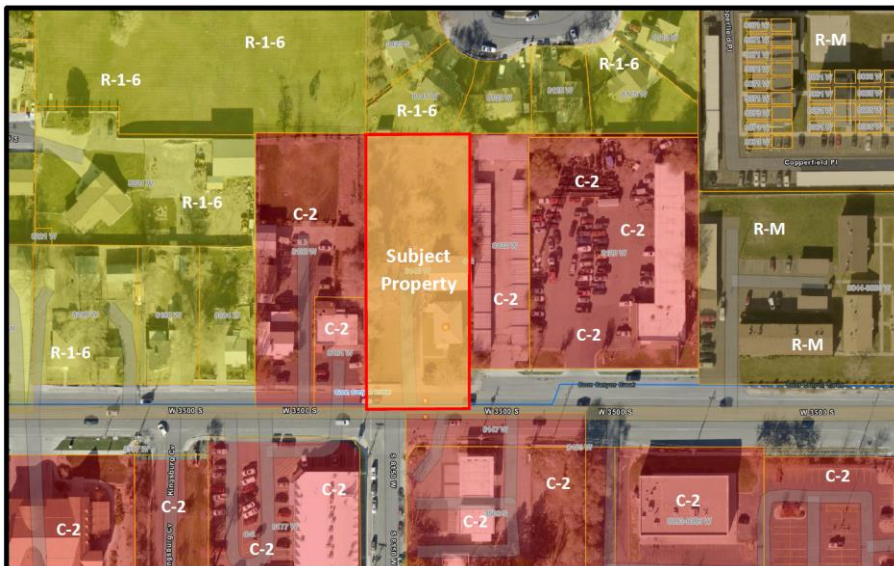
Request: Rezone from C-2 to C-1.

Planning Commission Recommendation: Not yet received

Planner: Jeff Miller

Applicant Name: Elliott Smith

PROJECT DESCRIPTION



Elliott Smith is requesting a recommendation of approval for a proposed rezone from the C-2 (Commercial) Zone to the C-1 (Commercial) Zone. The subject property is .87 acres in size and is currently occupied by a non-conforming single-family home.

The applicant is requesting the proposed rezone because the C-2 Zone requires a minimum of 3 acres for a "project area", in order to develop the property. If the property is successfully rezoned, the applicant intends to construct a

quick lube oil service station on the subject property (which is a permitted use in both the C-2 & the C-1 Zones).

Request: Rezone from C-2 to C-1

SITE & VICINITY DESCRIPTION (see attached map)

The subject property is located along 3500 South and is surrounded on both sides by commercially developed properties in the C-2 Zone. Between 8000 West and 8400 West, there is a large amount of commercially zoned properties on the south side of 3500 West, which includes the shopping center around the Smith's grocery store, and the Arbor Park Shopping Center around Walmart. Immediately north of the subject property, is a large area of single-family homes in the R-1-6 (Single-Family Residential, 6,000 SF Minimum) Zone.

GENERAL PLAN CONSIDERATIONS

According to the Magna General Plan, which was adopted in 2021, "3500 South (has been identified as) Magna's primary commercial corridor, (which is) characterized by neighborhood and community strip centers at 8400 West and 7200 West." The proposed commercial rezone, and the anticipated use of the property is consistent with other commercially developed properties in the general vicinity along 3500 South.

ZONE CONSIDERATIONS

Requirement	Existing Zone (C-2)	Proposed Zone (C-1)
Height	Minimum: No primary building within this district shall be erected to a height less than fifteen feet (15') above grade. Maximum: 45 Feet	Minimum: No primary building within this district shall be erected to a height less than fifteen feet (15') above grade. Maximum: 60 Feet
Front Yard Setback	Front Yard Setback (Major Street): 30 Foot landscaped setback from public right of way. Front Yard Setback (Minor Street): 15 Foot landscaped setback from back of curb.	Front Yard Setback (Major Street): 18 Foot landscaped setback from back of sidewalk. Front Yard Setback (Minor Street): 10 Foot landscaped setback from back of curb.
Side Yard Setback – Corner Lots	Same as the front yard setback.	Same as the front yard setback.
Side Yard Setback – Interior Lots	No setback required when sharing a common wall. 8-foot setback to property line or 16 feet between buildings where building pads are used. Masonry Wall and 8-foot landscape buffer required between residential and non-residential uses in accordance with Section 19.05.050.B.	No setback required when sharing a common wall. 8-foot setback to property line or 16 feet between buildings where building pads are used. Masonry Wall and 8-foot landscape buffer required between residential and non-residential uses in accordance with Section 19.05.050.B.
Rear Yard Setback	10-foot setback to property line or 20 feet between buildings where building pads are used. Masonry Wall and 8-foot landscape buffer required between residential and	10-foot setback to property line or 20 feet between buildings where building pads are used. Masonry Wall and 8-foot landscape buffer required between residential and

Request: Rezone from C-2 to C-1

	non-residential uses in accordance with Section 19.05.050.B.	non-residential uses in accordance with Section 19.05.050.B.
Lot Width	No minimum lot width is required for lots in Commercial Zones. Lots not fronting on a street shall be accessible to the public via a recorded easement or right-of-way.	No minimum lot width is required for lots in Commercial Zones. Lots not fronting on a street shall be accessible to the public via a recorded easement or right-of-way.
Lot Area	There is no minimum lot size required in the Commercial Zones.	There is no minimum lot size required in the Commercial Zones.
Minimum Project Area	3 Acres.	None.

Compatibility with existing nearby development in terms of size, scale and height.	Can be Compatible
Compliance with the General Plan.	Yes

ISSUES OF CONCERN/PROPOSED MITIGATION

Planning Staff has not identified any issues of concern with the proposed rezone request.

STAFF ANALYSIS

19.32.010 – Purpose of Provisions: *The purpose of the commercial zones is to provide places in the municipality for a wide range of commercial and retail trades and uses, offices, business and professional services, and other uses that contribute to the economic stability of the community and wellbeing of its employees and residents. The zones are intended to provide employment opportunities and expand the municipal tax base, while also encouraging sustainable development and providing an attractive transition between residential and non-residential uses.*

- **The proposed rezone and anticipated use of the property is compliant with the purposes of the commercial zones within Magna City.**

19.32.020 – Establishment of Commercial Zones (A): *The C-1 Zone is intended to provide a wide range of commercial uses designed to serve neighborhood, community and regional needs. The commercial use may be freestanding or integrated in a center. Development is oriented to the street to encourage a pedestrian relationship and buildings are placed to allow interconnected walkways and shared site accesses for increased convenience, accessibility, and enhanced safety for pedestrians. Development includes elements and facades at the pedestrian level and achieves a sense of human scale and creates visual interest at eye-level.*

- **The intended use of the subject property is to be a freestanding commercial development on an .87-acre lot. This proposal complies with the purpose of the C-1 (Commercial) Zone.**

19.32.020 – Establishment of Commercial Zones (B): *The C-2 Zone is intended to provide retail uses, service-oriented businesses, offices, and restaurants in an integrated center. Each center shares common architecture access, parking, signage, and landscape design. Each center typically includes three (3) or more acres and provides regional or community level destination shopping which incorporates a design that enhances pedestrian orientation within the center.*

Request: Rezone from C-2 to C-1

- **The subject property is not compatible with the existing C-2 Zone, since it is less than 3 acres in size, and is not part of a commercial center (like the Arbor Park Commercial Development).**

NEIGHBORHOOD RESPONSE

Planning Staff has not received any comments from the general public or the surrounding neighbors as of the completion of this report. Any comments that are received will be forwarded to the Magna City Planning Commission for review and will be summarized on August 8, 2024.

PLANNING COMMISSION RECOMMENDATION

The Magna City Planning Commission will hear this item on August 8, 2024. Their recommendation will be presented to the Magna City Council at a future date.

CONCLUSION AND RECOMMENDATION

Planning Staff recommends that the Magna City Planning Commission analyzes the information contained in this report, prior to making a recommendation to the Magna City Council on the proposed rezone request from the C-2 (Commercial) Zone to the C-1 (Commercial) Zone.

The Magna City Planning Commission should consider motions to recommend approval, approval with condition, 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 to implement the goals and objectives of that plan.

EXHIBITS

- A. Aerial Map.
- B. Concept Plan.

REZ2024-001216: Rezone from C-2 (Commercial) Zone to C-1 (Commercial) Zone.

Parcel: 8146 West 3500 South (14-29-476-026-0000)



PRELIMINARY

MAGNA RETAIL LOT

8146 W 3500 S
MAGNA, UT
TERRAFORM COMPANIES

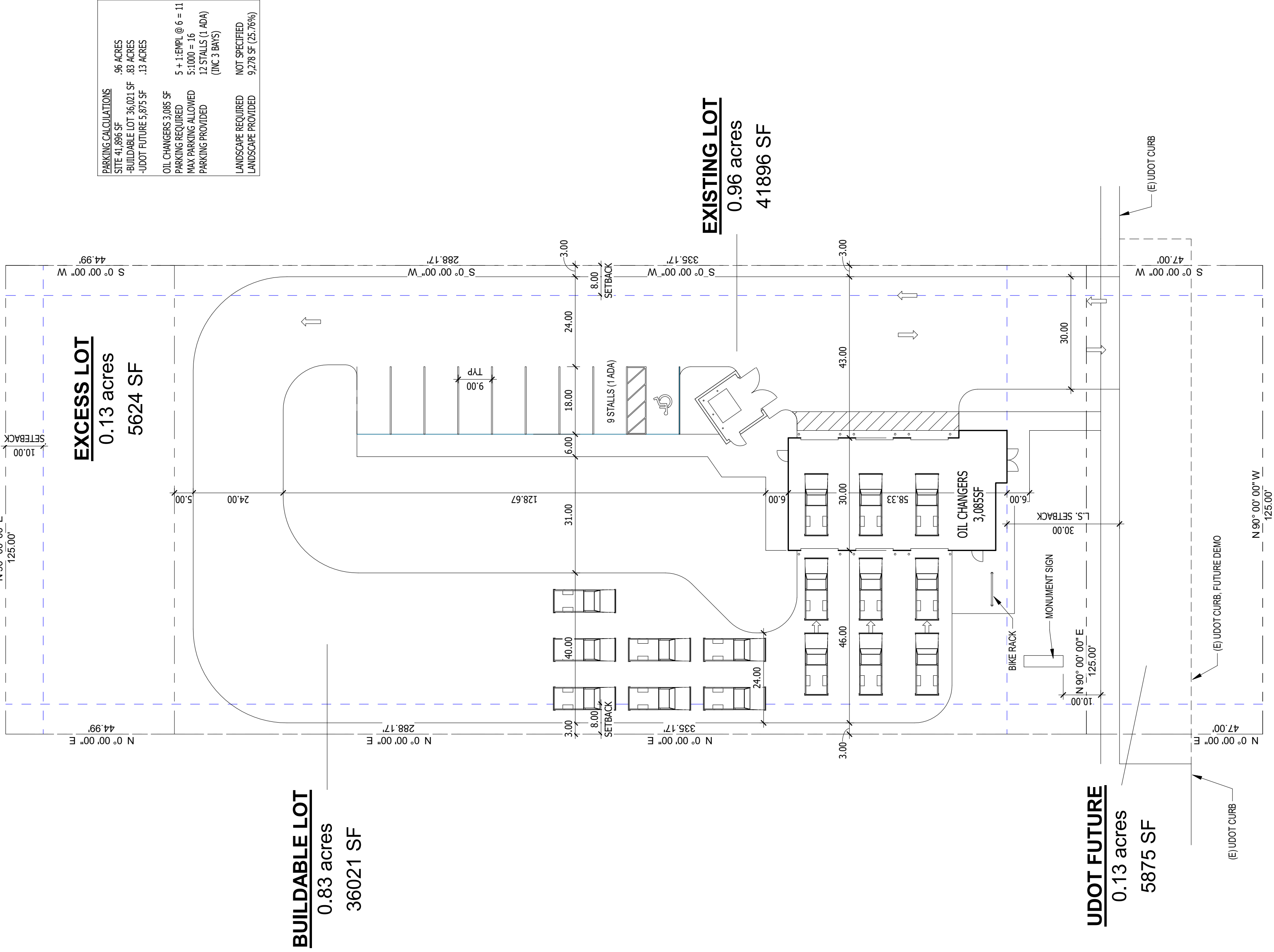
REVISIONS	
MARK	DATE DESCRIPTION

PROJECT #:	161
DRAWN BY:	NSP
CHECKED BY:	--
ISSUED:	06.23.2024

ARCHITECTURAL
SITE PLAN

A-002

© COPYRIGHT smartpalms design 2020



ARCHITECTURAL SITE PLAN

A1
1" = 20'-0"



MAGNA RETAIL LOT
8146 W 3500 S
MAGNA, UT
TERRAFORM COMPANIES

8146 W 3500 S
MAGNA, UT
TERRAFORM COMPANIES

[illegible]

PROJECT #:	161
DRAWN BY:	NSP
CHECKED BY:	---
ISSUED:	06.23.2024



ARCHITECTURAL SITE PLAN

1" = 20'-0"



GREATER SALT LAKE
**Municipal Services
District**

Files # REZ2024-001183

Rezone Summary

Public Body: Magna Planning Commission

Meeting Date: August 8, 2024

Parcel ID: 14-21-200-028-0000

Current Zone: A-20

Property Address: 2185 S 7400 W

Request: Rezone from A-20 to M-2

Applicant Name: Quin Bingham

MSD Planner: Justin Smith

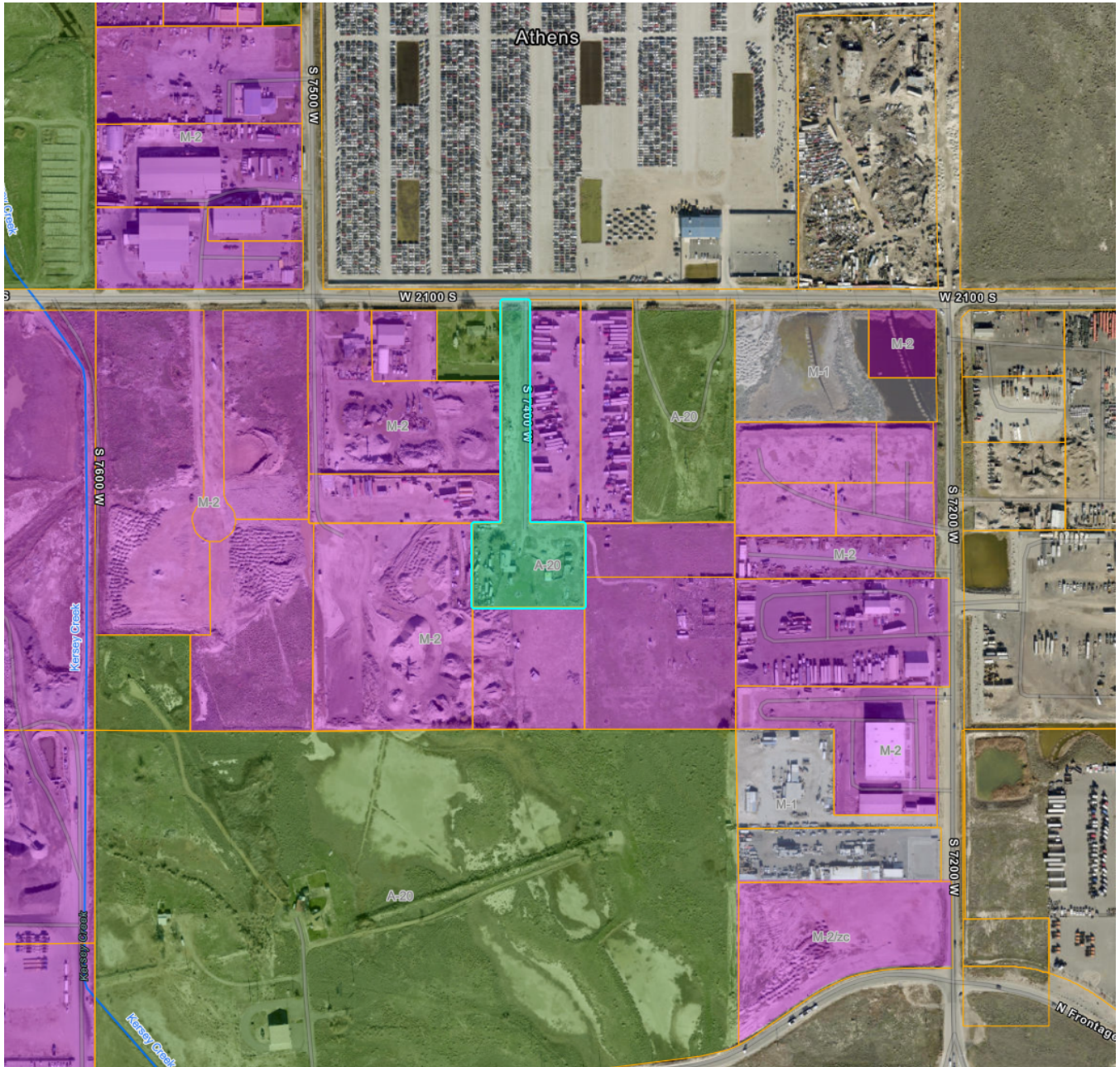
MSD Planning Staff Recommendation: Planning Commission Approval

PROJECT SUMMARY

The applicant, Quin Bingham, is seeking a rezone from A-20 to M-2 for an asphalt and concrete recycling plant on behalf of Granite Construction. Several other neighboring lots were rezoned from A-20 to M-2 with the application REZ2023-000869.

SITE & ZONE DESCRIPTION

This lot is located along 2100 S and has a flag lot type shape. The majority of the surrounding lots are zoned M-2 with a few nearby lots being zoned A-20 along 2100 S. This lot is 3.43 acres in size.



ISSUES OF CONCERN/PROPOSED MITIGATION

The Greater Salt Lake Municipal Services District and reviewing agencies have reviewed the application and have not identified 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

The Magna City General Plan calls for Industrial and Employment development in this area of Magna. The rezoning is seeking the rezone in order to build a hot mix asphalt plant.

Review Criteria

There are seven criteria set in Chapter 19.16.080. The first criteria is that the proposed (zoning) amendment is compatible with the Adopted General Plan. The Adopted General Plan calls for industrial development in this section of Magna. The applicant's requested M-2 zone meets that criteria as does the proposed use.

The second criteria is that it must promote the public health, safety and welfare. There have not been any comments from reviewing agencies that are conceptually opposed to the rezone or have presented a concern regarding safety, health, or welfare.

The third criteria is that the proposed zone is a more suitable zone than the current classification. The M-2 zone is more compatible for industrial development than the A-20 zone as many industrial uses are not allowed in the A-20 zone. Much of the surrounding area has active industrial uses or are intended to have industrial uses in the future.

The fourth criteria is that 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 and the M-2 zone is the only zone that allows the proposed use.

The next criteria is 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 next criteria is that the proposed amendment benefits the citizens of the municipality as a whole. This rezone would allow the development of a concrete and asphalt recycling plant that would provide more jobs to Magna City and facilitate economic development.

The next criteria is that the rezone does not create a significant number of nonconformities. This lot currently has a single-family residence on it. Single family residences are not allowed in the M-2, but the applicant is currently in the process of creating a conditional use application for an industrial development. The applicant has provided a site plan in which a hot mix asphalt plant is being proposed.

The last criteria is that the proposed amendment is compatible with the trend of development in the general area of the property. Almost all of the development in this area is industrial development. 10 acres were previously rezoned in 2023 from A-20 to M-2.

The Magna Planning Commission makes recommendations to the Magna City Council for rezones. The Magna City 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

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.

Request: Rezone

File #: REZ2024-001183

ATTACHMENTS:

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



May 28, 2024

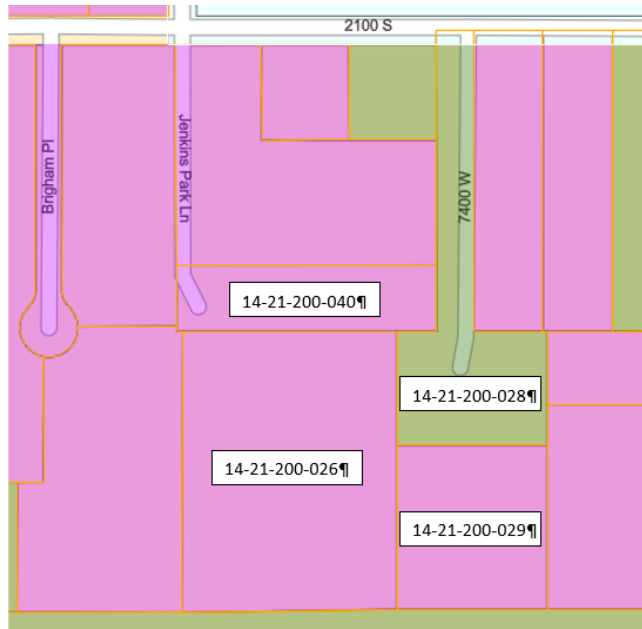
Municipal Services District

Re: Rezoning of Parcel 14-21-200-028

Dear Zoning and Planning Committee,

Granite Construction Company (Granite) is under contract to purchase parcels 14-21-200-026, 14-21-200-028, 14-21-200-029, and 14-21-200-040 (**Exhibit 1**). Currently, the zoning for parcels -026, -029, and -040 is M-2, while parcel -028 is zoned A-20. Granite requests the rezoning of parcel -028 from A-20 to M-2 to align with the zoning of the other three parcels under contract and the neighboring parcels. The address of parcel -028 is 2185 S 7400 W, Magna, Utah.

Exhibit 1 – Parcels of Interest



Granite plans to collaborate with Magna Township and the Municipal Services District (MSD) to construct an asphalt production plant at this location. Rezoning parcel -028 is essential for this project, prompting this application. **Attachment A** includes the tentative site plan. **Attachment B** is the notarized owner authorization permitting Granite to request the rezoning of the subject parcel, contingent on the finalization of the purchase. **Attachment C** contains the Sewer and Water Letters placeholder. These letters will be obtained as part of the building permit process.

Granite will obtain all necessary UDEQ permits, comply with all Magna Township/MSD conditional use permit and building permit requirements, and fulfill any other prerequisites to construct and operate said facility.

Regards,

A handwritten signature in red ink, appearing to read 'Quin Bingham', with a stylized flourish at the end.

Quin Bingham
Environmental Manager

Granite Construction
1000 North Warm Springs Rd
Salt Lake City, UT 84116
P: (801) 526-6050
C: (435) 770-4319
E: quin.bingham@gcinc.com

Attachments:

Attachment A: Site Plan

Attachment B: Owner Authorization

Attachment C: Sewer and Water Letters

Attachment D: Legal Description




Attachment A

Proposed Facility Site Map



Revisions

Granite Construction Company
Conceptual Plant Layout - Opt 3



April 22, 2024

Design: BJC

Drawn: BJC

Scale: 1" = 70'

Drawing Number:

F - 1

1 OF 1



Attachment B

Owner Rezone Authorization Letter

May 28, 2024

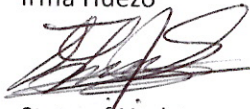
To Whom It May Concern,

This affidavit dated 06-04, 2024, serves as authorization for Granite Construction Company to apply for the rezoning of parcel #14-21-200-028, located at 2185 S 7400 W, Magna, Utah. I, Irma G HUEZO, am the current owner of this parcel. Granite Construction Company (Granite) is currently under contract to purchase this parcel.

This authorization is contingent upon Granite successfully closing on the property purchase. If Granite fails to close on the property purchase, this authorization will be nullified.

Sincerely,

Irma Huezo

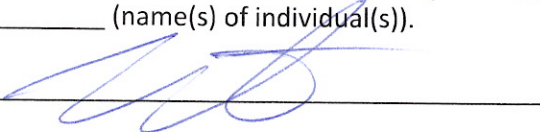


State of Utaht

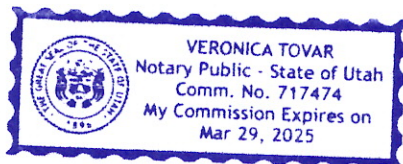
County of Salt Lake

The record was acknowledged before me on June 4, 2024 (date) by Irma G Huezo (name(s) of individual(s)).

Signature of notarial officer



Stamp:





Attachment C
Water and Sewer Letters



Attachment D

Legal Description

Parcel 14212000280000 Legal description

BEG 1126.69 FT W & 685.74 FT S FR NE COR OF SEC 21, T 1S, R 2W, SLM; S 260.26 FT M OR L; W 345 FT M OR L; N 260.26 FT M OR L; E 89.82 FT; N 685.74 FT; E 86.63 FT; S 685.74 FT; E 168.55 FT TO BEG. 3.43 AC. 8831-7853 10110-8960 10361-5085 10361-5085 10361-5086

Link: https://slco.org/assessor/new/valuationInfoExpanded.cfm?parcel_id=14212000280000

Parcel 14212000280000 Legal description

BEG 1126.69 FT W & 685.74 FT S FR NE COR OF SEC 21, T 1S, R 2W, SLM; S 260.26 FT M OR L; W 345 FT M OR L; N 260.26 FT M OR L; E 89.82 FT; N 685.74 FT; E 86.63 FT; S 685.74 FT; E 168.55 FT TO BEG. 3.43 AC. 8831-7853 10110-8960 10361-5085 10361-5085 10361-5086

Link: https://slco.org/assessor/new/valuationInfoExpanded.cfm?parcel_id=14212000280000



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

Files # REZ2024-001105

Rezone Summary

Public Body: Magna Planning Commission

Meeting Date: August 8, 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-1-5

Applicant Name: Jeffrey Copeland

MSD Planner: Justin Smith

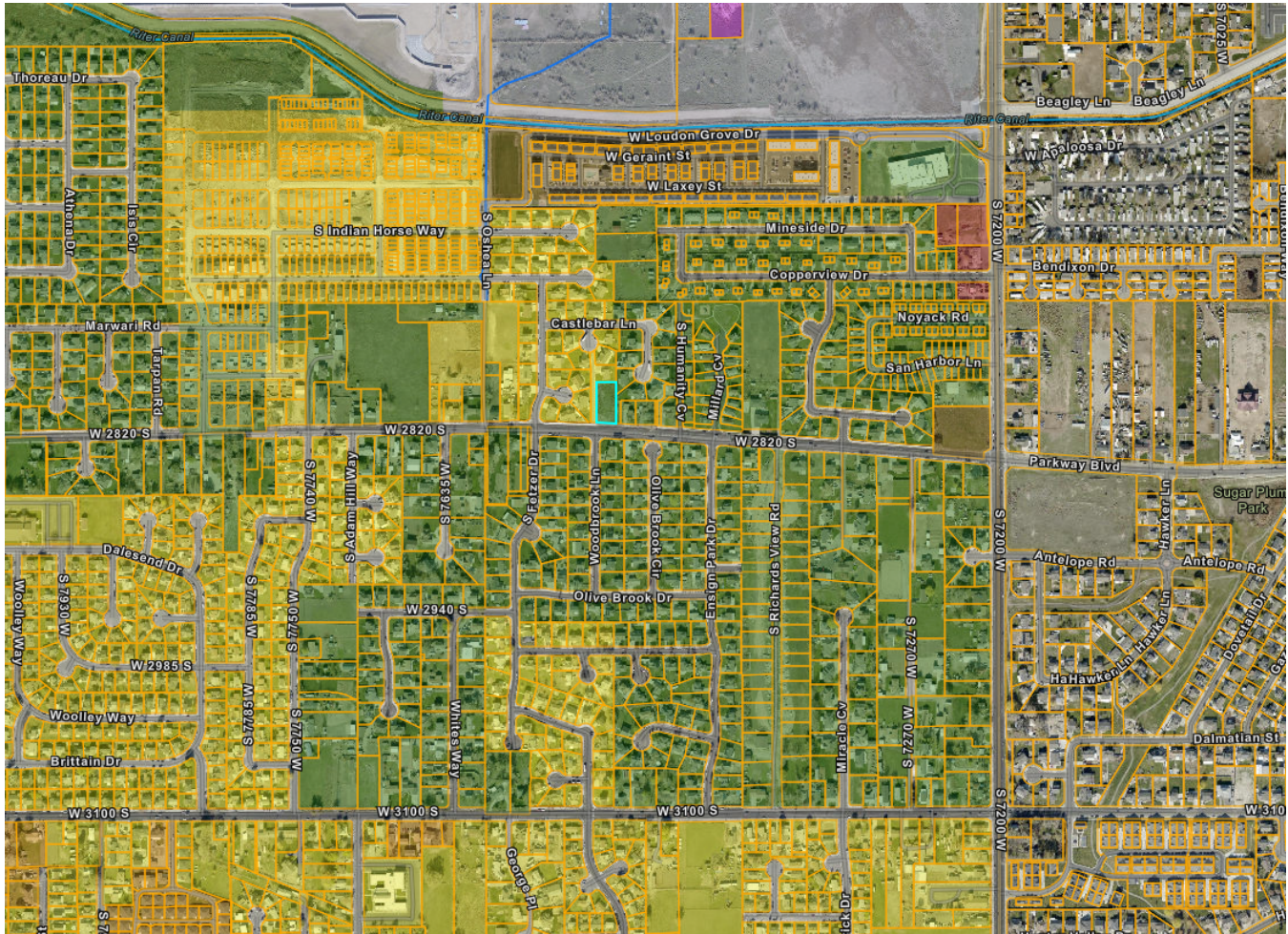
MSD Planning Staff Recommendation: Planning Commission Recommendation for Approval

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. The applicant previously sought to rezone this parcel to R-2-6.5 and came to the Magna Planning Commission in May 2024. After feedback from residents of the surrounding area and the Magna Planning Commission the applicant has come back with a new proposal.

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 identified 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.

Moderate Income Housing Plan

In response to the lack of affordable housing in the State of Utah, municipalities are required to select and adopt strategies from a list of options to bring in more housing for moderate income households. Magna City selected five of the criteria to adopt into Magna’s Moderate Income Housing Plan. This proposed rezone fulfills one of the criteria that Magna has adopted. Criteria F which is to zone or rezone for higher density or moderate income

residential development near major transit investment corridors, commercial centers, or employment centers. 7563 W 2820 S is located close to employment centers that are located near SR-201.

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-1-5 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 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-1-5 zone is a single family zone that is intended for 5,000 square foot lots. The R-1-5 zone allows for lots that are a minimum of 50 feet wide and allows a density of up to 7 units per acre.

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 while both maintaining a similar feel to the surrounding community and allowing for the creation of affordable housing. 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-1-5 zone would allow for single-family houses, including "attached" single-family homes, also known as "twin homes."

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

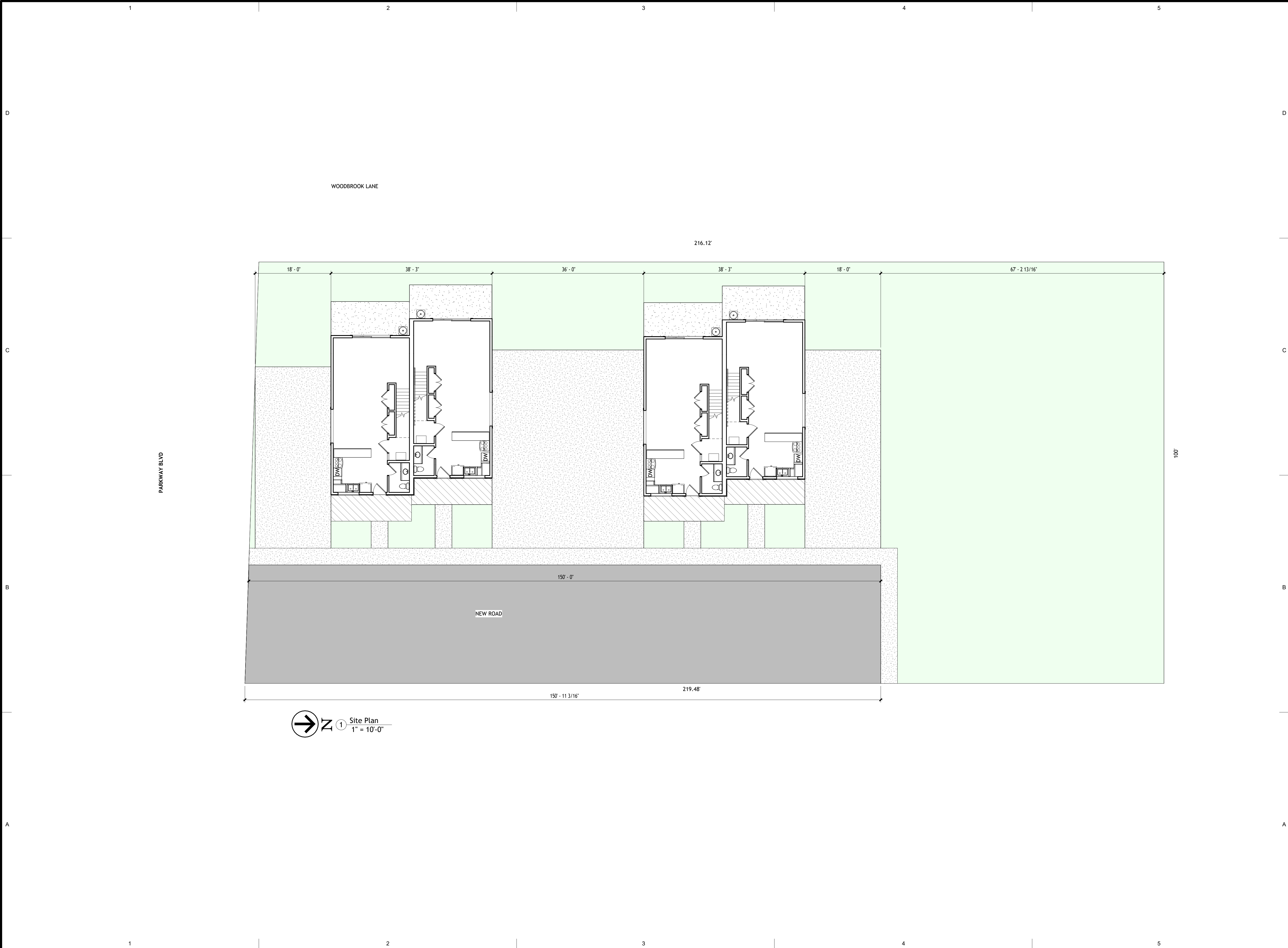
Based on the above analysis, MSD staff has found that the proposal is consistent with the surrounding land uses as well as the general plan. Full compliance with required ordinances and policies will be verified through the subsequent technical review process before the issuance of the Land Use permit, and license inspection process.

PLANNING STAFF RECOMMENDATION

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



➔ N ① Site Plan
1" = 10'-0"

ARCHITECT'S INFORMATION:

PROFESSIONAL STAMP:

LICENSED
ARCHITECT
3127899301
RUSSELL C. PLATT
STATE OF
UTAH

CODE OFFICIAL STAMP:

PROJECT NAME:

HABITAT FOR
HUMANITY
7563 WEST 2820 SOUTH

REVISIONS:

NO.	DATE	DESCRIPTION

ISSUED: JUNE 20TH, 2024

NO.	DATE	DESCRIPTION

OWNER PROJECT #:
RPA PROJECT #:
DRAWN BY:
CHECKED BY:
DESIGNED BY:
COPYRIGHT:
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SHEET TITLE:

SITE PLAN

SHEET NUMBER:

AS101



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.

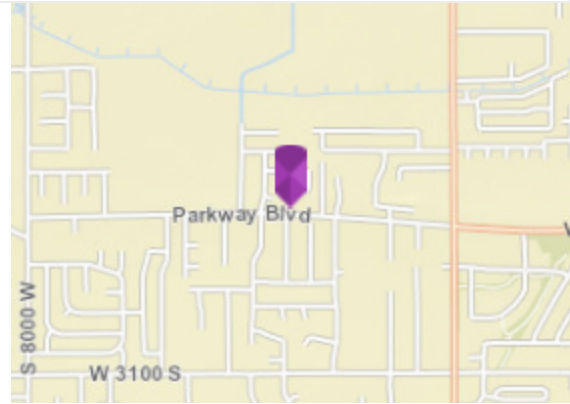
This project, once underway, will be the Third Salt Lake Valley Habitat project in Magna, and we look forward to our continued strong partnership.

SLCo ---> Assessor ---> Parcel Search ---> Valuation Summary ---> Printable Version

Parcel **14-28-209-013-0000**
 Owner SALT LAKE VALLEY HABITAT FOR HUMANITY
 Address 7563 W 2820 S
 Total Acreage **0.50**
 Above Ground sqft.
 Property Type 911 - **RES LOT**
 Tax District **ABY**

Value History

	Record	Land Value	Building Value	Market Value	Tax Rate
2023		\$ 164,700	\$ 0	\$ 164,700	
2022	1	\$ 161,500	\$ 0	\$ 161,500	.0140490
2021	1	\$ 124,200	\$ 0	\$ 124,200	.0160710
2020	1	\$ 118,100	\$ 0	\$ 118,100	.0173070
2019	1	\$ 108,500	\$ 0	\$ 108,500	.0170600
2018	1	\$ 91,800	\$ 0	\$ 91,800	.0175620

**Land Record****14-28-209-013-0000**

Record ID 1		Influence Effect		Lot Shape	REGULAR	Traffic	MEDIUM
Lot Use	RESIDENTIAL	Assmt. Class	RES-SECONDRY	Lot Location	INTERIOR	Traffic Influence	NEGATIVE
Lot Type	PRIMARY-LOT	Lot Depth		Neighborhood	731	Street type	TWO-WAY
Land Class		Acres	0.50	Nbhd Type	STATIC	Street Finish	PAVED
Income Flag		Zone	4110	Nbhd Effect	TYPICAL	Curb Gutter	Y
Seasonal use	N	Sewer	PUBLIC	Topography	LEVEL	Sidewalk	Y
Influence Type		Number Lots	1				

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.



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

Files # REZ2024-001215

Rezone Summary

Public Body: Magna Planning Commission

Meeting Date: August 8, 2024

Parcel ID: 14-16-382-002-0000, 14-16-376-015-0000, 14-16-376-013-0000

Current Zone: A-20

Property Address: 7650 W 2100 S, 7750 W 2100 S, 7764 W 2100 S

Request: Rezone from A-20 to M-1

Applicant Name: Trevor Andra

MSD Planner: Justin Smith

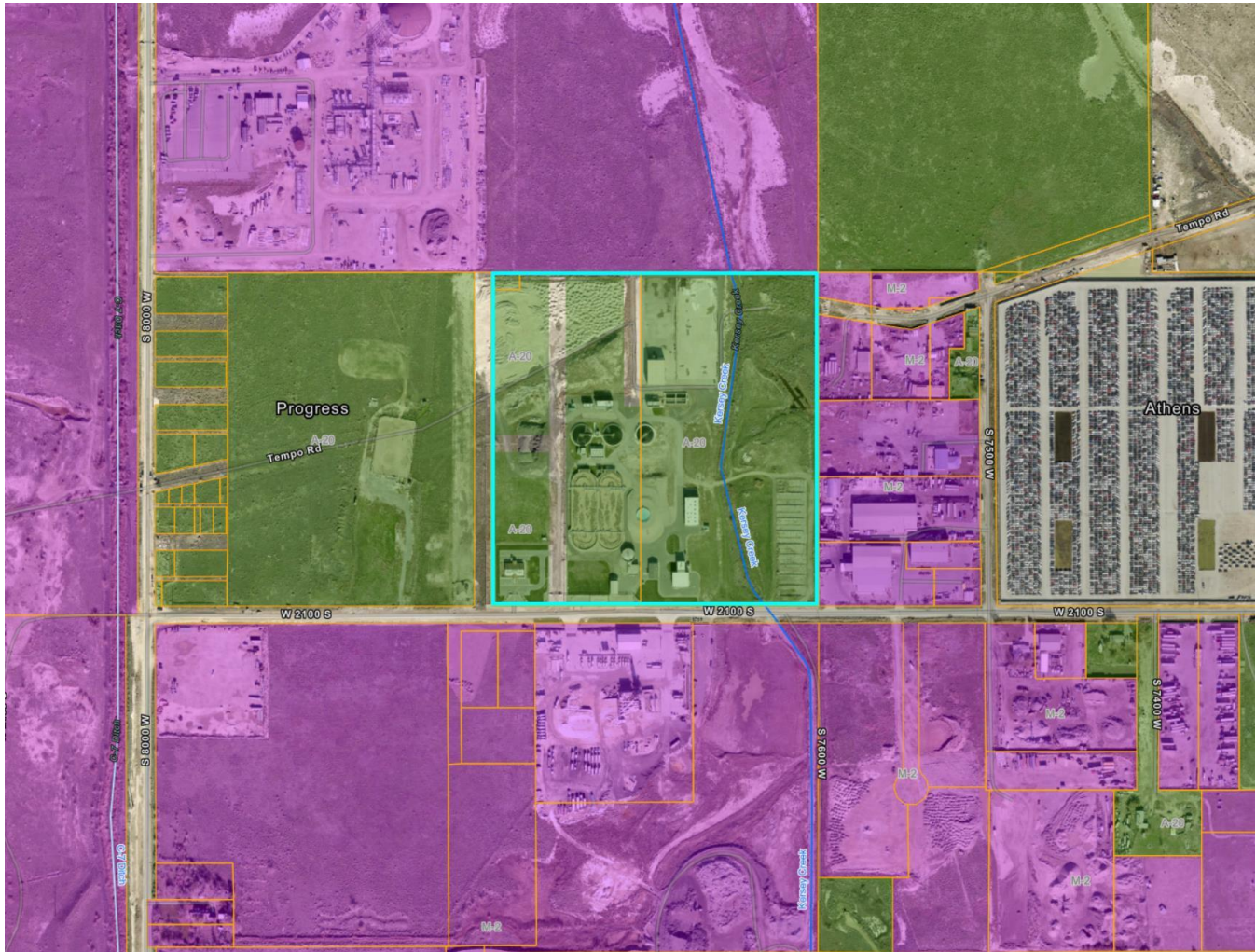
MSD Planning Staff Recommendation: Planning Commission Recommendation for Approval

PROJECT SUMMARY

The applicant, Trevor Andra, is applying for a rezone from A-20 to M-1 on behalf of the Magna Water District. The applicant is seeking the rezone in order to have a reduced front setback requirement. The Magna Water District is proposing a new pump facility that would be very close to the required setback in the A-20 zone.

SITE & ZONE DESCRIPTION

The property is located along 2100 S and is just to the east of the Progress Subdivision.



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 an area for industrial and employment development. Magna Water District’s water storage, water and sewage treatment, and pumps are considered to be a major public utility use and would fall under the category of institutional uses. While the use an institutional in the land use code, a major public utility such as this is specifically allowed in the M-2 industrial zone. In addition, the building setbacks in the M-2 zone are more conducive to this type of use than the A-20 zone (which requires a 50-foot front yard setback, for example).

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 industrial and employment oriented development in the area of Magna north of SR-201. Magna Water District's facility is a public utility that is similar to industrial uses in the area and also provides employment opportunities.

The second is whether it would promote the public health, safety and welfare. The reduced setback requirement that M-1 zone has would allow the Magna Water District to put a building over a new pump. The A-20 zone has a 50 foot front setback requirement that could prevent a building from being built on top of the pump. There have not been any comments from reviewing agencies that are opposed to the rezone.

The third is whether the proposed zone is a more suitable zone than the current classification. A-20 zone is intended to be for larger agricultural uses, while the M-1 zone is intended to be for light industrial uses. The existing use is not permitted in the A-20 zone. The M-1 zone's 20 foot front setback requirement would allow for the Magna Water District to put a building over the new pump station in the future.

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 And does so by changing the zone to one that is compatible with the current use. The purpose of the Manufacturing zones is provide places in Magna for industrial, warehousing, wholesale, and other uses that contribute to the economic stability of the community and the wellbeing of its employees and residents. The Magna Water District's location provides to the wellbeing of Magna and employment opportunities for those who work for the water district.

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.

The seventh is whether the rezone does not create a significant number of nonconformities. This proposed rezone would eliminate a nonconformity.

The last is whether the proposed amendment is compatible with the trend of development in the general area of the property. Much of the rezones that have occurred in Magna north of SR-201 have been to the M-1 and M-2 zones.

The Magna City Planning Commission makes recommendations to the Magna City Council for rezones. The Magna City 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

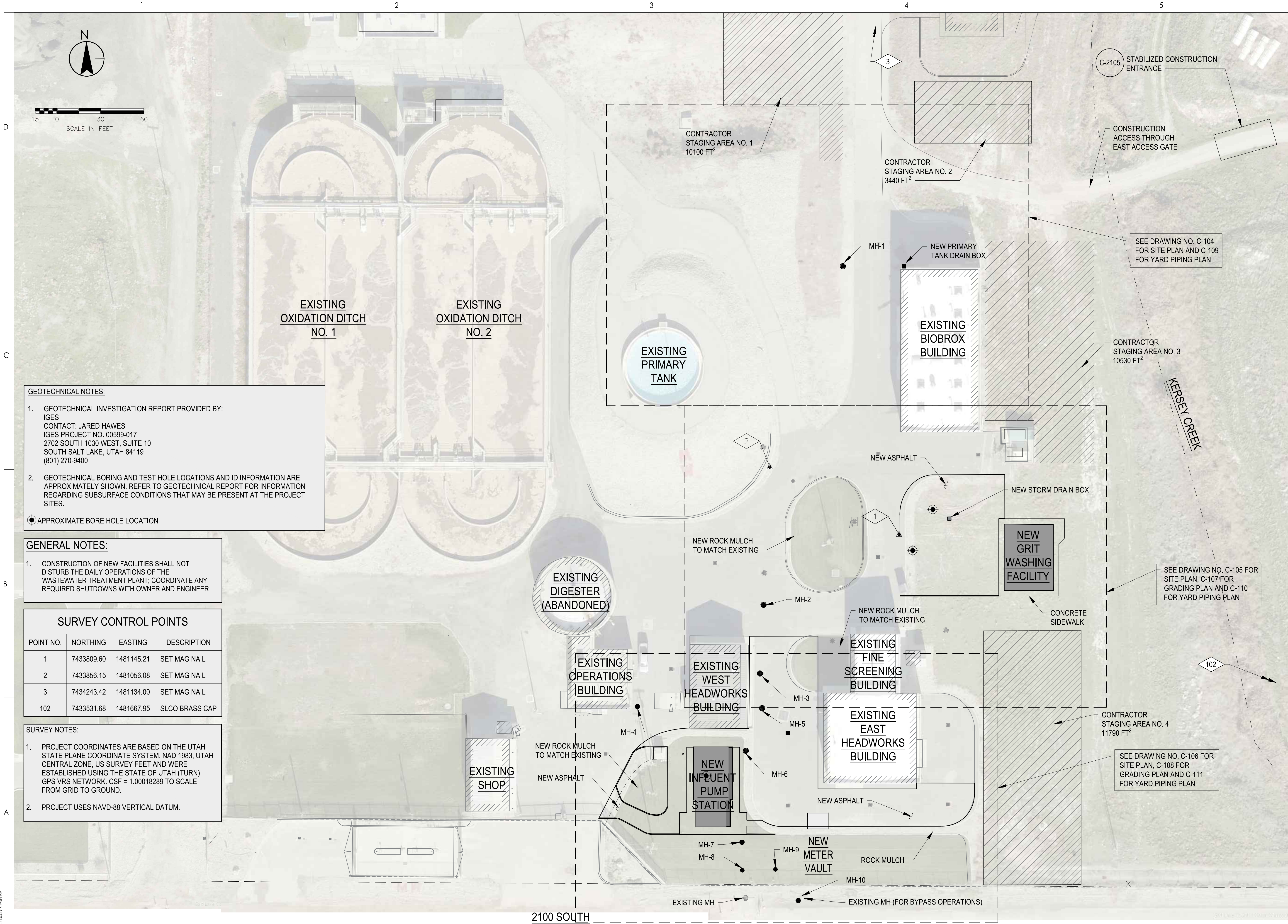
Based on the findings stated above, the MSD Planning Staff recommends that the Magna Planning Commission recommend approval of the rezone to the Magna City Council.

Request: Rezone

File #: REZ2024-001215

ATTACHMENTS:

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



GEOTECHNICAL NOTES:

1. GEOTECHNICAL INVESTIGATION REPORT PROVIDED BY:
IGES
CONTACT: JARED HAWES
IGES PROJECT NO. 00599-017
2702 SOUTH 1030 WEST, SUITE 10
SOUTH SALT LAKE, UTAH 84119
(801) 270-9400

2. GEOTECHNICAL BORING AND TEST HOLE LOCATIONS AND ID INFORMATION ARE APPROXIMATELY SHOWN. REFER TO GEOTECHNICAL REPORT FOR INFORMATION REGARDING SUBSURFACE CONDITIONS THAT MAY BE PRESENT AT THE PROJECT SITES.

● APPROXIMATE BORE HOLE LOCATION

GENERAL NOTES:

1. CONSTRUCTION OF NEW FACILITIES SHALL NOT DISTURB THE DAILY OPERATIONS OF THE WASTEWATER TREATMENT PLANT; COORDINATE ANY REQUIRED SHUTDOWNS WITH OWNER AND ENGINEER

SURVEY CONTROL POINTS			
POINT NO.	NORTHING	EASTING	DESCRIPTION
1	7433809.60	1481145.21	SET MAG NAIL
2	7433856.15	1481056.08	SET MAG NAIL
3	7434243.42	1481134.00	SET MAG NAIL
102	7433531.68	1481667.95	SLCO BRASS CAP

SURVEY NOTES:

1. PROJECT COORDINATES ARE BASED ON THE UTAH STATE PLANE COORDINATE SYSTEM, NAD 1983, UTAH CENTRAL ZONE. US SURVEY FEET AND WERE ESTABLISHED USING THE STATE OF UTAH (TURN) GPS VRS NETWORK. CSF = 1.00018289 TO SCALE FROM GRID TO GROUND.

2. PROJECT USES NAVD-88 VERTICAL DATUM.



2890 E Cottonwood Pkwy STE 300
Salt Lake City, UT 84121
Tel: (801) 617-3200
www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawings.

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Consultant



BOWEN COLLINS

& ASSOCIATES

Revision		By		Appd		YTYT JMW/DD	

Issued		By		Appd		YTYT JMW/DD	

Permit/Seal



NATHAN ROGERS

No. 11699772

STATE OF UTAH

3/18/2024

Client/Project

MAGNA WATER DISTRICT

MAGNA WATER RECLAMATION FACILITY
"INFLUENT DESIGN PROJECT"

Magna, UT

Project No.: 181301587

File Name: 4682101_C-103

Scale: 1"= 30'

RG	NR/RC	NR/JM	2024.03.18
Dwn.	Dsgn.	Chkd.	YTYT JMW/DD

Title

OVERALL SITE PLAN

Revision: Sheet: 19 of 160

Drawing No.

C-103



BOARD OF TRUSTEES
Mick Sudbury, Chairman
Jeff White
Dan L. Stewart

GENERAL MANAGER
Clint Dilley, P.E.

April 29, 2024

Magna Water District
8885 West 3500 South
P.O. Box 303
Magna, UT 84044

Subject: Zone Change – Magna Water District WRF Influent Project

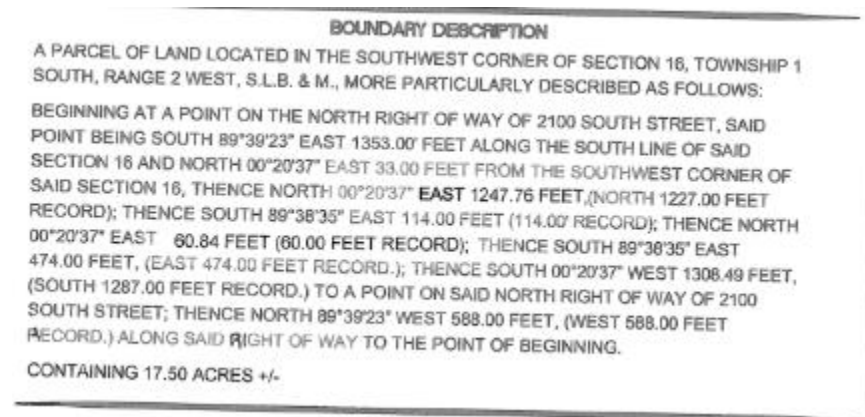
Magna Water District (MWD) is requesting a zone change from A-20 to M-2 for Parcels 14163820020000 & 14163760150000. The request is due to a new MWD WRF project. There will be two structures and associated piping and appurtenances: 1) Influent Pump Station and 2) Grit washing building. The Influent Pump Station is located closer than the 50-ft front yard setback required for an A-20 zone.

Legal Description of 14163820020000:

E 699 FT OF SE 1/4 OF SW 1/4 SEC 16, T 1S, R 2W, SLM. LESS 2100 S ST. TOG/W VACATED BETA ST ABUTTING ON W. 20.65 AC M OR L. 8424-8953 9756-5341

Legal Description of 14163760150000:

LOT 1, ATHENS AMD



Thanks,

Trevor Andra, P.E.
District Engineer
Magna Water District

Legal Description of 16163760130000:
Lots 14 & 15 BLK 4 ATHENS SUB. TOG/W VACATED ALLEY ABUTTING ON THE N.
9756-5341