



Planning and Development Services

860 Levoy Drive, Suite 300 • Taylorsville, UT 84123

Phone: (385) 910-5600

Magna Planning Commission

Public Meeting Agenda

Thursday, July 10, 2025, 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 385-391-8268. 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 May 8, 2025, Planning Commission Meeting Minutes. (Motion/Voting)
- 2) Other Business Items. (As Needed)

LAND USE APPLICATION(S)

SUB2025-001359 – Ross Dinsdale (Ivory Development) is requesting Preliminary Plat Approval and an Exception to Roadway Standards for the Mahogany Ridge (Phase 4) Subdivision. **Location:** 8163 West Gallatin Peak Road. **Zone:** P-C (Planned Community). **Planner:** Jeff Miller (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.



Subdivision Staff Report

Meeting Body: Magna City
Planning Commission

Meeting Date: July 10, 2025

File Number & Project Type:
SUB2025-001359

Mahogany Ridge (Phase 4)
Preliminary Plat Approval and
Exception to Roadway Standards.

60 Lots

Address: 8163 West Gallatin Peak
Road, Magna, UT 84044

Planner: Jeff Miller

Applicant: Ross Dinsdale (Ivory
Development)

Staff Recommendation:

Recommendation of Approval
with Conditions of Approval for
Preliminary Plat and a
Recommendation of Denial (As
recommended by the MSD Traffic
Engineer) for the Exception to
Roadway Standards.

Exhibits:

- A. Aerial Map
- B. Preliminary Plat
- C. Engineering Letter of
Recommendation for
Exception Request.

PROJECT DESCRIPTION

Ross Dinsdale (Ivory Development) is requesting Preliminary Plat Approval for the Mahogany Ridge (Phase 4) Subdivision and with approval as set forth under 18.12.030 (F) where Parcel B (proposed retention pond) prevents Lone Mountain Drive from being connected on both sides. This proposed phase of the Mahogany Ridge Planned Community will be comprised of 60 Single-Family homes on lots around 4,500 square feet in size.

SITE MAP (below and attached as Exhibit A)



SITE VICINITY AND DESCRIPTION

The Mahogany Ridge Planned Community is zoned P-C (Planned Community). The area of the property where Phase 4 is proposed is currently vacant and undeveloped. This proposed phase is located immediately south of Phase 1 of the Mahogany Ridge Planned Community, in an area of the Mahogany Ridge Planned Community that will primarily be comprised of Single-Family homes at full build out.

To the north, is a mixture of parcels zoned M-1 (Industrial), R-1-5 (Residential Single-Family, 5,000 SF Minimum) & R-1-7 (Residential Single-Family, 7,000 Square Foot Minimum). To the immediate east of Phase 4, is a large property owned by the Unified Fire District, which is currently used as a training facility. To the immediate south is a large area of undeveloped land within the Mahogany Ridge Planned Community, which will be comprised of additional phases. To the west across 8400 West is the Gateway to Little Valley Planned Community, which will also have the new Cyprus High School, which will be opening this fall.

There is a planned intersection at Cordero Drive and 8400 West that UDOT has just recently started construction on and is hoping to have in place prior to Cyprus High School opening in the fall.

EXCEPTION REQUEST

[NOTE: if no exception or waiver is being requested, please delete this entire section]

Exception Request: The applicant is requesting approval for “cul-de-sacs” rather than through streets where Parcel B (proposed retention pond) prevents Lone Mountain Drive from being connected on both sides.

Evaluation of Exception Request:

18.12.030 (F) discourages cul-de-sacs, and states that “Cul-de-sacs may be appropriate...where the road cannot be extended through the property to another street elsewhere.” Since this street could connect on both sides, Planning and Engineering Staff would request that the exception is denied.

Please see the attached letter of recommendation from our Traffic Engineer, who is recommending denial of the proposed exception after consulting with the Unified Fire District. There are concerns about delayed response times for emergency personnel, with Lone Mountain Drive being disconnected with the Parcel B.

FINDINGS AS TO APPLICABLE STANDARDS

18.08.080.B outlines the standards for approval of preliminary plats:

Standard	Finding
The plans, documents and other submission materials (including technical reports where required) are sufficiently detailed for proper consideration of the project	Yes
The submitted plans, documents and submission materials conform to applicable municipal standards.	Yes

The proposed development conforms to municipal zoning ordinances and subdivision design standards.	Yes
The combination of natural or manmade conditions, encumbrances, easements, setbacks, geometry, or the dimensions of the lot leave an adequate buildable area for a reasonably sized main structure.	Yes
The natural or manmade conditions exist on or in the vicinity of the site defined in the preliminary plat that, without remediation, do not render part or all of the property unsuitable for development.	Yes
The preliminary plat provides for safe and convenient traffic circulation and road access to adjacent properties under all weather conditions.	No
The preliminary plat does not impose an undue financial burden upon the municipality.	Yes
The location and arrangement of the lots, roads, easements and other elements of the subdivision contemplated by the preliminary plat are consistent with the municipality 's general street system, transportation master plan and/or applicable elements of the general plan.	Yes
The preliminary plat recognizes and accommodates the existing natural conditions.	Yes
The public facilities, including public utility systems serving the area defined in the preliminary plat are adequate to serve the proposed development.	Yes
The project contemplated in the preliminary plat conforms to the purposes and intent of this Title as stated in Chapter 18.02.	Yes

The response marked as "No" above is in reference to the requested exception. With denial of the exception, the plat would be amended, resulted in this being marked as "Yes".

SUMMARY AND RECOMMENDATION

Summary of issues:

Planning Staff has completed the preliminary plat review with our reviewing agencies. All agencies have given their conceptual approval and will be able to provide final approval through the Final Technical Review, which will be submitted and reviewed after the planning commission make a decision on the preliminary plat and requested exception. Staff has verified that all ordinances have been met for the subdivision.

Recommendation:

Planning Staff recommends that the Magna City Planning Commission approves the Preliminary Plat for the Mahogany Ridge (Phase 4) Subdivision, subject to the conditions of approval listed below. Staff recommends denial of the requested exception request (per the letter of recommendation from the Traffic Engineer).

PLANNING COMMISSION OPTIONS:

Subdivision:

As the administrative approval authority for subdivisions and roadway exceptions, the planning commission has the following options:

1. **Approval:** The planning commission finds that subdivision application (SUB2025-001359) complies with all applicable standards as proposed and approves the preliminary plat and the requested exception request.
2. **Approval with conditions (Staff Recommendation on the Preliminary Plat):** The planning commission finds that upon compliance with the following conditions, subdivision application (SUB2025-001359) will comply with all applicable standards, and approves the plat subject to the following conditions:
 - a. During the Final Plat Review and Approval Process, the plat is revised to connect Lone Mountain Drive, and adjust Parcel B accordingly.
 - b. The applicant complete the Final Technical Review with all applicable reviewing agencies prior to submitting for a building permit.
3. **Denial (Staff Recommendation for the Exception Request):** The planning commission finds that the requested exception request for application (SUB2025-001359) does not comply with the following applicable standards (18.12.030 (F) 1), and therefore denies the application.
 - a. Lone Mountain Drive should be connected, in order to allow for adequate response times for emergency personnel.
 - b. Additional reasons for denial can be found in the attached letter of recommendation from the Traffic Engineer.

SUB2025-001359: Mahogany Ridge (Phase 4) Preliminary Plat Approval

Parcel: 8230 West 4100 South (14-32-451-008-0000)



MAHOGANY RIDGE PHASE 4 PRELIMINARY SUBDIVISION

PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
MAGNA METRO TOWNSHIP, COUNTY OF SALT LAKE, STATE OF UTAH

ADDRESS TABLE		
Lot Number	Street Number	Street Name
401	8202 West	Sentinel Peak Drive
402	8164 West	Sentinel Peak Drive
403	8186 West	Sentinel Peak Drive
404	8180 West	Sentinel Peak Drive
405	8174 West	Sentinel Peak Drive
406	8168 West	Sentinel Peak Drive
407	8160 West	Sentinel Peak Drive
408	8154 West	Sentinel Peak Drive
409	8146 West	Sentinel Peak Drive
410	8140 West	Sentinel Peak Drive
411	3953 South	Lone Mountain Drive
412	3957 South	Lone Mountain Drive
413	3961 South	Lone Mountain Drive
414	3965 South	Lone Mountain Drive
415	8139 West	Sentinel Peak Drive
416	8145 West	Sentinel Peak Drive
417	8153 West	Sentinel Peak Drive
418	8159 West	Sentinel Peak Drive
419	8165 West	Sentinel Peak Drive
420	8173 West	Sentinel Peak Drive
421	8185 West	Sentinel Peak Drive
422	8193 West	Sentinel Peak Drive
423	8199 West	Sentinel Peak Drive
424	8202 West	Diamond Peak Way
425	8194 West	Diamond Peak Way
426	8186 West	Diamond Peak Way
427	8174 West	Diamond Peak Way
428	8166 West	Diamond Peak Way
429	8160 West	Diamond Peak Way
430	8154 West	Diamond Peak Way
431	8146 West	Diamond Peak Way
432	8140 West	Diamond Peak Way
433	8139 West	Diamond Peak Way
434	8145 West	Diamond Peak Way
435	8153 West	Diamond Peak Way
436	8159 West	Diamond Peak Way
437	8165 West	Diamond Peak Way
438	8173 West	Diamond Peak Way
439	8183 West	Diamond Peak Way
440	8189 West	Diamond Peak Way
441	8202 West	Golden Trout Way
442	8194 West	Golden Trout Way
443	8174 West	Golden Trout Way
444	8166 West	Golden Trout Way
445	8160 West	Golden Trout Way
446	8154 West	Golden Trout Way
447	8146 West	Golden Trout Way
448	8140 West	Golden Trout Way
449	3983 South	Lone Mountain Drive
450	3987 South	Lone Mountain Drive
451	3991 South	Lone Mountain Drive
452	3995 South	Lone Mountain Drive
453	3999 South	Lone Mountain Drive
454	4003 South	Lone Mountain Drive
455	4007 South	Lone Mountain Drive
456	4013 South	Lone Mountain Drive
457	4016 South	Lone Mountain Drive
458	4017 South	Englehead Way
459	4016 South	Englehead Way
460	4017 South	Hit Chisholm Way
Parcel A	8180 West	Diamond Peak Way
Parcel B	3975 South	Lone Mountain Drive
Parcel C	8184 West	Golden Trout Way



NARRATIVE:

THIS SUBDIVISION PLAT WAS PREPARED AT THE REQUEST OF IVORY DEVELOPMENT FOR THE PURPOSE OF SUBDIVIDING PART OF SALT LAKE COUNTY ASSESSOR PARCEL NUMBER 14-32-451-004 INTO LOTS AND STREETS AS SHOWN HEREON.

BASIS OF BEARING:

NORTH 00° 08'25" EAST BETWEEN THE SOUTH QUARTER AND THE CENTER QUARTER OF SECTION 32 TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

NOTES:

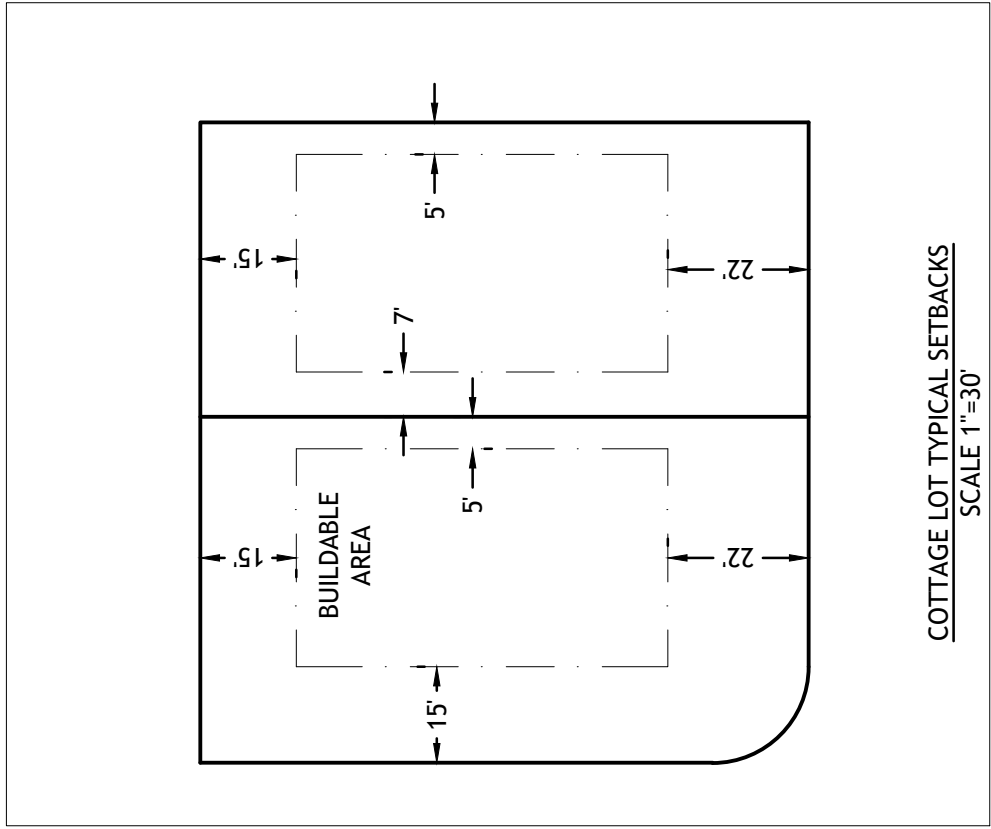
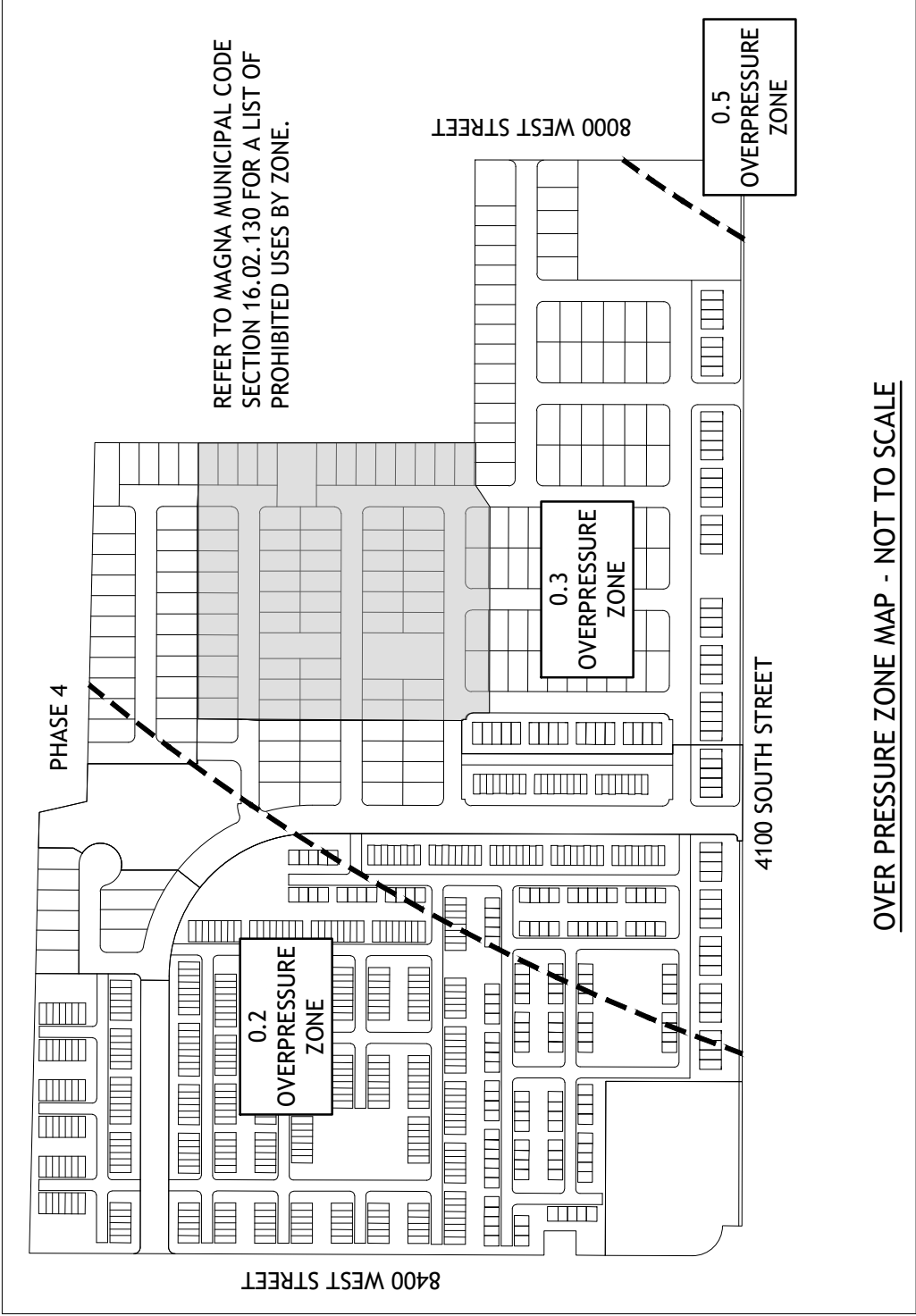
- PUBLIC UTILITY EASEMENTS ARE 10' ON FRONT OF LOTS UNLESS SHOWN DIFFERENTLY ON THIS MAP.
- MAGNA METRO TOWNSHIP IS NOT RESPONSIBLE FOR ENFORCEMENT OF PRIVATE RESTRICTIVE COVENANTS.
- A SITE SPECIFIC GEOTECHNICAL STUDY HAS BEEN PREPARED FOR THIS PROJECT BY GES. THE REPORT IS DATED DECEMBER 19, 2022, AND WAS PREPARED BY JUSTIN WHITMER, PE, AND WAS GIVEN THE IGES PROJECT NUMBER 02058-125 THE REQUIREMENTS OUTLINED IN THIS STUDY SHALL BE FOLLOWED ON THIS PROJECT.
- DRAINAGE EASEMENTS ARE SHOWN ON APPLICABLE REAR AND SIDE LOT LINES TO CONVEY DRAINAGE FROM NOT MORE THAN 13,500 SQUARE FEET TO THE STREET.
- LOTS IDENTIFIED WITH DRAINAGE EASEMENT SHALL BE GRADED TO ACCEPT DRAINAGE FROM ADJOINING LOTS THROUGH THE PROPERTY IN ORDER TO DISCHARGE TO AN APPROVED OUTLET
- 5/8" REBAR & CAP MARKED "EDM PARTNERS, LLC" WILL BE SET AT ALL EXTERIOR BOUNDARY AND REAR LOT CORNERS UNLESS OTHERWISE NOTED ON THIS PLAT. ALL FRONT CORNERS WILL BE SET AT THE CURB, LOT LINE EXTENDED, WITH A COPPER RIVET.
- PARCELS A, B AND C HEREBY DEDICATED TO THE MAHOGANY RIDGE HOME OWNERS ASSOCIATION.
- STREET MONUMENTS TO BE SET USING SALT LAKE COUNTY STANDARDS.

ENBRIDGE 645 UTAH - NOTE WITH NO EXISTING NATURAL GAS EASEMENT

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ENBRIDGE GAS UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ENBRIDGE GAS UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532

QUESTAR GAS COMPANY
DBA ENBRIDGE GAS UTAH
APPROVED THIS _____ DAY OF _____, 20____.

BY: _____
TITLE: _____



SURVEYOR'S CERTIFICATE

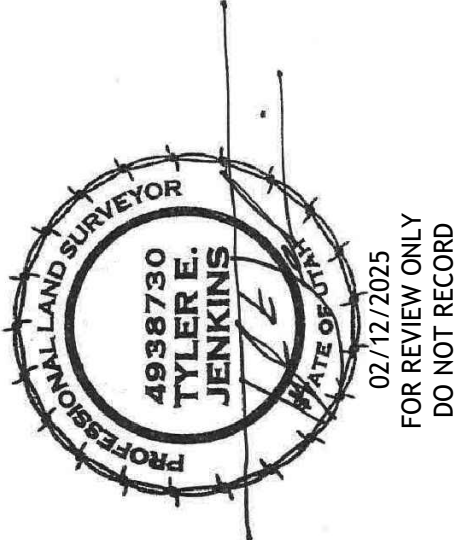
I, TYLER E. JENKINS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 4938730 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

MAHOGANY RIDGE PHASE 4 SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND.

AS PER STATE CODE SECTION 10-9A-603(5) OR 17-27A-603

- (b) THE SURVEYOR MAKING THE PLAT SHALL CERTIFY THAT THE SURVEYOR:
- (i) HOLDS A LICENSE IN ACCORDANCE WITH TITLE 98, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT;
- (ii) HAS COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAS VERIFIED ALL MEASUREMENTS; AND
- (iii) HAS PLACED MONUMENTS AS REPRESENTED ON THE PLAT.



02/12/2025
FOR REVIEW ONLY
DO NOT RECORD

BOUNDARY DESCRIPTION

A PARCEL OF LAND BEING PART OF AN ENTIRE TRACT DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT ENTRY #13706437, IN BOOK 117200, ON PAGE 3753, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER. SAID PARCEL OF LAND IS LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MAGNA METRO TOWNSHIP, COUNTY OF SALT LAKE, STATE OF UTAH, THE BOUNDARY OF SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N00° 08'25" E 623.63 FEET AND N90° 00'00" E 1340.94 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 32, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N00° 07'17" E 39.00 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A DISTANCE OF 23.36 FEET, A CHORD DIRECTION OF N44° 52'43" W, AND A CHORD DISTANCE OF 21.21 FEET; THENCE N00° 07'17" E 6.00 FEET; THENCE N89° 52'43" E 43.00 FEET; THENCE N00° 07'17" E 422.00 FEET; THENCE S00° 01'50" W 50.00 FEET; THENCE N89° 52'43" E 98.33 FEET; THENCE S00° 01'50" W 444.00 FEET; THENCE N89° 52'43" W 99.35 FEET; THENCE S00° 07'17" W 33.65 FEET; THENCE N89° 52'43" W 530.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 9.97 ACRES IN AREA, 60 LOTS AND 3 PARCELS

OWNER'S DEDICATION

I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS, AND STREETS TOGETHER WITH EASEMENTS AS SHOWN HEREON TO BE HEREAFTER KNOWN AS:

MAHOGANY RIDGE SUBDIVISION PHASE 4

AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND AND RIGHTS-OF-WAY AS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE AND DO HEREBY GRANT UNTO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NONEXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

NAME: CHRISTOPHER P. GAWPROULAS
TITLE: PRESIDENT OF IVORY DEVELOPMENT

ACKNOWLEDGEMENT

ON THE _____ DAY OF _____, 20____, CHRISTOPHER P. GAWPROULAS PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT LLC AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC _____ COMMISSION NUMBER _____ SIGNATURE _____

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES: _____

MAHOGANY RIDGE PHASE 4 SUBDIVISION
PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
MAGNA METRO TOWNSHIP, COUNTY OF SALT LAKE, STATE OF UTAH

SHEET 1 OF 2

RECORDED # _____ SALT LAKE COUNTY RECORDER
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST
OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

SEE _____ DEPUTY SALT LAKE COUNTY RECORDER



2815 East 3300 South Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

OWNER / DEVELOPER
IVORY DEVELOPMENT, LLC
978 EAST WOODOAK LANE
SALT LAKE CITY, UTAH 84117

MAGNA METRO TOWNSHIP ATTORNEY

MAGNA METRO TOWNSHIP MAYOR
PRESENTED TO THE MAGNA METRO TOWNSHIP
COUNCIL THIS _____ DAY OF _____, 20____,
AT WHICH TIME THIS SUBDIVISION WAS APPROVED
AND ACCEPTED.

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY
OF _____, 20____.

PLAN CHECK
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED
THIS PLAT AND IT IS CORRECT IN ACCORDANCE
WITH INFORMATION ON FILE IN THIS OFFICE.

PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____,
20____, BY THE MAGNA METRO TOWNSHIP PLANNING
COMMISSION.

PUBLIC UTILITY APPROVAL
COMMUNICATIONS: _____ DATE: _____
ROCKY MNT POWER: _____ DATE: _____
ENBRIDGE GAS: _____ DATE: _____
TELEVISION: _____ DATE: _____
OTHER: _____ DATE: _____

HEALTH DEPARTMENT

CHECKED FOR ZONING COMPLIANCE
ZONE: _____ LOT AREA: _____
LOT WIDTH: _____ FRONT YARD: _____
SIDE YARD: _____ REAR YARD: _____

ADDRESSING APPROVAL

RECORD OF SURVEY
RECORD OF SURVEY NUMBER: S-2022-10-0020

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY
OF _____, 20____.

OWNER / DEVELOPER
IVORY DEVELOPMENT, LLC
978 EAST WOODOAK LANE
SALT LAKE CITY, UTAH 84117

EDM Partners LLC

MAGNA METRO TOWNSHIP ATTORNEY

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY
OF _____, 20____.

PLAN CHECK
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED
THIS PLAT AND IT IS CORRECT IN ACCORDANCE
WITH INFORMATION ON FILE IN THIS OFFICE.

PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____,
20____, BY THE MAGNA METRO TOWNSHIP PLANNING
COMMISSION.

PUBLIC UTILITY APPROVAL
COMMUNICATIONS: _____ DATE: _____
ROCKY MNT POWER: _____ DATE: _____
ENBRIDGE GAS: _____ DATE: _____
TELEVISION: _____ DATE: _____
OTHER: _____ DATE: _____

ADDRESSING APPROVAL

RECORD OF SURVEY
RECORD OF SURVEY NUMBER: S-2022-10-0020

MAGNA METRO TOWNSHIP MAYOR
PRESENTED TO THE MAGNA METRO TOWNSHIP
COUNCIL THIS _____ DAY OF _____, 20____,
AT WHICH TIME THIS SUBDIVISION WAS APPROVED
AND ACCEPTED.

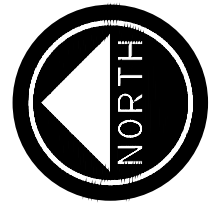
OWNER / DEVELOPER
IVORY DEVELOPMENT, LLC
978 EAST WOODOAK LANE
SALT LAKE CITY, UTAH 84117

EDM Partners LLC

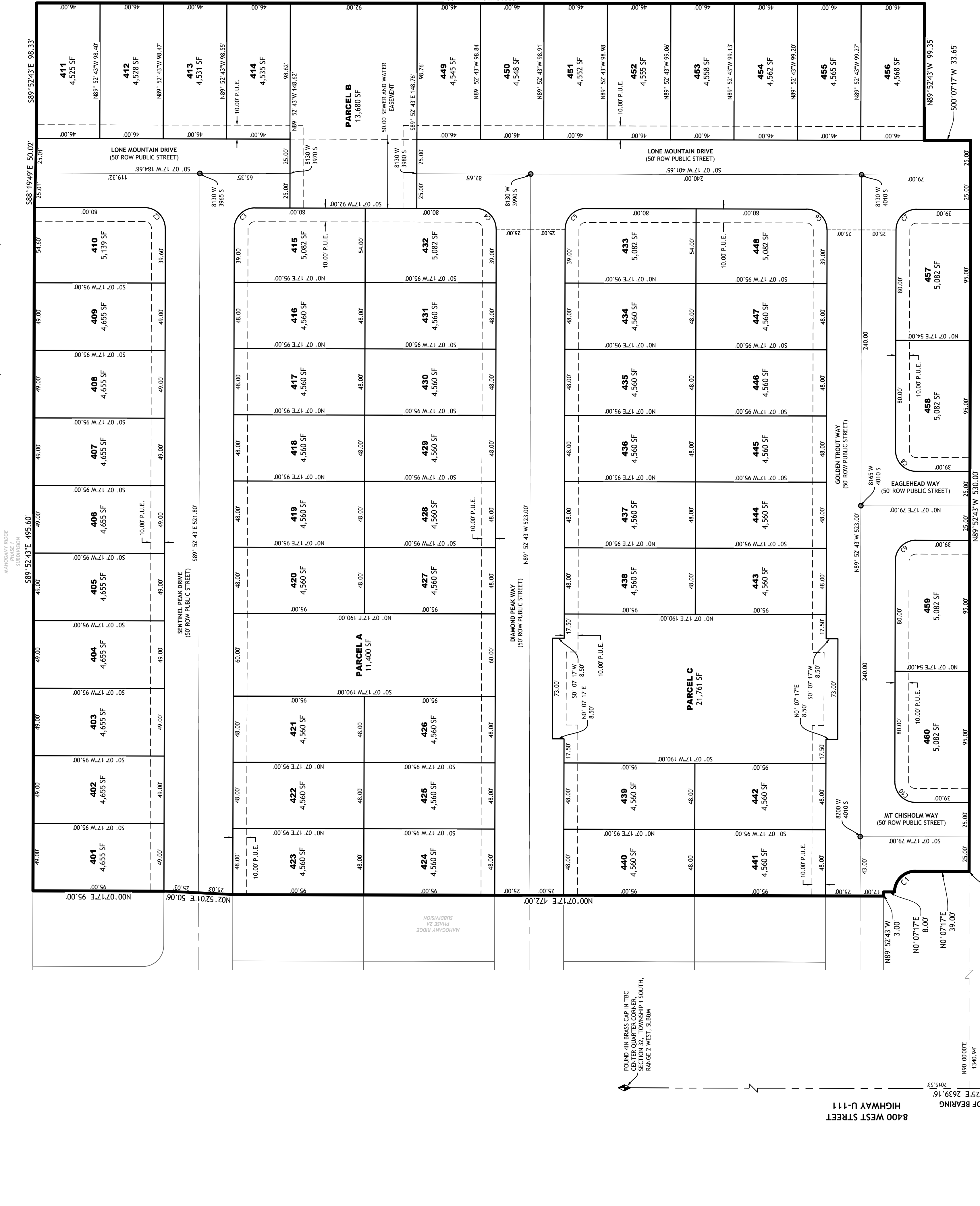
MAGNA METRO TOWNSHIP ATTORNEY

MAHOGANY RIDGE PHASE 4
PRELIMINARY SUBDIVISION

PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
MAGNA METRO TOWNSHIP, COUNTY OF SALT LAKE, STATE OF UTAH



SCALE: 1"=40'



BOUNDARY LINE

SECTION LINE

CENTERLINE / MONUMENT LINE

EXISTING ADJACENT PROPERTY LINE

PROPOSED ADJACENT PROPERTY LINE

TIE LINE

LOT LINE

EASEMENT LINE

EXISTING EASEMENT

FOUND SECTION MONUMENT

STREET MONUMENT TO BE SET PER SLCO SURVEYOR'S STANDARDS

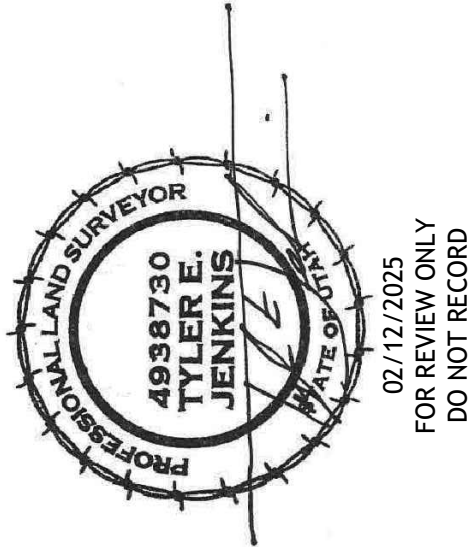
M.W.D.E.

P.U.E.

3/4 REBAR B CAP MARKED 'EDM PARTNERS, LLC' WILL BE SET AT ALL EXTERIOR BOUNDARY AND REAR LOT CORNERS UNLESS OTHERWISE NOTED ON THIS PLAT

FRONT PROPERTY CORNERS TO BE REFERENCED BY A RIVET IN TOP BACK OF CURB AT THE EXTENSION OF LOT LINES UNLESS NOTED OTHERWISE.

CURVE TABLE			
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION
C1	23.56	15.00	N44° 52'43"W
C2	23.56	15.00	S45° 07'17"W
C3	23.56	15.00	S44° 52'43"E
C4	23.56	15.00	S45° 07'17"W
C5	23.56	15.00	S44° 52'43"E
C6	23.56	15.00	S45° 07'17"W
C7	23.56	15.00	S44° 52'43"E
C8	23.56	15.00	N45° 07'17"E
C9	23.56	15.00	S44° 52'43"E
C10	23.56	15.00	N45° 07'17"E



MAHOGANY RIDGE PHASE 4 SUBDIVISION
PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
MAGNA METRO TOWNSHIP, COUNTY OF SALT LAKE, STATE OF UTAH

SHEET 2 OF 2

RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE _____
DEPUTY SALT LAKE COUNTY RECORDER

EDM Partners LLC
2815 East 3300 South Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

OWNER / DEVELOPER
IVORY DEVELOPMENT, LLC
978 EAST WOODLARK LANE
SALT LAKE CITY, UTAH 84117

FOUND 2.5IN BRASS CAP
IN MONUMENT WELL
SOUTH QUARTER CORNER,
SECTION 32,
TOWNSHIP 1 SOUTH,
RANGE 2 WEST, SUBM
(66' ROW PUBLIC STREET)

FOUND 4IN BRASS CAP IN TEC
CENTER QUARTER CORNER,
SECTION 32,
TOWNSHIP 1 SOUTH,
RANGE 2 WEST, SUBM

FOUND 2.5IN BRASS CAP
IN MONUMENT WELL
SOUTH QUARTER CORNER,
SECTION 32,
TOWNSHIP 1 SOUTH,
RANGE 2 WEST, SUBM

14-32-451-004
IVORY LAND CORPORATION
8230 W 4100 S

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8230 W 4100 S

14-32-451-004
IVORY LAND CORPORATION
8230 W 4100 S



G R E A T E R S A L T L A K E

Municipal Services District

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Tamaran Woodland
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July 2, 2025

To Whom It May Concern,

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

Application: SUB2024-001359 – Mahogany Ridge Phase 4

Location: Lone Mountain Drive, Magna UT

Ivory Homes has proposed splitting Lone Mountain Drive in Mahogany Ridge Phase 4 into two separate roadways by placing a pond in *Parcel C*. Magna Municipal Code 18.12.030(F)(1) states that Cul-de-sacs may be appropriate...where an additional through street would be unnecessary where the road cannot be extended through the property to another street elsewhere. In this case, Lone Mountain Drive could be extended through *Parcel C* if the pond is relocated.

Additionally, after discussing it with Dan DeVoogd the Unified Fire Authority Deputy Fire Marshal, we are both concerned about the pond limiting the road connectivity and that it could increase emergency response times in the neighborhood.

The argument could be made that it would function as traffic calming on Lone Mountain Drive, however, drivers who live on the east side of the development and want to travel between the north and south sides of the development may speed on other roads in an effort to detour around the pond.

For the above reasons, I am recommending that Ivory NOT construct the pond in *Parcel C* in such a way that it blocks Lone Mountain Drive.

Regards,

Ian Hartman, PE, PTOE
Traffic Engineer
Greater Salt Lake Municipal Services District

Greater Salt Lake Municipal Services District
860 W LeVoy Drive, Ste 300
Taylorsville, UT. 84123
385-468-6709