



Planning & Development Services Division

<http://pwpds.slco.org/agendas/index.html>

<http://www.utah.gov/pmn/index.html>

Magna Township Planning Commission

Public Meeting Agenda

Thursday, March 12, 2015 6:30 P.M.

THE MEETING WILL BE HELD IN THE MEETING ROOM AT THE SALT LAKE COUNTY MAGNA LIBRARY, 8950 WEST MAGNA MAIN STREET, MAGNA, UT 84044.

ANY QUESTIONS, CALL (385) 468-6700

REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED UPON RECEIPT OF A REQUEST WITH 5 WORKING DAYS NOTICE. PLEASE CONTACT WENDY GURR AT 385-468-6707. TTY USERS SHOULD CALL 711.

The Planning Commission Public Meeting is a public forum where the Planning Commission receives comment and recommendations from applicants, the public, applicable agencies and County 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. Action may be taken by the Planning Commission on any item listed on the agenda which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

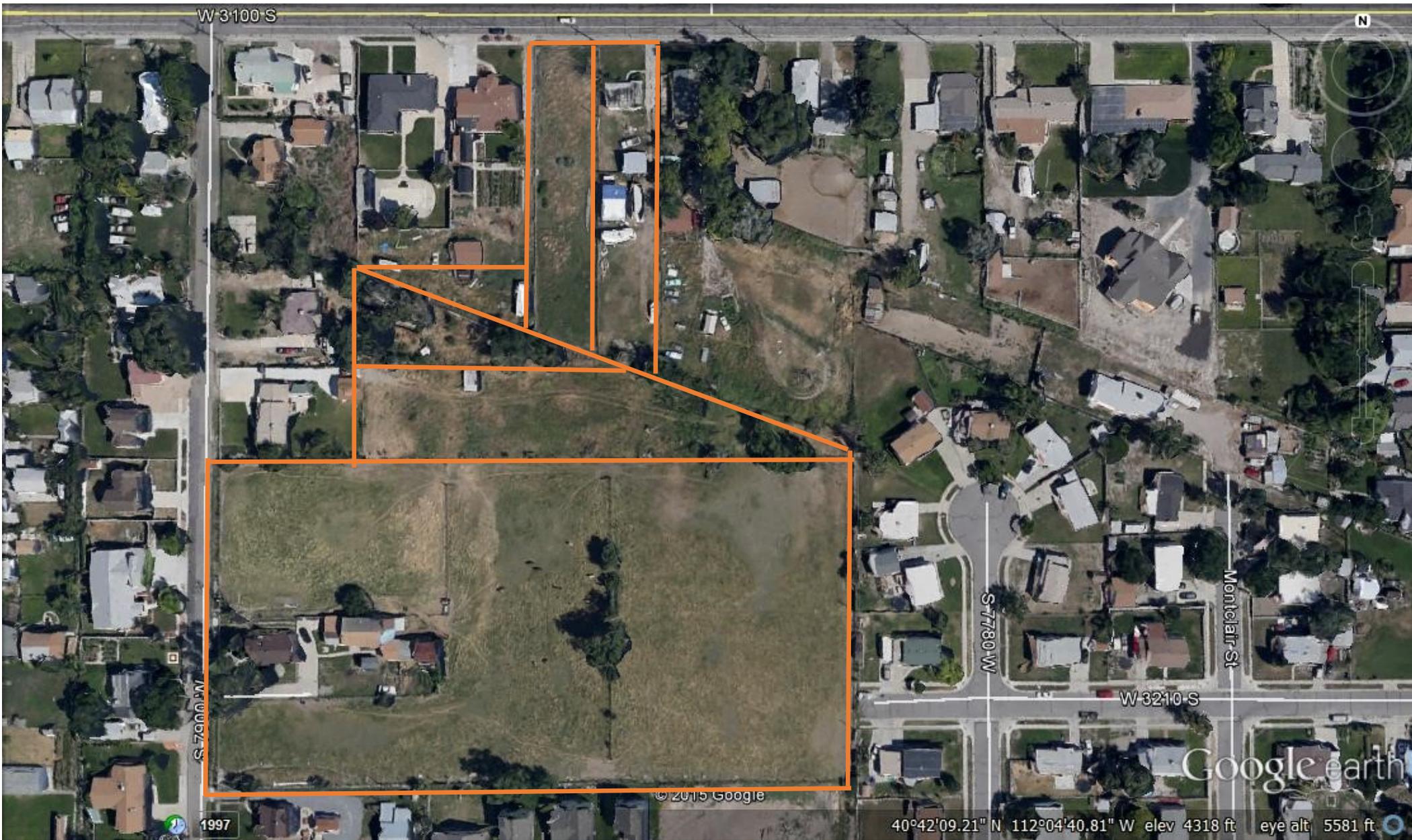
BUSINESS MEETING

- 1) Approval of Minutes from the November 13, 2014 meeting.
- 2) Collection of Annual Disclosure documents
- 3) Election of Chair and Vice Chair for 2015
- 4) Other Business Items (as needed)

PUBLIC HEARINGS

29183 – Chris Drent is requesting approval of a zone change from the R-1-6 (Single Family Residential) zone to the R-M (multi-family residential) zone. **Location:** 3151 South 7900 West
Community Council: Magna. **Planner:** Spencer Hymas

ADJOURN



W 3100 S

S 7000 W

S 7780 W

Montclair St

W 3210 S

© 2015 Google

Google earth



1997

40°42'09.21" N 112°04'40.81" W elev 4318 ft eye alt 5581 ft

A-1/zc
9474

Woolfrey Way

Britain Dr

R-1-7

W 3060 S

R-1-8

London Ln

S 7750 W

W 3100 S

W 3100 S

W 3100 S

R-2-6.5

Harker Canyon Dr

Coon Canyon Way

S 8000 W

S 7945 W

S 7885 W

R-1-6

W 3210 S

Gompers Ave

Cumingo Ln

S 7760 W

S 7755 W

200 m

500 ft

02061 Longitude: 113.070206



Salt Lake County Office of Townships
2001 S State Street #N3-600, Salt Lake City, UT 84190 – 4050
Phone 385-468-6700 FAX: 385-468-6674
Visit our web site: slco.org/townships

STAFF SUMMARY AND RECOMMENDATION

Public Body:	Magna Township Planning Commission	File Number: 29183
Meeting Date:	3/12/2015	
Request:	Rezone from R-1-6 to RM	
Zone:	R-1-6 (Single Family Residential)	
Property Address:	Approximately 3151 South 7900 West Magna, Utah	
Applicant:	Chris Drent	
Planner:	Spencer Hymas	

Project Description:

Chris Drent is requesting approval of a zone change of 7.43 acres from the R-1-6 (Single Family Residential) zone to the R-M (multi-family residential) zone.

Site and Vicinity Description (see attached map):

The immediate property to the North East South and West is Zoned R-1-6. There are several parcels of property zoned R-2-6.5 just west of the subject property along 3100 South

Zoning Considerations:

Compatibility with existing buildings in terms of size, scale and height.	N/A
Compliance with Landscaping Requirements.	N/A
Compliance with the General Plan.	No

Issues of Concern / Proposed Mitigation:

Issue of Concern: The RM zone allows for commercial uses that may be too intensive for this area, including (but not limited to): Apartments, Banks, Gymnastics & Dance Studio, Hospital, Hotel, Massage Parlor, Office, Reiki Parlor, Reception Centers, Tanning Studio, Veterinary.

Proposed Mitigation: Approval of the rezone with a zoning condition that restricts commercial uses or one that only allows for residential uses.

Issue of Concern: The RM zone allows for heights up to 6 stories or 75 feet tall and density of up to 25 units per acre.

Proposed Mitigation: Approval of the rezone with a zoning condition that restricts heights and density.

Issue of Concern: The Magna General Plan shows this area as a “Stable Area” and does

not support such a significant zone change to RM without zoning conditions. The RM zone may be too intense of a zone for this area.

Proposed Mitigation: Approving a rezone of a lesser intense zone such as an R-4-8.5 would be more in harmony with the general plan.

Neighborhood Response:

There have been no negative responses from the neighborhood at the time of this report.

Community Council Response:

Both the Magna Town Council and Magna Community Council gave a favorable recommendation for this rezone proposal.

Reviewing Agencies:

The agencies/professionals listed below have been consulted regarding this request. In some cases the agency cannot complete a final review/approval until the Planning Commission has rendered a decision regarding the proposed use and site plan.

Not Applicable, No structures are being proposed at this time.

Compliance with current building, construction, engineering, fire, health and safety standards will be verified prior to final approval.

Staff Recommendation:

Staff has reviewed the request for a Rezone from R-1-6 to RM and recommends approval be granted subject to the following:

1. Zoning conditions are put in place that mitigate against incompatible uses, building heights, and density.

Staff Preferred Alternative Recommendation:

1. Based upon the general plan, Staff is more supportive of an approval of a rezone from R-1-6 to R-4-8.5.

Objective 3.4: Coordinate with UTA to improve transit facilities along the existing MAX bus rapid transit line on 3500 South, as well as other bus connections to the 3500 South corridor.

Objective 3.5: Provide a balanced transportation system that will accommodate all modes of travel, while implementing traffic calming and access management measures in high activity and residential areas to ensure the safety of residents.

Objective 3.6: Coordinate with County policy makers to adopt “Safe Routes to School” legislation that will improve the quality of access to schools for students.

<i>Index</i>
Context
<i>Best Practices</i>
<i>Projects</i>
<i>Official Map</i>
<i>Appendix</i>

Goal 4: ACTIVITY CENTERS

Promote the development of viable commercial, employment, and activity centers to serve the community.

Objective 4.1: Encourage development and redevelopment of Magna’s Main Street in order to strengthen its role as a town center.

Objective 4.2: Consider a mixed-use pattern of development for major centers, arterials and nodal points to create density and critical population mass to support diverse activities.

Objective 4.3: Recapture sales revenue lost to neighboring municipalities through strategic commercial development, strengthening employment opportunities within the community.

Objective 4.4: Identify historic corridors, neighborhoods, and buildings that can be refurbished and integrated into new development projects.

Objective 4.5: Coordinate with Salt Lake County RDA authorities to continue to invest public funds in strategic areas that will encourage additional private investment.



Preserving and reinvesting in Magna’s Main Street is a goal of the community.

Goal 5: HOUSING CHOICES



Provide diverse housing choices for a variety of needs and income levels to create places where all citizens are welcome to live.

Objective 5.1: Provide sufficient housing for current and

<i>Index</i>
<i>Context</i>
<i>Best Practices</i>
<i>Projects</i>
<i>Official Map</i>
<i>Appendix</i>



A priority for the Township is the development of quality public spaces and facilities.

future populations that are appropriate, safe, and affordable for a range of income levels.

Objective 5.2: Consider life-cycle housing alternatives that allow for aging populations to “age in place,” as well as provide diverse housing choice for other demographic groups.

Objective 5.3: Promote a diverse mix of housing options through higher density, mixed-use development in appropriate areas, especially along the historic Main Street corridor.

Objective 5.4: Encourage residential development that establishes a variety of lot sizes, dwelling types, densities, and price points, as well as an appropriate balance of owner occupied and rental units.

Objective 5.5: Develop safe and visually pleasing residential neighborhoods that are integrated into the natural environment with open space, trails, and green systems.

Objective 5.6: Develop programs and neighborhoods that will make home ownership attractive and possible for all members of the community.

Goal 6: PUBLIC FACILITIES



Capital Facilities

Provide a full range of public facilities and services that reflect the needs of the community.

Objective 6.1: Develop community and neighborhood centered recreational facilities and programs for residents.

Objective 6.2: Encourage development that provides services in a logical, orderly manner such that adequate streets, water, sewer, drainage facilities, schools, and other essential services can be economically provided.

Objective 6.3: Organize community response committees, neighborhood watches, and surveillance for crime prevention and public safety.

Objective 6.4: Develop a capital improvement plan that will help provide appropriate township infrastructure and public facilities and that will be compatible with the township land use plan.