



Planning and Development Services

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

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

www.pwpds.slco.org

Magna Metro Township Planning Commission

Public Meeting Agenda

Thursday, April 12, 2018 6:30 P.M.

Location

WEBSTER CENTER
8952 WEST MAGNA MAIN STREET
MAGNA, 84044
(385) 468-6700

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 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, which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

BUSINESS MEETING

- 1) Approval of Minutes from the March 8, 2018 meeting
- 2) General Plan Update – Max Johnson
- 3) Other Business Items (as needed)

PUBLIC HEARINGS

30659 – Michael Moody is requesting preliminary plat approval to create a 2-Lot Subdivision. **Parcel Area:** .3 Acres. **Location:** 2613 South 8800 West. **Zone:** R-2-6.5. **Planner:** Jim Nakamura

ADJOURN

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**MEETING MINUTE SUMMARY
MAGNA METRO TOWNSHIP PLANNING COMMISSION MEETING
Thursday, March 8, 2018 6:30 p.m.**

Approximate meeting length: 1 hour 30 minutes

Number of public in attendance: 19

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner VanRoosendaal

***NOTE: Staff Reports** referenced in this document can be found on the State and County websites, or from Salt Lake County Planning & Development Services.

ATTENDANCE

Commissioners and Staff:

Commissioners	Public Mtg	Business Mtg	Absent
Clare Collard	x	x	
Dan Cripps			x
Sara VanRoosendaal	x	x	
Aaron Weight	x	x	
Mickey Sudbury	x	x	
Mark Elieson	x	x	
Nathan Pilcher	x	x	
Todd Richards	x	x	
Ammon Lockwood			x

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Max Johnson	x	x
Spencer Hymas	x	x
Curtis Woodward		

BUSINESS MEETING

Meeting began at – 6:30 p.m.

- 1) Approval of Minutes from the February 8, 2018 meeting.

Motion: To approve minutes from the February 8, 2018 meeting as presented.

Motion by: Commissioner Collard

2nd by: Commissioner Elieson

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

Approval of Minutes from the February 22, 2018 meeting.

Motion: To approve minutes from the February 22, 2018 meeting as presented.

Motion by: Commissioner Collard

2nd by: Commissioner Elieson

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

- 2) General Plan Update – Max Johnson

Max Johnson provided an update to the General Plan steering committee, maps, and meeting calendar.

3) Other Business Items (as needed)

No other business items to discuss.

PUBLIC HEARINGS

Hearings began at – 6:37 p.m.

Commissioner Elieson motioned to move item number two to be heard first, Commissioner Collard seconded that motion. Commissioners voted unanimous in favor (of commissioners present)

30582 – Ryan Whitney is requesting preliminary plat approval to create a 5-lot subdivision. **Parcel Area:** 1.08 Acres. **Location:** 2650 South 8550 West. **Zone:** R-2-6.5. **Planner:** Spencer Hymas

Salt Lake County Planning and Development Services Planner Spencer Hymas provided an analysis of the Staff Report.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Ryan Whitney

Address: 5200 South Highland Drive, Suite 101

Comments: Mr. Whitney said he's keeping the home with a desperate remodel and updates. Will build eight twin homes and will help the area and nice having owners and affordable housing.

Commissioner Richards asked about the sizes of the lots and to front at 8,000 square feet and back to 12,000 square feet. Existing will be 6,000 square feet and any effort. Mr. Whitney said R-2-6.5 zone, if they were smaller they would have to be rental units and is conforming in the current zone. There was another buyer purchasing and they were going to be putting an extra lot. Commissioner Sudbury asked if homeowners will maintain their properties, no HOA. Mr. Whitney confirmed. Commissioner Sudbury asked for square footage. Mr. Whitney said haven't been drawn and thinking about what's best for the lots. Commissioner Richards asked if curb, gutter, and sidewalk installed. Applicant confirmed there would.

Speaker # 2: Citizen

Name: Troy Larsen

Address: 2674 South 8000 West

Comments: Mr. Larsen said he's not completely opposed and concern is surrounding like homes and are the surrounding single-family homes.

Commissioner Collard motioned to close the public hearing, Commissioner Elieson seconded that motion.

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #30582 to create a 5-lot subdivision as presented.

Motion by: Commissioner Richards

2nd by: Commissioner Elieson

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

30478 – Mark Cook is requesting an exception – to roadway standards for a 4-lot subdivision. **Parcel Area:** 4.76 Acres. **Location:** 2109 South 7600 West. **Zone:** M-2. **Planner:** Spencer Hymas.

Salt Lake County Planning and Development Services Planner Spencer Hymas provided an analysis of the Staff Report.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Mark Cook

Address: 9417 South Redwood Road

Comments: Mr. Cook said he began this process in August 2017. The main reason to seek was at the recommendation of the planner. They have discussed this three times. This development is to settle an inheritance and honor an agreement. Being separated with all the heirs. No development is planned, it is simply to subdivide the land. All other departments will defer until the time lots are developed.

Commissioner Elieson said the last time it was stated they would be building houses on the other two lots. Mr. Cook said there were no plans to build any houses. Mr. Cook said equipment storage on one lot with an existing driveway and no structures existing on the lots, except two existing homes along 2100 south. Commissioner Elieson has a hard time waving the curb, gutter, and sidewalk requirement.

Commissioner Weight motioned to close the public hearing, Commissioner Sudbury seconded that motion.

PUBLIC PORTION OF MEETING CLOSED

Commissioners had a brief discussion with regards to a delay agreement.

Motion: To approve application #30478 allowing an exception to roadway standards for a 4-lot subdivision, but enforce curb, gutter, and sidewalk at the time of building permit.

Motion by: Commissioner Richards

2nd by: Commissioner Weight

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

30583 – Aaron Cox is requesting approval for a new conditional use/change of use to allow for a used car sales lot and impound lot. **Parcel Area:** ≈1.26 Acres. **Location:** 9152 West Magna Main. **Zone:** C-3. **Planner:** Spencer Hymas

Salt Lake County Planning and Development Services Planner Spencer Hymas provided an analysis of the Staff Report.

Commissioner Elieson asked about parking, back in 2005 the parking standards for old town Magna Main were waived and wasn't aware new standards had been applied. Mr. Hymas said these are uses that are conditional use, they are looking for detrimental impacts and potential traffic issues. Commissioner Sudbury asked what types of signs. Mr. Hymas said probably something with S Curve lights, not electronic message center, cognizant to enhance of the historical look. Commissioner Weight asked about issues to enforcement. Mr. Hymas said to allow both issues, maybe not with the owner. Commissioner Elieson confirmed what he is applying for and an auto repair shop is not a dismantling facility, an impound lot is not a dismantling facility. Mr. Hymas said they are mentioning the temptation might be there. Commissioner Elieson said the fact it is an auto repair facility and impound lot. Some vehicles will need to be repaired before the customer can take the car home.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Aaron Cox

Address: 9152 West Magna Main Street

Comments: Mr. Cox handed out pictures. He likes the lights, he has pictures of proposed car lot, parking lot, and fence. To the east, fence is block masonry and from the senior center looking into the property, the neighbor to the north of what it used to look like.

Commissioner Richards asked if it includes the bulldozer. Mr. Cox said it isn't his and is on the property. Looking to do car lot, repair, all employees but one live in Magna. Impound is an ugly thing. Commissioner Elieson asked the average life span in the impound lot. Mr. Cox said goal is 30-90 days, he's trying to clean up Magna. Commissioner Elieson asked how many display vehicles. Mr. Cox said right around 15, up front there is 11 parking stalls and about that around the rear and putting in a nail salon. Commissioner Richards asked if there are any problems with staff recommendations. Mr. Cox said concerned with fences, he doesn't have a problem with curb, gutter, and sidewalk. Commissioner Collard asked how many impound vehicles housing. Mr. Cox said 70 to 100. Commissioner Richards asked about landscaping out front. Mr. Cox said he wants to keep it how it looks. Commissioner Elieson said doesn't see an issue with moving fence, but if it was moved into the interior, you develop a problem with people running into the fence. Mr. Cox said fenced areas that need to be done are already done and visually aesthetic. Commissioner Sudbury said he is only concerned with the pawn shop. Mr. Cox said to throw it out.

Speaker # 2: Citizen

Name: Troy Larsen

Address: 2674 South 8000 West

Comments: Mr. Larsen said he is only opposed to impound part. Whether or not this is the look they are going for in their historic street and whether the field making would be visually effected. They are in the process of potentially bringing a business to main street and if they have the same problem, they would go elsewhere.

Commissioner Elieson said with the barrier fence you can't even tell it's an impound lot. Mr. Larsen said he is concerned with what they already have in Magna. Commissioner Sudbury said the problem is in the town, nothing is being done and he agrees they need to step up and he is impressed with what they have done and the applicant has done exactly what he said he would do. Mr. Larsen said if he's going to be a standup guy and make Magna better, why do we keep making exceptions, where do they stop.

Commissioner Richards motioned to close the public hearing, Commissioner Collard seconded that motion.

PUBLIC PORTION OF MEETING CLOSED

Commissioners expressed their past concerns, strict aesthetics. Mr. Cox said the properties they are talking about are not impound lots, he will not encroach on main street. Spouse Nicole Cox said the worst it looks right now is the worst, will only improve. If it looks good now, will only look better. The parking strips along the building will be for the nail salon. She wants to reface it and look beautiful and she loves the historic look. Stalls put in on both sides of the property and is sufficient parking.

Motion: To approve application #30583 with staff recommendations and conditions, adding two additional conditions:

10. adding an exception to pawn shop
11. update fences

Motion by: Commissioner Richards

2nd by: Commissioner Pilcher

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

30674 – James Deyerle is requesting approval for a conditional use to allow for an accessory garage over 800 Square feet. **Parcel Area:** ≈0.19 Acres. **Location:** 3408 South 8525 West. **Zone:** R-1-6. **Planner:** Spencer Hymas

Salt Lake County Planning and Development Services Planner Spencer Hymas provided an analysis of the Staff Report.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicants daughter

Name: Trista Lindberg

Address: 3408 South 8525 West

Comments: Ms. Lindberg said one main reason is he has a lot of toys. The building on the property will be removed, he wants to be able to put 4 wheelers, boat, side by sides in a locked garage. Other than that, will not be a dwelling.

Commissioner Richards asked if it will have power and gas. Ms. Lindberg confirmed it will have power, but not gas and unsure of water.

Commissioner Richards motioned to close the public hearing, Commissioner Sudbury seconded that motion.

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #30674 with Staff Recommendations.

Motion by: Commissioner Richards

2nd by: Commissioner Weight

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

MEETING ADJOURNED

Time Adjourned – 8:00 p.m.



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slco.org/development-services

File # 30659

Subdivision Summary and Recommendation

Public Body: Magna Planning Commission

Meeting Date: 4/12/2018

Parcel ID:

Current Zone: R-2-6.5 Medium Density zone

Property Address: 2613 S 8800 W

Request: 2 Lot Subdivision

Township: Magna

Planner: Jim Nakamura

Planning Staff Recommendation: Approval

Applicant Name: Michael Moody

PROJECT DESCRIPTION

Michael Moody is requesting preliminary plat approval for a 2 lot subdivision

Each lot to be approximately 6,600 square feet in size with 60 feet of frontage along 8800 West.

SITE & VICINITY DESCRIPTION (see attached map)

Subdivision address: 2613 S 8800 W. The property associated with the subdivision is surrounded by other properties zoned R-2-6.5. Property located East is zoned R-M, Magna-Copper Park boundary lines to North of the property approx. 105 feet.

ZONE CONSIDERATIONS

Requirement	R-2-6.5	
Height	30 feet	
Front Yard Setback	30 feet	
Side Yard Setback	8 & 10 feet (18 feet total)	
Rear Yard Setback	30 feet	
Lot Width	65 feet	
Lot Area	10,000 square feet	

Compatibility with existing buildings in terms of size, scale and height.	Yes
Compliance with Landscaping Requirements Verified.	N/A
Compliance with the General Plan.	Yes

NEIGHBORHOOD RESPONSE

None has been received at the time of this report. Staff will provide updates to the planning commission on responses received.

COMMUNITY COUNCIL

Not Required with standard subdivision application

REVIEWING AGENCIES RESPONSE

AGENCY: Grading Review DATE: 2/12/18
RECOMMENDATION: Conceptual Approval – Technical Review Required

AGENCY: Geology Conditional Review DATE: 2/23/18

RECOMMENDATION: The site occurs in a HIGH liquefaction zone; therefore, the "Geological Hazards Disclosure and Acknowledgement Form" needs to be filled out, recorded, and submitted prior to land use approval. Please email recorded document to gdeneris@slco.org

AGENCY: County Subdivision Engineering DATE: 2/14/18
RECOMMENDATION: Conceptual Approval – Technical Review Required –

AGENCY: Building Review DATE: 2/14/18

Based on the scale of the plans, it appears the existing detached garage will be located less than 5' from the new property line. A building permit will need to be issued to install a one-hour fire wall (unless the existing wall meets the 1 hour rating requirement) for the wall that is less than 5' from the property line. This permit needs to be issued and the wall installed before the plat can be recorded.
prior to final approval.

PLANNING STAFF ANALYSIS

Each parcel/development will meet requirements per **R-2-6.5 Medium Density zone**

PLANNING STAFF RECOMMENDATION

Planning Staff has reviewed the subdivision request and has recommended approval of the proposed 2-Lot subdivision. Any technical conditions to be addressed prior to recording of final plat.

COPPER PARK SUBDIVISION PRELIMINARY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19
TOWNSHIP 1 SOUTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH
JANUARY 30, 2018

BASIS OF BEARINGS:

THE BEARING NORTH 89°30'00" EAST ALONG THE MONUMENT LINE IN 2700 SOUTH STREET FROM 8740 WEST TO APPROXIMATELY 8740 WEST STREET, AS SHOWN ON THE SALT LAKE COUNTY AREA REFERENCE PLAT 30-175-626 AND AS RE-ESTABLISHED BY THE STREET MONUMENTS FOUND IN THE COPPERTREE SUBDIVISION, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

SURVEYOR'S CERTIFICATE:

I, JEFFREY COFFERTREE, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY OF THE PARCEL OF LAND SHOWN AND DESCRIBED ON THIS MAP. I ALSO CERTIFY THAT BY AUTHORITY OF THE OWNER OF SAID PARCELS, I HAVE DEDICATED THE PROPERTY AND LOTS AND STREETS.

DATE: _____

BOUNDARY DESCRIPTION:

ALL THAT CERTAIN PROPERTY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MAGNA, SALT LAKE COUNTY, STATE OF UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE QUARTER CORNER COMMON WITH SECTIONS 19 AND 30 (HARDY SURVEY), AND RUNNING THENCE NORTH 89°30'00" EAST, A DISTANCE OF 260.37 FEET, TO A STREET MONUMENT LOCATED IN THE INTERSECTION OF 8740 SOUTH STREET AND 2700 SOUTH STREET; THENCE NORTH 89°30'00" EAST, ALONG THE MONUMENT LINE, A DISTANCE OF 230.81 FEET TO A POINT ON THE EASTERN SIDELINE OF 8800 WEST STREET EXTENDED SOUTHWEST; SAID POINT REFERRED TO AS "POINT A"; THENCE NORTH 89°30'00" EAST, A DISTANCE OF 321.45 FEET, TO THE STREET MONUMENT LOCATED AT APPROXIMATELY 8740 WEST; THENCE NORTH 89°30'00" EAST, ALONG THE MONUMENT LINE, A DISTANCE OF 538.89 FEET, TO THE CENTERLINE OF TITANIAN DRIVE AS SHOWN ON THE COPPERTREE SUBDIVISION PLAT; THENCE NORTH 02°24'42" EAST, A DISTANCE OF 303.94 FEET, TO A STREET MONUMENT AT THE INTERSECTION OF TITANIAN DRIVE AND CHROMIUM WAY; THENCE FROM "POINT A" PREVIOUSLY REFERRED TO, NORTH 02°24'42" WEST, ALONG THE EASTERN SIDELINE OF SAID 8800 WEST STREET, A DISTANCE OF 800.4 FEET, TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 02°24'42" WEST, ALONG SAID EASTERN SIDELINE OF 8800 WEST STREET, A DISTANCE OF 102.00 FEET; THENCE NORTH 89°30'00" EAST, A DISTANCE OF 114.00 FEET, TO A POINT ON THE WESTERN SIDELINE OF THAT CERTAIN PARCEL RECORDED IN BOOK 8746 AT PAGE 2280, OF OFFICIAL RECORDS AS SHOWN ON THAT CERTAIN ALTA/ACORN SURVEY DATED FEB 12, 2004 AND FILED AT THE SALT LAKE COUNTY SURVEYORS OFFICE AS SURVEY NUMBER 2004-02-0078; THENCE SOUTH 02°42'23" EAST, ALONG THE EASTERN SIDELINE OF SAID PARCEL, A DISTANCE OF 102.00 FEET; THENCE SOUTH 89°30'00" WEST, A DISTANCE OF 110.42 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION. CONTAINS 0.305 ACRES MORE OR LESS.

OWNERS DEDICATION:

I, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAID TRACT TO BE SUBDIVIDED INTO A STREET TO BE HEREINAFTER KNOWN AS:

COPPER PARK SUBDIVISION PRELIMINARY

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAN AS INTENDED FOR PUBLIC USE.
IN WITNESS WHEREOF, WE HAVE HEREIN SET OUT OUR HANDS THIS _____ DAY OF _____ A.D. 20____

CORPORATE ACKNOWLEDGEMENT:

STATE OF UTAH }
COUNTY OF SALT LAKE }
ON THIS _____ DAY OF _____ A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNERS DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT SAID DEDICATION WAS MADE BY SAID SIGNER(S) OF SAID PARCELS, AND THAT SAID OWNER'S DEDICATION WAS SIGNED BY HIM/HER IN BEHALF OF SAID _____, AND THAT SAID OWNER'S DEDICATION WAS MADE WITH THE POWER AND AUTHORITY TO EXECUTE THE SAME.

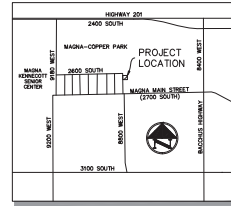
ACKNOWLEDGEMENT:

ON THIS _____ DAY OF _____ A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNERS DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT SAID DEDICATION WAS MADE BY SAID SIGNER(S) OF SAID PARCELS, AND THAT SAID OWNER'S DEDICATION WAS SIGNED BY HIM/HER IN BEHALF OF SAID _____, AND THAT SAID OWNER'S DEDICATION WAS MADE WITH THE POWER AND AUTHORITY TO EXECUTE THE SAME.

COPPER PARK SUBDIVISION PRELIMINARY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19
TOWNSHIP 1 SOUTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH

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



VICINITY MAP

NOT TO SCALE

OWNER

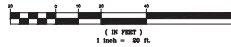
SPENCER HYMAS

DEVELOPER

MICHAEL MOODY

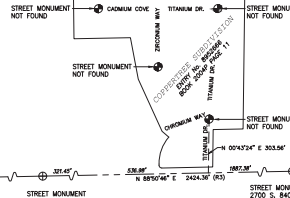


GRAPHIC SCALE



NOTES:

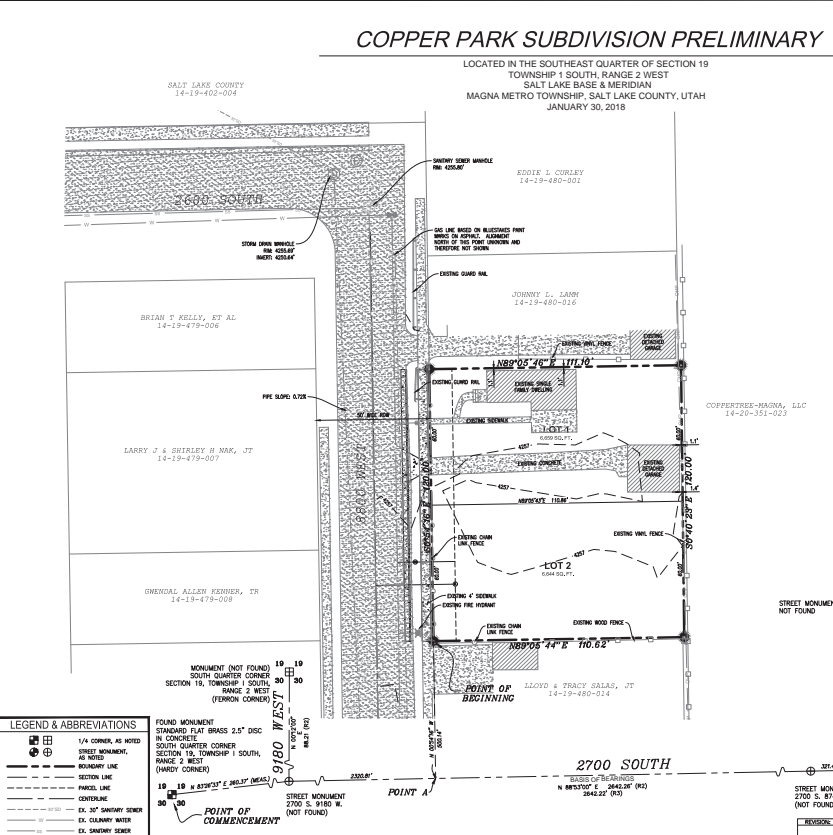
1. THE SUBJECT PROPERTY IS LOCATED AT 2613 SOUTH 8800 WEST, MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH.
2. SUBJECT PROPERTY IS LOCATED IN ZONE V PER FLOOD INSURANCE RATE MAP NUMBER MAGN000788, REVISION SEPTEMBER 25, 2008.
3. SOME BURN PIPE MONUMENTS SHOWN HEREIN ARE PER THE SALT LAKE COUNTY FLOOD CONTROL USE MAPS.



SHEET
1 OF 1



JT Engineering, PC
P.O. Box 61662
Ogden, Utah 84416
Phone 401.466.7702



LEGEND & ABBREVIATIONS

	FOUND MONUMENT
	STANDARD FLAT BRASS 2.5" DISC IN CONCRETE
	SOUTH QUARTER CORNER SECTION 19, TOWNSHIP 1 SOUTH, RANGE 2 WEST (HARDY CORNER)
	PARCEL LINE
	CENTERLINE
	EX. 10' DRIVEWAY SEWER
	EX. CULINARY WATER
	EX. SANITARY SEWER
	EX. GAS LINE
	EX. FIRE HYDRANT BOUNDARY CORNER
	SEWER
	REAR OF DRIVEWAY
	EXISTING STRUCTURE
	ROCKY MTN POWER
	EXISTING CONCRETE
	EXISTING ASPHALT

PUBLIC UTILITY APPROVAL

CENTURY LINING: _____ DATE: _____
COMCAST: _____ DATE: _____
ROCKY MTN POWER: _____ DATE: _____
DOMINION ENERGY: _____ DATE: _____

PLAN CHECK

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

TOWNSHIP SERVICES MANAGER: _____ DATE: _____

ADDRESS FRONTAGE APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____

TOWNSHIP SERVICES MANAGER: _____ DATE: _____

UNIFIED FIRE AUTHORITY

APPROVED THIS _____ DAY OF _____, A.D. 20____

FIRE MARSHALL: _____

TABULATIONS:

1. TOTAL PLAT AREA:	0.305	ACRES
2. TOTAL LOT AREA:	0.353	ACRES
3. TOTAL ACRES IN STREETS:	0	ACRES
4. TOTAL ACRES IN OPEN SPACE:	0	ACRES
5. AVERAGE LOT SIZE:	0.305	ACRES
6. NUMBER OF LOTS:	2	

CHECKED FOR ZONING COMPLIANCE

ZONE: _____ LOT AREA: _____
LOT WIDTH: _____ FRONT YARD: _____
SIDE YARD: _____ REAR YARD: _____
APPROVED THIS _____ DAY OF _____, A.D. 20____

ZONING: _____

SALT LAKE COUNTY ENGINEERING

APPROVED THIS _____ DAY OF _____, A.D. 20____

SALT LAKE COUNTY

HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____, A.D. 20____

DIRECTOR, SALT LAKE CO. HEALTH DEPT.

MAGNA METRO PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, A.D. 20____

CHAIRMAN, PLANNING COMMISSION

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20____ BY THE ATTORNEY.

ATTORNEY: _____

RECORD OF SURVEY

PRESENTED TO THE COUNCIL THIS _____ DAY OF _____, A.D. 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

FILE NO: _____

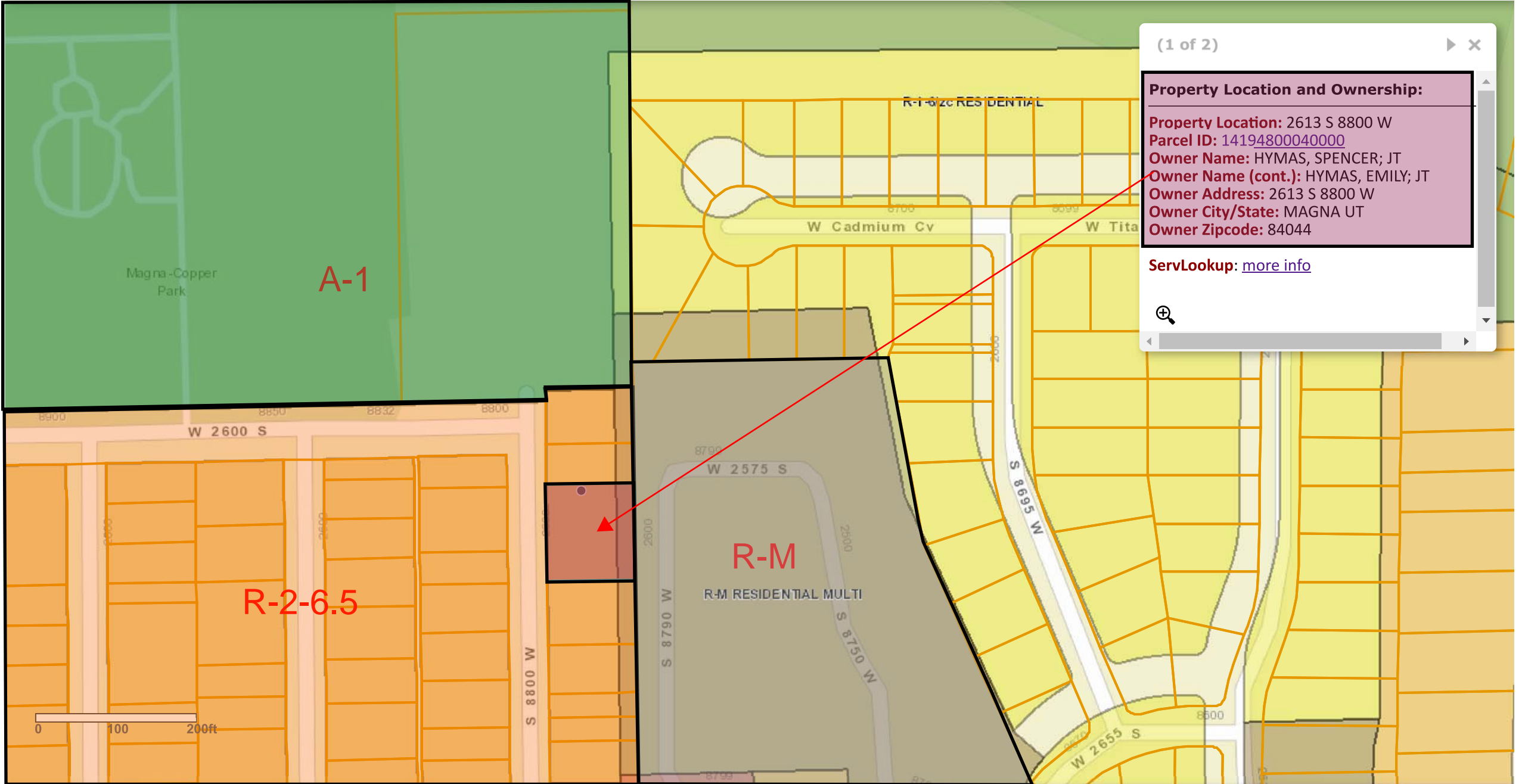
SIGNATURE: _____ DATE: _____

MAGNA METRO TOWN COUNCIL

PRESENTED TO THE COUNCIL THIS _____ DAY OF _____, A.D. 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTY: CLEON _____ COUNCIL CHAIR

2613 s 8800 w X 🔍



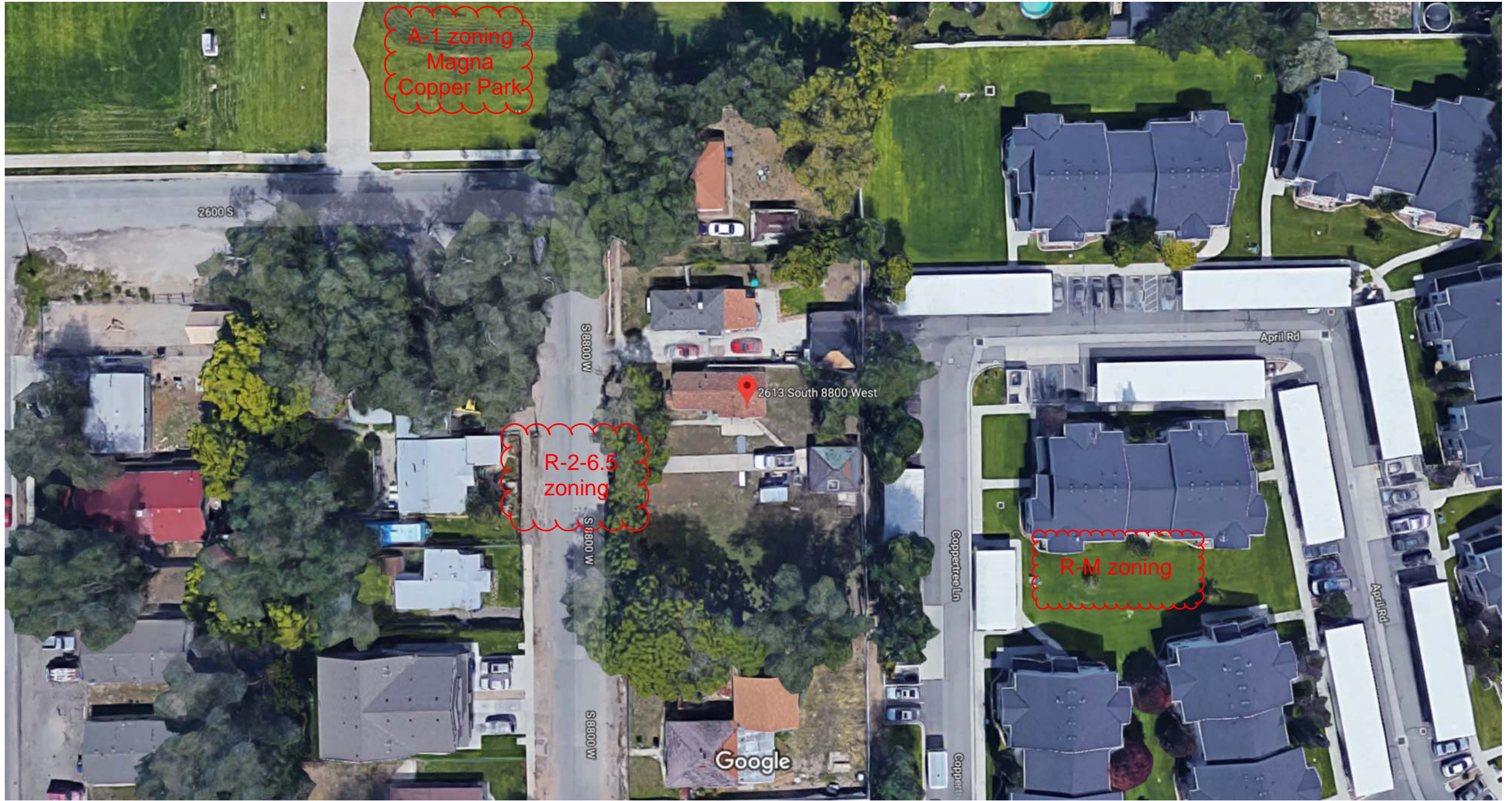
(1 of 2) ▶ ✕

Property Location and Ownership:

Property Location: 2613 S 8800 W
Parcel ID: [14194800040000](#)
Owner Name: HYMAS, SPENCER; JT
Owner Name (cont.): HYMAS, EMILY; JT
Owner Address: 2613 S 8800 W
Owner City/State: MAGNA UT
Owner Zipcode: 84044

ServLookup: [more info](#)

🔍



A-1 zoning
Magna
Copper Park

R-2-6.5
zoning

R-M zoning

2613 South 8800 West

2600 S

S 8800 W

S 8800 W

S 8800 W

Coppertree Ln

Coppertree Ln

April Rd

April Rd

Google



looking due East towards Multi-Family project
zoned R-M



looking due South towards Magna Main Street



looking N towards Park



looking due West from parcel