



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, December 12, 2019 6:30 P.M.

Location

MAGNA 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 November 14, 2019 meetings
- 2) Confirm and approve the 2020 Magna Metro Township Planning Commission Meeting Schedule.
- 3) Other Business Items (as needed)

PUBLIC HEARINGS

30961- Singh Lakhwinder is requesting a Conditional Use approval for a 28 unit dwelling group. **Acreage:** 1.12 Acres approx. **Location:** 7237-7239 West 3500 South. **Zone:** C-2. **Planner:** Diana Martinez

31081- Wright Development Group (Logan Johnson) is requesting a Conditional Use approval for a Service Station with a Convenience Store (retail). **Acreage:** 0.93 acres approx. **Location:** 3486 South 8400 West. **Zone:** C-2/zc. **Planner:** Diana Martinez

ADJOURN

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Magna Metro Township

8952 W Magna Main St

Magna, UT 84044

Phone: (385)258-3690

www.magnametrotownship.org

Magna Metro Township Planning Commission 2020 Regular Meeting Schedule

Meeting Place: Webster Center (8952 W Magna Main St Magna, UT 84044)

Time: 6:30PM (*Unless otherwise posted*)

Pursuant to State Law and Magna Ordinance, Commissioners may participate electronically

The Public is Welcome to Attend

Thursday January 9, 2020

Thursday February 13, 2020

Thursday March 12, 2020

Thursday April 9, 2020

Thursday May 14, 2020

Thursday June 11, 2020

Thursday July 9, 2020

Thursday August 13, 2020

Thursday September 10, 2020

Thursday October 8, 2020

Thursday November 12, 2020

Thursday December 10, 2020

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 Public May Attend. Meetings May Be Closed For Reasons Allowed By Statute.



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File # 30961

Conditional Use Summary and Recommendation

Public Body: Magna Township Planning Commission

Meeting Date: December 12, 2019

Parcel ID: 14-33-228-024-0000

Current Zone: C-2

Property Address: 7237-7239 W. 3500 S.

Request: Conditional Use for 28 Unit Multifamily Apartment Building

Applicant Name: Singh Lakhwinder

Planner: Diana Martinez

Planning Staff Recommendation: Approval with conditions

PROJECT DESCRIPTION

The applicant is requesting a Conditional Use to allow for a 28-unit dwelling apartment building.

The building would contain one ADA unit, six 1-bedroom units, sixteen 2-bedroom units, and six 3-bedroom units. The apartment building will also have underground parking for thirty-one spaces.

The proposed density for this project is 25 units per acre.

SITE & VICINITY DESCRIPTION (see attached map)

The property is located on the commercial corner of 3500 South and 7200 West. The property consists of 1.12 acres nestled in the southwest corner of the commercial site, between Ream's Grocery Store and a small retail plaza.

To the south of this property is storage units and to the west are single-family two-story dwellings. The rest of the surrounding uses are commercial retail uses.



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LAND USE CONSIDERATIONS

Dwelling Group:

- A. The development shall comply with the maximum allowable density for the R-M zone.
 - a. The allowable density for the planned unit developments, multiple dwellings and dwelling groups shall be determined by Planning Commission on a case by case basis, taking into account the following factors: recommendations of County and non-county agencies; site constraints; compatibility with nearby land uses; and the provisions of the applicable general plan. Not withstanding the above, the Planning Commission shall not approve a planned unit development with density higher than the following:
 - i. Single-family dwelling 7.0 units per acre
 - ii. Two-family dwelling 12.0 units per acre
 - iii. Three-family dwelling 15.0 units per acre
 - iv. Four-family dwelling 18.0 units per acre
 - v. Multi-family dwelling 25.0 units per acre*

*Where supported by the community general plan, and found by the Planning Commission to be compatible with land uses in the vicinity, multi-family residential development which incorporates innovations of design, amenities and features, may be approved by the Planning Commission for higher densities than shown above, but shall in no case be higher than 32.0 units per acre.

- B. The distance between the principal buildings shall be equal to the total side yards required in the zone; provided, however, that at the option of the developer the distance between the principal structures may be reduced to ten feet, provided that the difference between ten feet and the required side yards is maintained as permanently landscaped open space elsewhere on the site. The distance between principal buildings and the nearest perimeter lot line shall not be less than fifteen feet unless demonstrated by the development plan that the yard required for a principal building in the district in which it is located is more appropriate. The distance between the building and a public street shall be not less than the front yard required in the zoning district, except for corner lots the side yard which faces on a public street shall be not less than twenty feet.
- C. Access shall be provided by a private street or right-of-way from a public street; such private street or right-of-way shall not be less than twenty feet wide for one or two rear dwelling units, and not less than thirty feet wide for three or more dwelling units.
- D. A minimum of two parking spaces shall be provided for each dwelling unit. Parking spaces and vehicular maneuvering areas shall be designed to comply with county standards.
- E. Every dwelling in the dwelling group shall be within sixty feet of an access roadway or drive.
- F. The development plan shall provide landscaping as specified in [Chapter 19.77](#) of this title. Solid visual barrier fences shall be provided along all property lines unless the planning commission approves otherwise by deleting or modifying the fence requirement.
- G. The development shall be approved by the development services director and the county fire chief before final approval is given by the planning commission.

Although 3500 South is a Bus Rapid Transit (BRT) corridor, the Ordinance clearly only considers dwelling groups within one half mile from Rail transit consideration for an increase in the density of units per acre in dwelling groups.



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GENERAL PLAN CONSIDERATIONS

The current General Plan for Magna Metro Township was adopted September 2012. The property is located on a mapped General Plan corridor which encourages moderate change, although adaptable and flexible changes to zoning for properties that have direct frontage onto the corridor. The proposed zoning amendment is consistent with Goal 4 and Objectives 4.1 "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.

ISSUES OF CONCERN/PROPOSED MITIGATION

Should the Magna Metro Township Council approve this request, the site plan review process will consider the following: infrastructure impacts including water, wastewater, stormwater, urban hydrology, and public safety review for ingress/egress.

Landscaping/open space calculations will be less than the required 50%. Applicant is proposing roof top open space. This reduction or alternative open space will have to be approved by the Planning Director.

NEIGHBORHOOD RESPONSE

There have been no responses for this application at this time.

REVIEWING AGENCIES RESPONSE

AGENCY: Unified Fire Authority

DATE: 12/02/2019

RECOMMENDATION: Conceptual Approval/ additional items required

- A second fire hydrant is required in the area called out.
- No parking signs are required along areas called out.

AGENCY: Grading

DATE: 11/25/2019

RECOMMENDATION: Conceptual Approval/ additional items required

- The planned building is of sufficient size to require a geotechnical engineering report.
- Applicant will need to record a Stormwater Maintenance Agreement and management plan on the property for the planned swales and detention ponds.

Other agency reviews have given approval of the preliminary plan, with standard revisions and conditions needed.



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PLANNING STAFF ANALYSIS

Staff has reviewed the application and found that the development proposal with staff recommendations are consistent with surrounding land uses, cohesive with the planned unit development and the general plan considerations. Full compliance with required ordinances and policies will be verified through the subsequent technical review process prior to issuance of the Land Use permit, and furthermore through the building permit review and inspection process. Staff believes that the plans meet or will meet all required standards of ordinance necessary for preliminary approval by the Planning Commission.

PLANNING STAFF RECOMMENDATION

The Planning Staff is recommending to the Planning Commission that this application request for a 28-unit dwelling group be approved with the following conditions:

1. Agree to and comply with the recommendations from other agencies.
2. Install a 6' high solid visual barrier wood, masonry or other material designated by the Planning Commission, along the property line around the residential apartment buildings.
3. Comply with the Development Standards for Recreation Facility and Open Space Standards making sure that the apartment complex has the required amount of recreation facilities and open space.
4. Submit a final Landscaping plan to Staff for Final approval.
5. Comply with the Off-site parking requirement ordinance 19.80.040(A)(9) and 19.80.040(C).
6. Applicant to provide bike parking in compliance with ordinance.

N ↑

3500 South

7200 W

C-2

Ream's
Store

C-2

R-1-6

R-2-6.5

R-2-6.5



WESTERN FAMILY

Roger's
Bakery
250-5956

FritoLay

Coca-Cola

PEPSI

PEARS 99

HAM 99

Eve's

VALLOPS







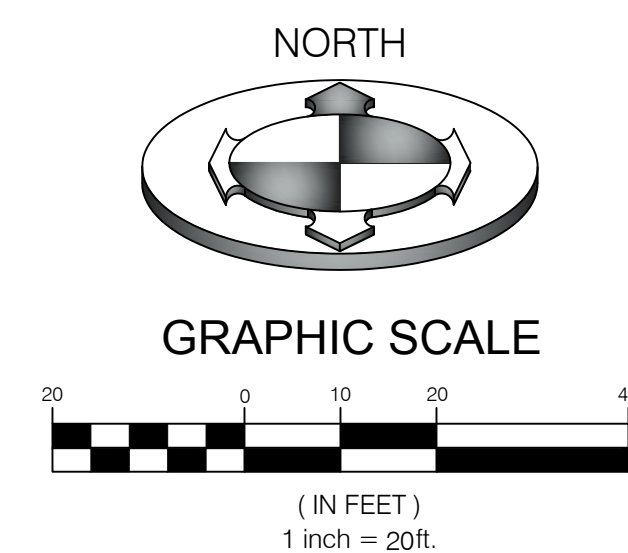












CONSTRUCTION KEY NOTE REFERENCE		
NO.	DESCRIPTION	DETAIL
①	ASPHALT PAVEMENT WITH GRANULAR BASE	1/CDT.01
②	CONCRETE CURB AND GUTTER PER APWA #205 TYPE 'A'	2/CDT.01
③	RELEASE CURB & GUTTER	2/CDT.01
④	INTEGRAL SIDEWALK	3/CDT.01
⑤	SIDEWALK PER APWA #231	
⑥	ADA RAMP	1/CDT.02
⑦	ADA SIGN	1/CDT.02
⑧	SAWCUT PER SALT LAKE COUNTY STD AND SPECS	
⑨	4" WATER WAY PER APWA STD #211	
⑩	CONCRETE PAVEMENT WITH GRANULAR BASE	1/CDT.01
⑪	TRANSITION CURB AND GUTTER	

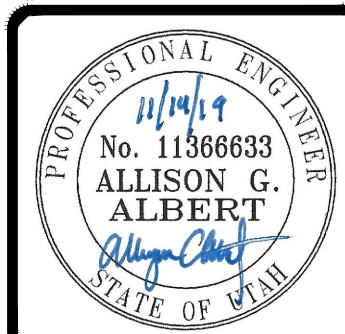
AREA TABLE		
PARTICULARS	S.F.	%
BUILDING	11,755	24.0
HARDSCAPE	13,769	28.2
LANDSCAPE	23,366	47.8
TOTAL	48,918	100

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

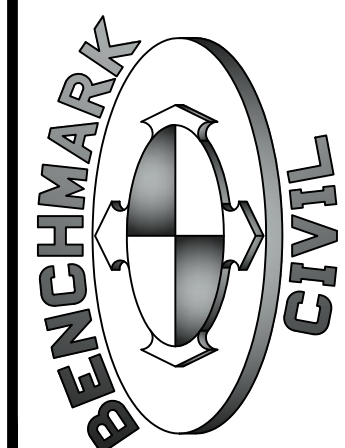
PARKING COUNT		
PARTICULARS	PROVIDED	
	STANDARD	ADA
PARKING STALLS*	52	3
TOTAL	55	

*31 STALLS (INCLUDING 1 ADA STALL) ARE
LOCATED IN THE PARKING GARAGE

NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS IN
EXISTING HARDSCAPE ARE APPROXIMATE. CONTRACTOR TO
FIELD VERIFY LOCATION AND EXTENT OF SAWCUTTING
PRIOR TO CONSTRUCTION. NOTIFY CIVIL ENGINEER IF
REVISIONS ARE REQUIRED. SEE NOTE 58 ON CGN.01 FOR
FURTHER DETAIL.



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ENGINEERING &
LAND SURVEYING**
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com



MALHI APARTMENT
7237 WEST 3500 SOUTH
MAGNA METRO TOWNSHIP, UT

PROJECT NO. 1909245

SITE PLAN

CSP.01
3 OF 11





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File # 31081

Conditional Use Summary and Recommendation

Public Body: Magna Township Planning Commission

Meeting Date: December 12, 2019

Parcel ID: 14-29-379-061-0000 & 14-29-379-053-0000

Current Zone: C-2/zc

Property Address: 3486 S. 8400 W.

Request: Conditional Use for a Service Station with a Convenience Store (retail)

Applicant Name: Wright Development Group (Logan Johnson)

Planning Staff Recommendation: Approval with conditions

Planner: Diana Martinez

PROJECT DESCRIPTION

The applicant is requesting a conditional use approval for a service station with a convenience store (7-11).

SITE & VICINITY DESCRIPTION (see attached map)

The property is located on the northwest corner of the intersection of 8400 West and 3500 South.

The property to the direct north and abutting west is zone residential R-1-6.

The corner on the southwest corner is zoned residential R-M. The northeast and the southeast corners are both zoned commercial C-2.

This property was recently rezoned from R-M to C-2 with the following conditions:

1. All uses in the zone are conditional.
2. Building square footage limited to 5,000 square feet.
3. Height of buildings limited to 1 story and 25 feet to the midpoint of the roof.
4. Residential density is limited to 7 dwelling units per acre.



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GENERAL PLAN CONSIDERATIONS

The current General Plan for Magna Metro Township was adopted September 2012. The property is located on a mapped General Plan corridor which is planned for an area of “focused change” with an encouragement of compatible development.

ZONE CONSIDERATIONS

Compliance with the General Plan.	Yes
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Requirement	Current Zone W/zoning conditions
Height	1 Story and 25' to the mid pt of the roof
Front Yard Setback	20 feet
Side Yard Setback	*20 feet-- on corner lots the side faces on a street shall not be less than 20' *10' on the side of the building adjacent to a residential property
Rear Yard Setback	*Corner lots which rear upon the side yard of another lot in a residential zone a minimum rear yard shall be 10'.
Lot Width	None
Lot Area	None

ISSUES OF CONCERN/PROPOSED MITIGATION

There are no issues of concern which have been identified with this proposal.

NEIGHBORHOOD RESPONSE

Notice has been sent to all property owners within 300' of this project. No neighborhood response has been received as of the writing of this report.



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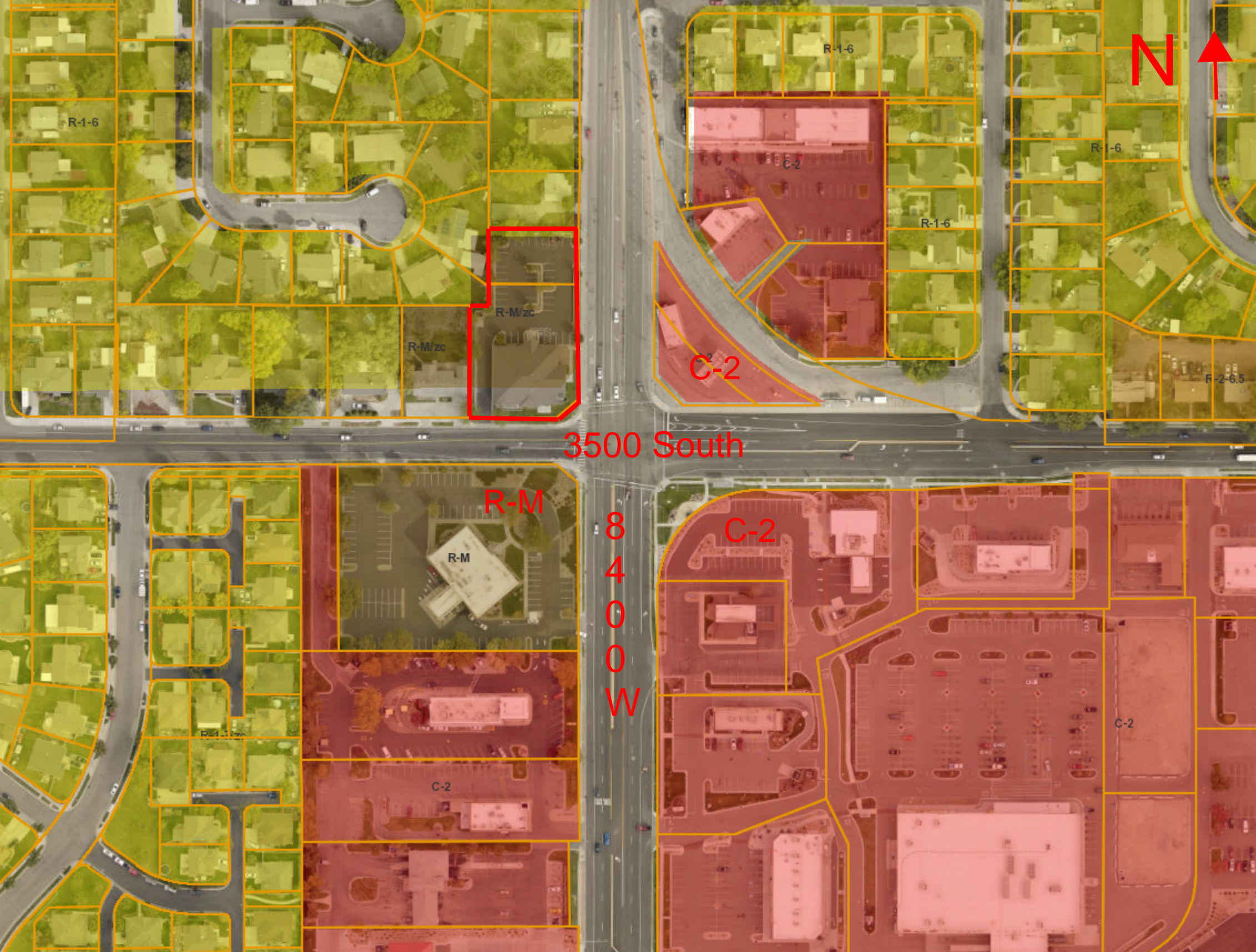
PLANNING STAFF ANALYSIS

Staff has reviewed the application and found that the development proposal with staff recommendations are consistent with surrounding land uses, cohesive with the planned unit development and the general plan considerations. Full compliance with required ordinances and policies will be verified through the subsequent technical review process prior to issuance of the Land Use permit, and furthermore through the building permit review and inspection process. Staff believes that the plans meet or will meet all required standards of ordinance necessary for preliminary approval by the Planning Commission.

PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Magna Metro Township Planning Commission grant preliminary approval to the Conditional Use with the following conditions:

1. Completion of the technical review process with staff and agency reviewers.
2. Applicant to provide bike parking in compliance with ordinance.
3. Applicant to provide a complete final landscaping plan, showing the required landscaping within the parking area for Staff to give final approval.
4. Complete and submit a sprinkler irrigation system plan.
5. Comply with the requests and requirements of staff and the reviewing agencies.
6. Install a 6' high solid visual barrier wood, masonry or other material designated by the Planning Commission, along the property line of this property.
7. Bonds for landscaping must be posted prior to the final approval of Land Use being given.



R-1-6

R-1-6

R-1-6

R-1-6

F-2-6.5

R-M/zc

R-M/zc

C-2

C-2

3500 South

R-M

R-M

C-2

8400 W

C-2

C-2

Surrounding Properties



Property view to the EAST



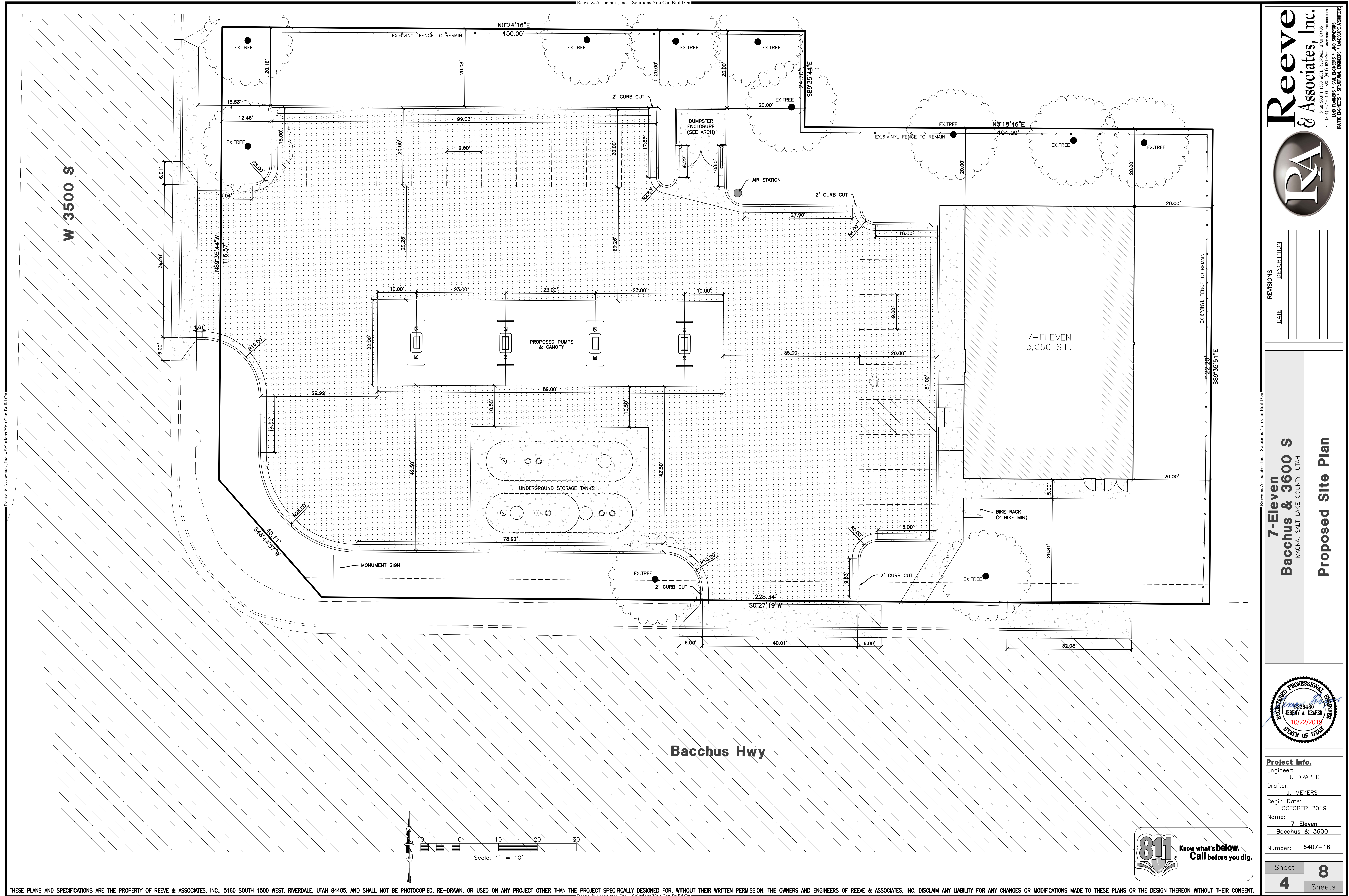
Existing property site/building



Property view to the SOUTHEAST



Property view to the SOUTHWEST



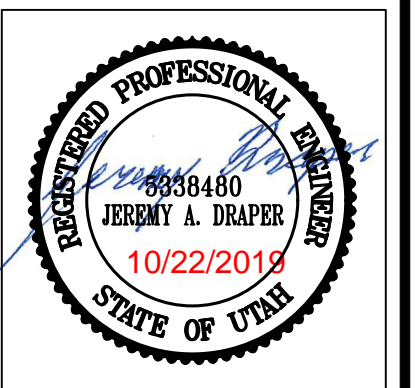
Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-1000 FAX: (801) 621-2666 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

IRA

REVISIONS	DESCRIPTION
DATE	

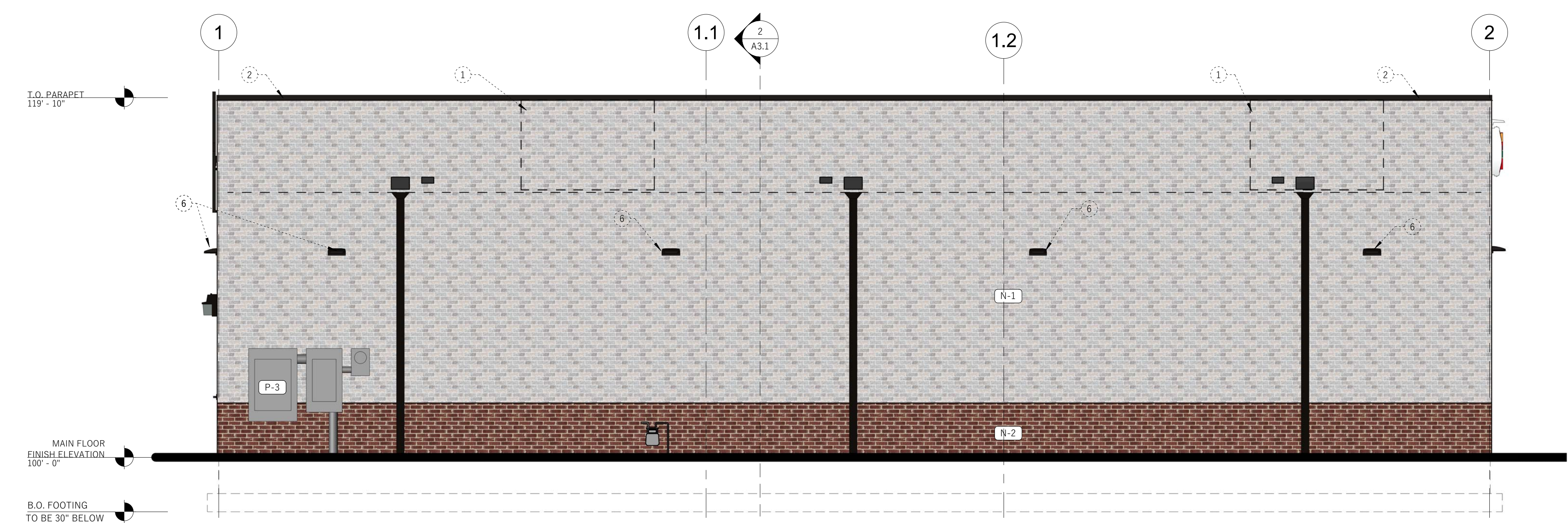
**7-Eleven
Bacchus & 3600 S**
MAGNA, SALT LAKE COUNTY, UTAH

Proposed Site Plan



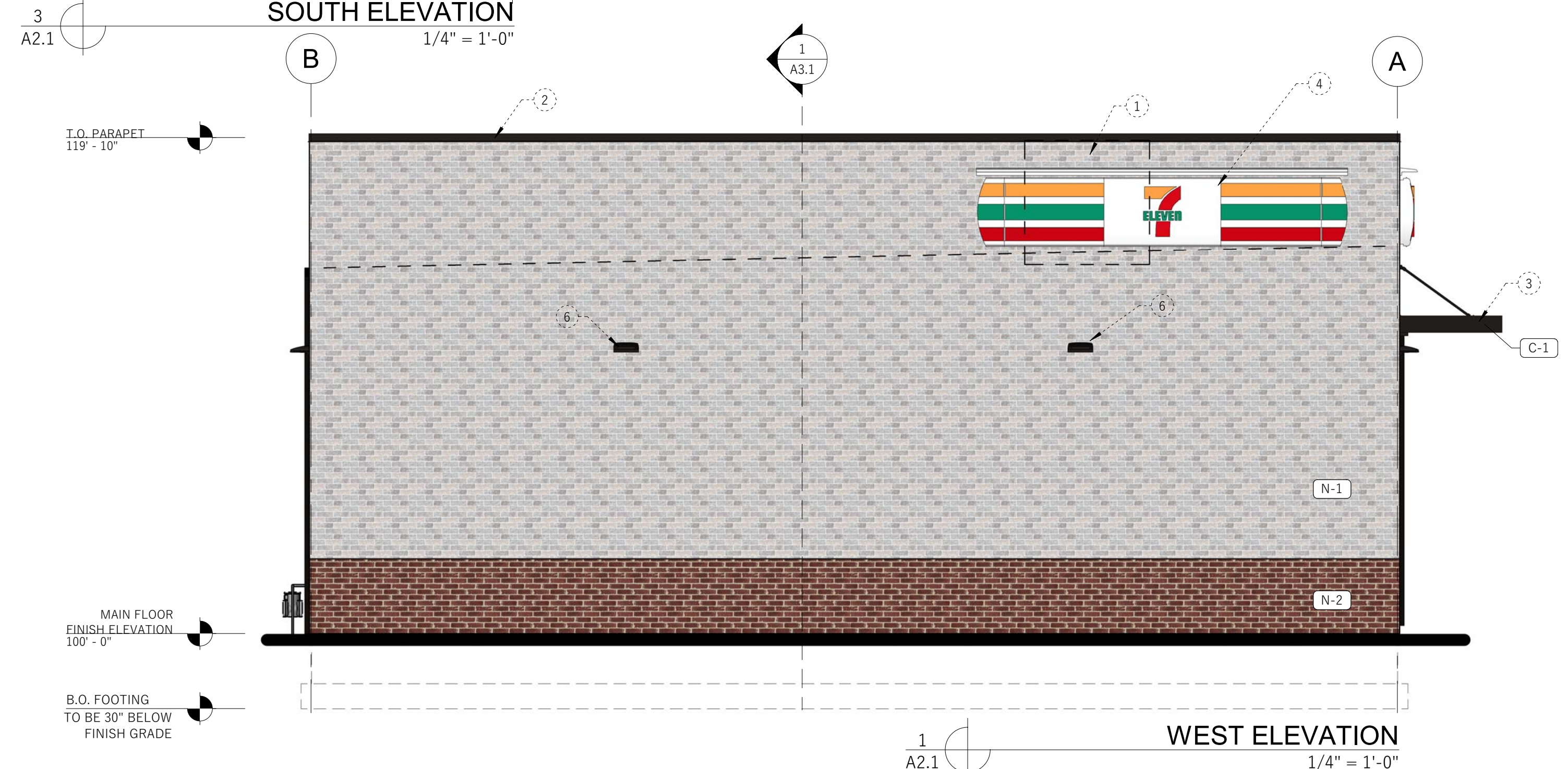
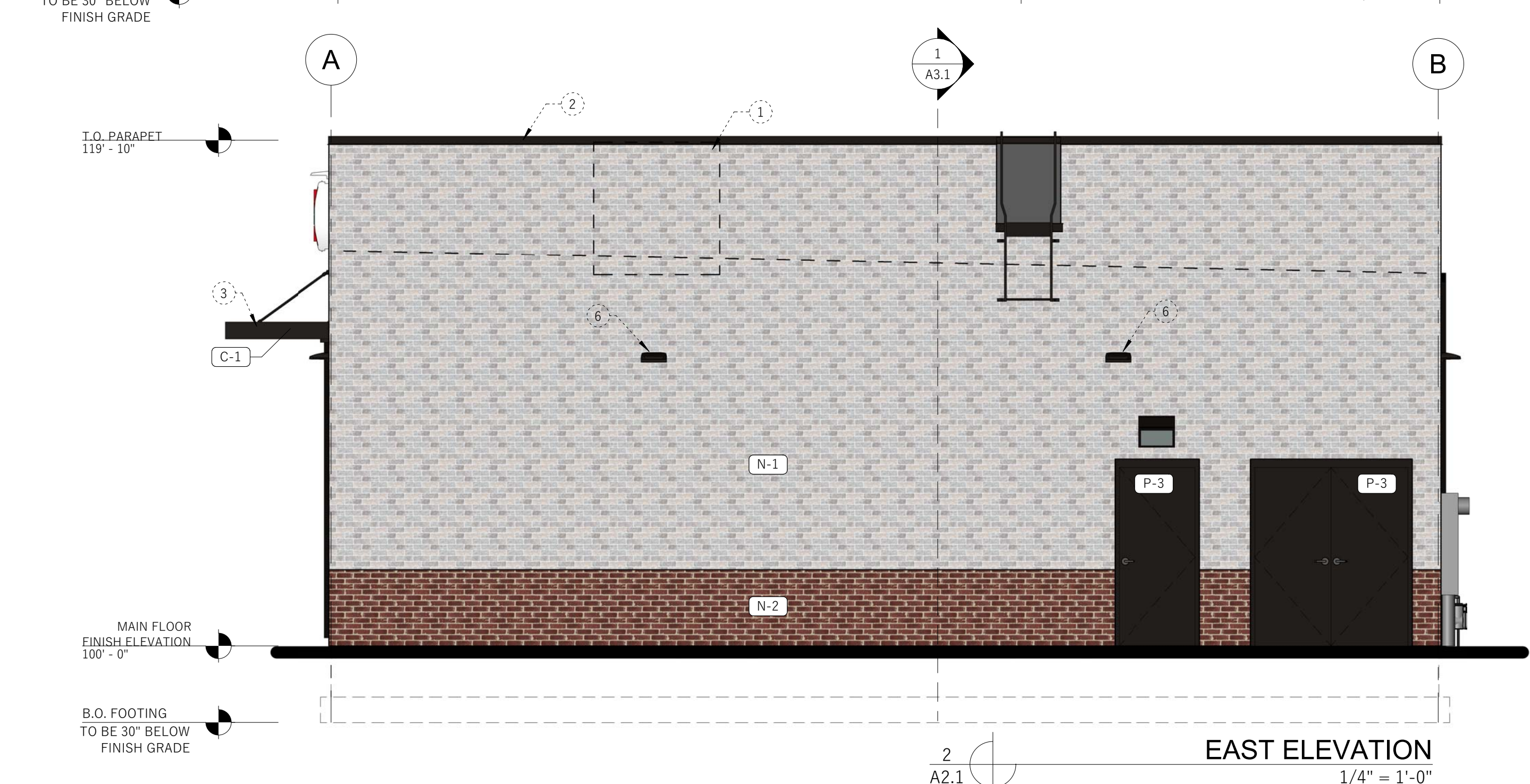
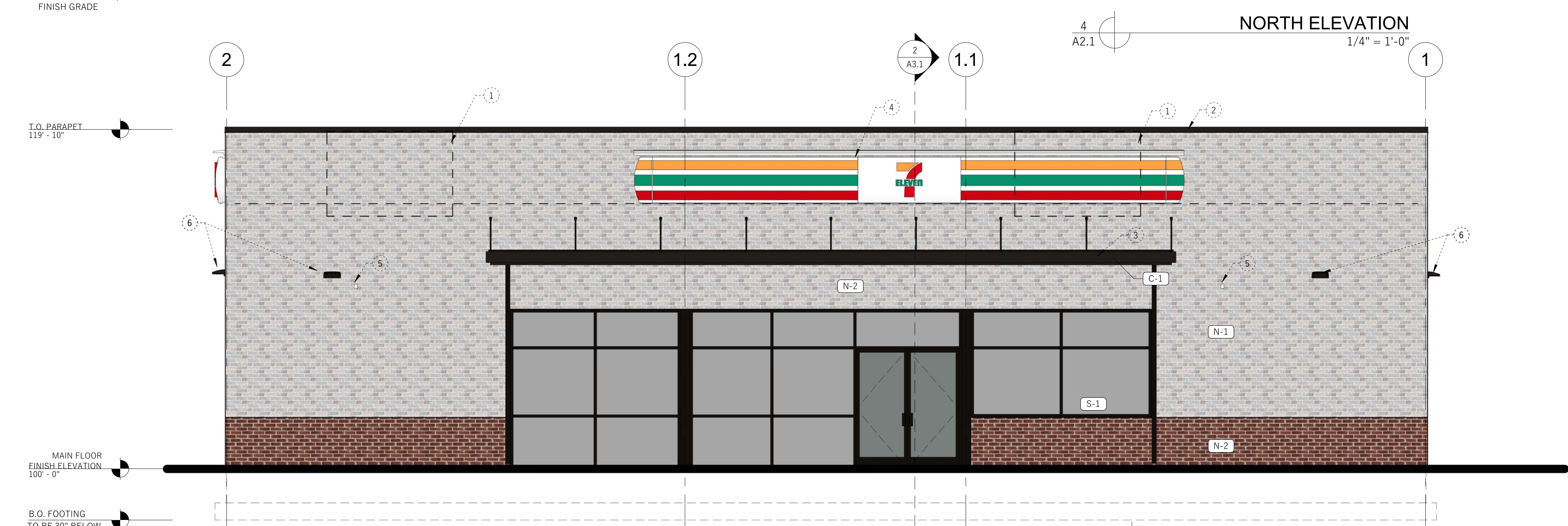
Project Info.	
Engineer:	J. DRAPER
Drafter:	J. MEYERS
Begin Date:	OCTOBER 2019
Name:	7-Eleven Bacchus & 3600
Number:	6407-16

Sheet	8
4	Sheets



EXTERIOR MATERIALS SCHEDULE (NOT ALL MATERIALS IN SCHEDULE ARE USED)		
NO.	MATERIAL	MANUF.-COLOR
MR-1	MEMBRANE ROOFING	DIUROLAST - WHITE
N-1	FIBER CEMENT PANEL	NICHIHA - SHALE BROWN
N-2	FIBER CEMENT PANEL	NICHIHA - ALEXANDRIA RED BUFF
P-3	EXTERIOR HM DOORS, FRAMES, TRASH ENCLOSURE GATE, GRAVEL GUARDS, CUSTOM CANOPY, LIGHT POLES	SHERWIN WILLIAMS - SEAL SKIN SW 7675
P-6	EXTERIOR BOLLARDS	SHERWIN WILLIAMS - SEAL SKIN SW 7675
S-1	ALUMINUM STOREFRONT GLAZING	KAWNEER - 451T VG
C-1	PREFINISHED ALUMINUM CANOPY	MAPES LUMISHADE CANOPY - BRONZE BAKED ENAMEL W/ REAR GUTTER CONNECTIONS

KEYED NOTES1	
1	RTU LOCATION BEYOND.
2	20 GA. PREFINISHED METAL PARAPET CAP.
3	PRE-FINISHED MTL. CANOPY (C-1); REF EXTERIOR MATERIAL SCHEDULE.
4	BACK-LIT FASCIA SIGN BY OTHER.
5	EXTERIOR SIGNAGE J BOX. COORDINATE WITH T.I. DRAWINGS.
6	ALL EXTERIOR BUILDING-MOUNTED LIGHTING TO BE PROVIDED BY SEI AND INSTALLED BY G.C.



PROJECT NUMBER
19157

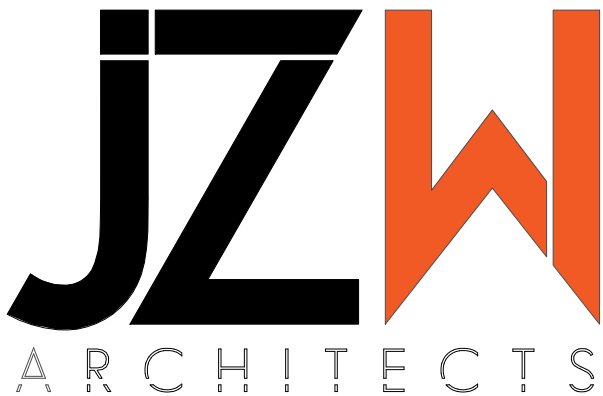
ISSUE DATE:
NOVEMBER, 2019

REVISIONS:
No. Date

7-ELEVEN
NWC OF BACCHUS HWY & 3500 S
MAGNA, SALT LAKE COUNTY, UTAH

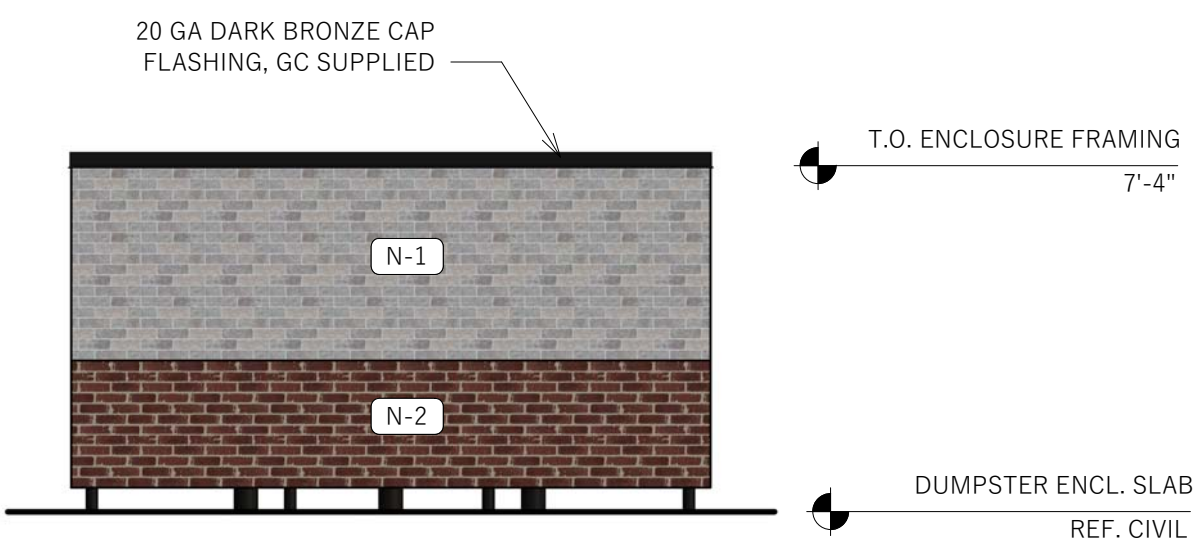
ELEVATIONS

A2.1

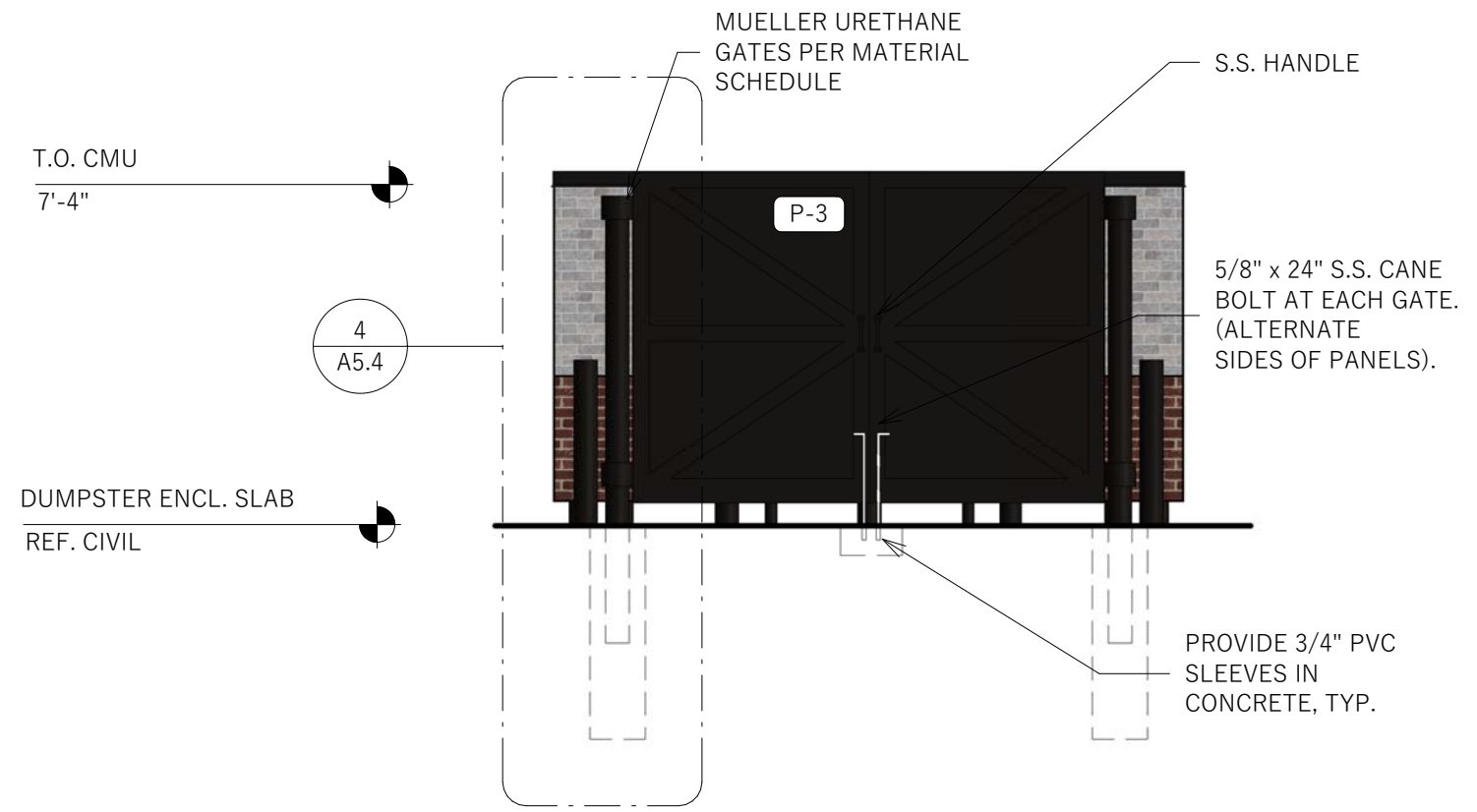




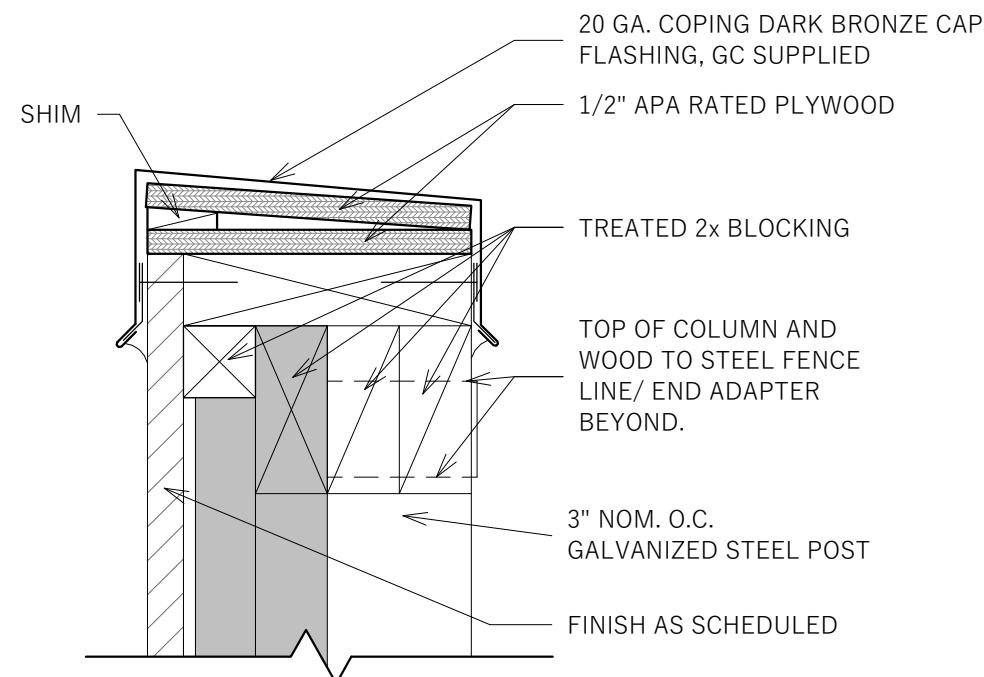
9
A5.4
SIDE DUMPSTER ENCLOSURE
1/4" = 1'-0"



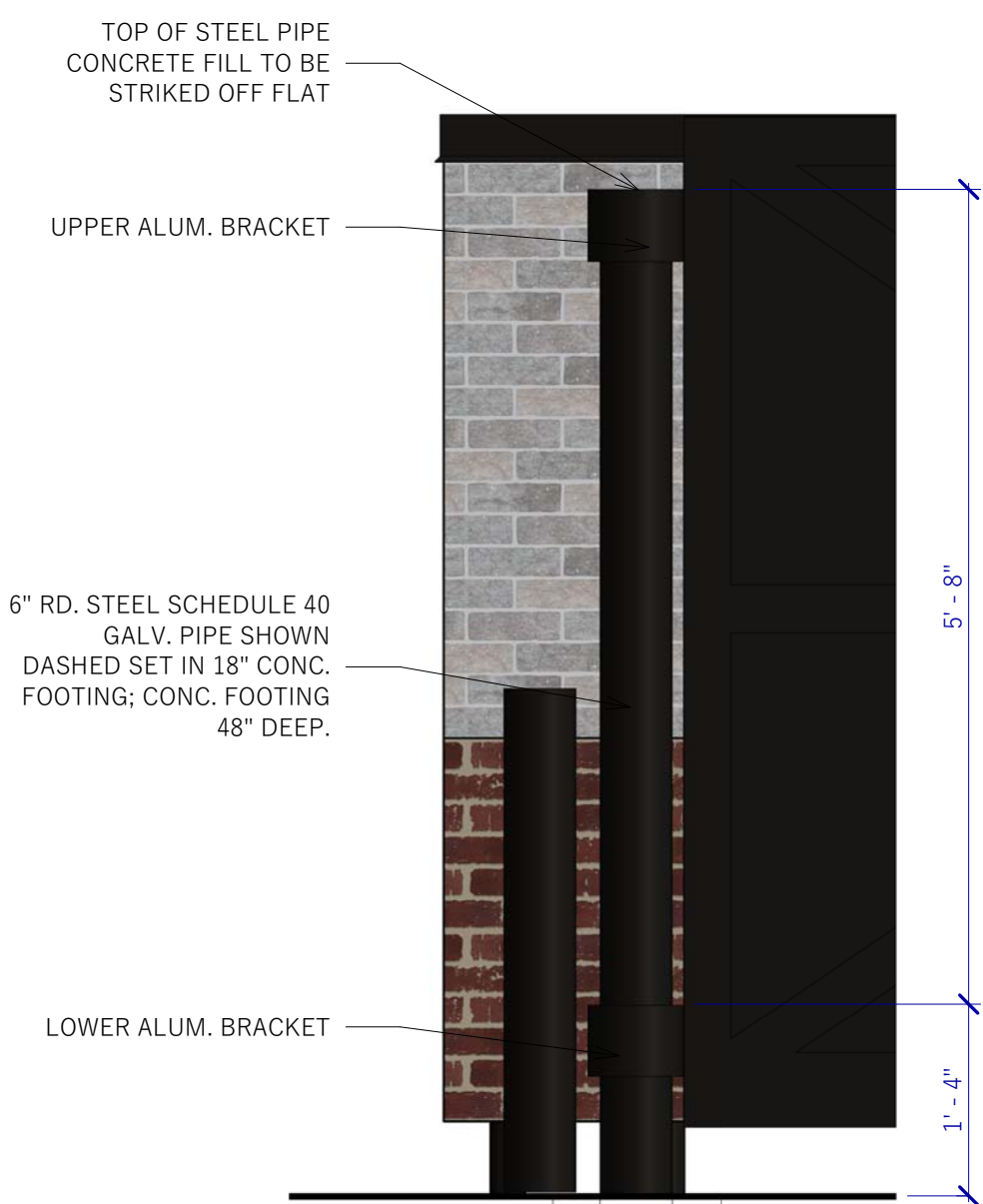
8
A5.4
REAR DUMPSTER ENCLOSURE
1/4" = 1'-0"



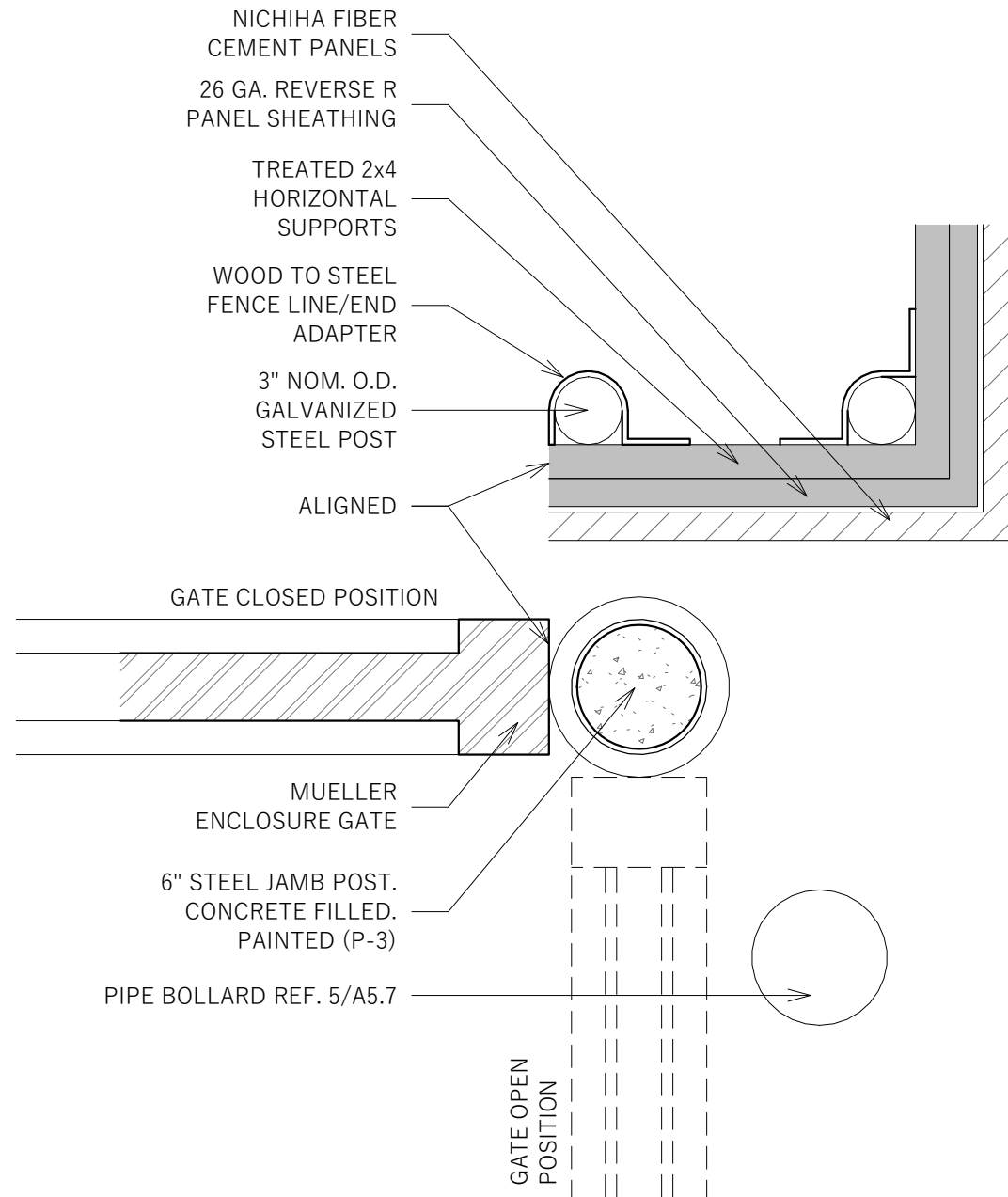
7
A5.4
FRONT DUMPSTER ENCLOSURE
1/4" = 1'-0"



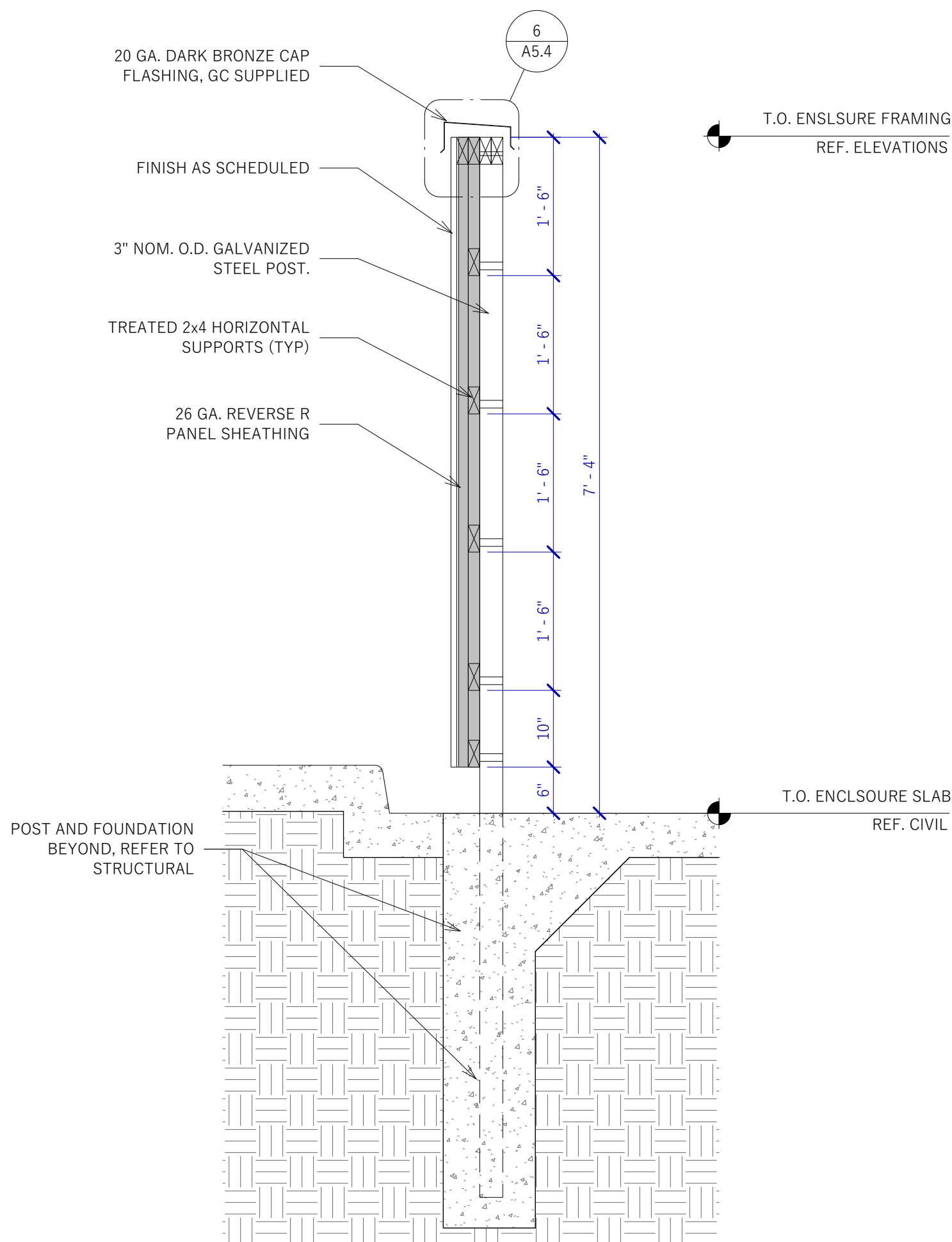
6
A5.4
DUMPSTER COPING
3" = 1'-0"



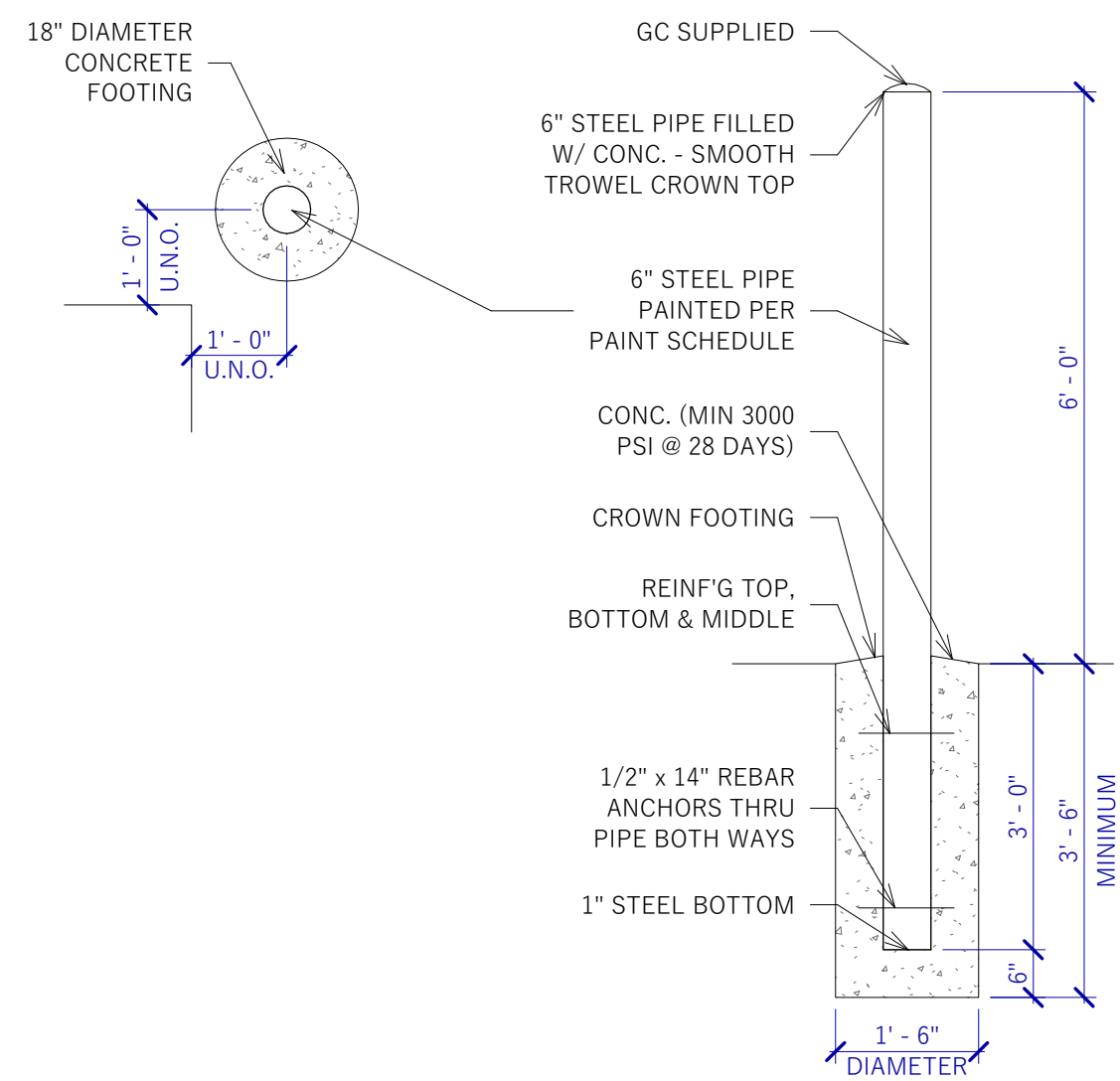
4
A5.4
GATE BOLLARD DETAIL
3/4" = 1'-0"



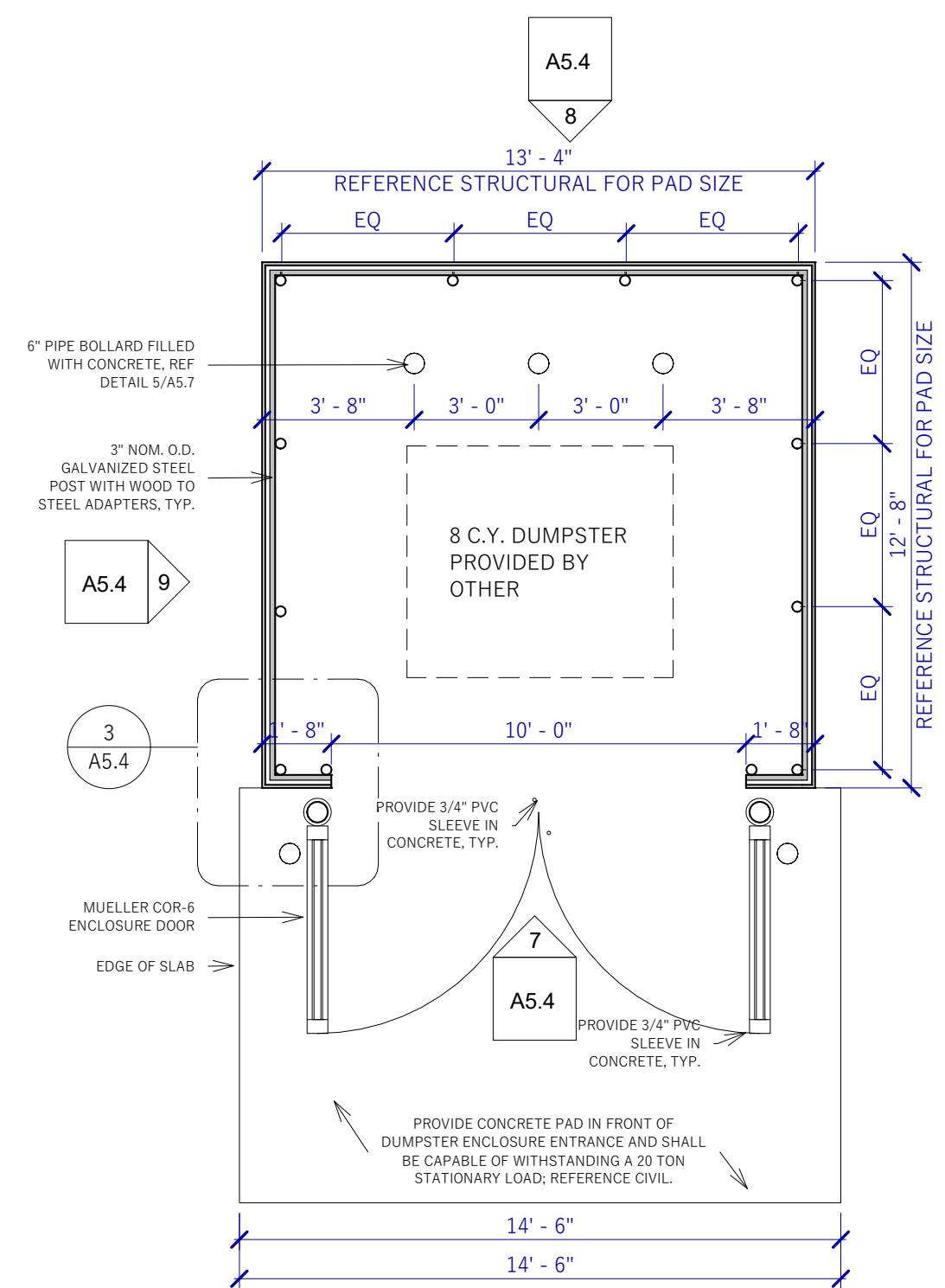
3
A5.4
GATE DETAIL
1 1/2" = 1'-0"



2
A5.4
DUMPSTER ENCLOSURE WALL SECTION
3/4" = 1'-0"



5
A5.4
TYPICAL BOLLARD SECTION
1/2" = 1'-0"



1
A5.4
DUMPSTER ENCLOSURE PLAN
1/4" = 1'-0"

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NOVEMBER, 2019

REVISIONS:
No. Date

7-ELEVEN
NWC OF BACCHUS HWY & 3500 S
MAGNA, SALT LAKE COUNTY, UTAH

DUMPSTER PLAN
AND DETAILS

A5.4

