



## Planning and Development Services

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

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

# Magna Metro Township Planning Commission

## Public Meeting Agenda

**Thursday, January 9, 2020 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) Election of Chair and Vice Chair 2020
- 2) Approval of Minutes from the November 14, 2019 meetings
- 3) Confirm and approve the 2020 Magna Metro Township Planning Commission Meeting Schedule.
- 4) **30967** - Kurt Michelsen is requesting approval of a Conditional Use/PUD approval to allow for construction of a retail building and a restaurant building on the subject property. **Acreage:** approx. 0.91 acres. **Location:** 8483 West Magna Main Street. **Zone:** C-2. **Planner:** Diana Martinez **\*\*Review of the North Elevation/Façade on the retail building to be approved by Planning Commission**
- 5) Other Business Items (as needed)

### **PUBLIC HEARINGS**

**31093** – Salt Lake County Engineering requests approval of a Roadway Dedication Plat for the Beagley Lane. **Location:** 7955 W U-201 HWY (Approximate). **Zone:** A-1 and M-1. **Planner:** Julia Friedman

**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

**31096** - Dominion Gas (Chris Balling) is requesting approval of a zone change from A-20 (Agricultural) to M-2 (Manufacturing). **Acreage:** 120.0 acres. **Location:** 1731 South 8000 West. **Planner:** Diana Martinez

**ADJOURN**



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### MEETING MINUTE SUMMARY MAGNA METRO TOWNSHIP PLANNING COMMISSION MEETING Thursday, November 14, 2019 6:30 p.m.

**Approximate meeting length:** 59 minutes

**Number of public in attendance:** 9

**Summary Prepared by:** Wendy Gurr

**Meeting Conducted by:** Commissioner Cripps

**\*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	x	
Ammon Lockwood			x
Aaron Weight	x	x	
Mickey Sudbury	x		
Mark Elieson	x	x	
Todd Richards	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Diana Martinez	x	x
Todd Draper	x	x

## BUSINESS MEETING

**Meeting began at – 6:30 p.m.**

- 1) Approval of Minutes from the October 10, 2019 meeting.

**Motion:** To approve minutes from the October 10, 2019 meeting

**Motion by:** Commissioner Richards

**2<sup>nd</sup> by:** Commissioner Elieson

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

Approval of Minutes from the October 24, 2019 meeting.

**Motion:** To approve minutes from the October 24, 2019 meeting

**Motion by:** Commissioner Richards

**2<sup>nd</sup> by:** Commissioner Elieson

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

- 2) Other Business Items (as needed)

*Commissioner Richards motioned to close the business meeting, Commissioner Elieson seconded that motion.*

## **PUBLIC HEARINGS**

**Hearings began at – 6:32 p.m.**

**30936** – Ron Hall requests approval of the proposed 1 Lot Hall Subdivision Preliminary Plat. **Acreage:** .89. **Location:** 8175 West 3100 South. **Zone:** R-1-21 (Single-Family Residential). **Planner:** Todd A. Draper, AICP

*Greater Salt Lake Municipal Services District Planning and Development Services Planner, Todd Draper provided an analysis of the Staff Report.*

*Commissioners and staff had a brief discussion regarding trees, drive, and turn around.*

### **PUBLIC PORTION OF MEETING OPENED**

**Speaker # 1:** Applicant

**Name:** Ron Hall

**Address:** 2920 South Fiddler Drive

**Comments:** Mr. Hall said he bought this property two years ago, spent six months cleaning the lot. Applied for building permit and found out never subdivided. Put primary residence and setback 305 feet and sewer drainage angle, can't do a basement, but rezoned for a guest house. UFA told him would approve with fire hydrant, came back to do without and now want sprinklers, filed a field modification request and approved based on commitment.

*Commissioner Richards asked if there was a house. Mr. Hall said there was a barn that kept catching fire. Remnant of the farm that was not subdivided out of and combining into one. Landscaping discussed with the neighbor and propose exclude landscaping on and join forces on paving with one solid driveway 75,000-pound capable road base with asphalt and concrete on top.*

*Commissioner Richards motioned to open the public hearing, Commissioner Weight seconded that motion.*

*No one from the public present to speak.*

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

### **PUBLIC PORTION OF MEETING CLOSED**

**Motion:** To approve application #30936 as presented with staff recommendations.

**Motion by:** Commissioner Weight

**2<sup>nd</sup> by:** Commissioner Collard

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

**30752** - Magna Water District is requesting approval of a Conditional Use for a secondary water storage reservoir. **Acreage:** 5.4 acres. **Location:** 4088 South 8400 West. **Zone:** M-2. **Planner:** Diana Martinez  
**\*\*Landscaping and fencing requirements to be approved by Planning Commission**



*Greater Salt Lake Municipal Services District Planning and Development Services Planner, Diana Martinez provided an analysis of the Staff Report.*

### **PUBLIC PORTION OF MEETING OPENED**

**Speaker # 1:** Applicant

**Name:** Clint Dilley

**Address:** 7062 West Cedar Heights Drive, Herriman

**Comments:** Mr. Dilley said he reached out to D.R. Horton who planned to develop, and these are the fencing plans they came back with and worked together. Keep maintenance cost down for the interior of the facility, proposed landscape rock from excavation.

*Commissioner Richards motioned to open the public hearing, Commissioner Elieson seconded that motion.*

*No one from the public present to speak.*

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

### **PUBLIC PORTION OF MEETING CLOSED**

**Motion:** To approve application #30752 fencing with the exception of landscape on inner section.

**Motion by:** Commissioner Richards

**2<sup>nd</sup> by:** Commissioner Elieson

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

**30967 -** Kurt Michelsen is requesting approval of a Conditional Use/PUD approval to allow for construction of a retail building and a restaurant building on the subject property. **Acreage:** approx. 0.91 acres. **Location:** 8483 West Magna Main Street. **Zone:** C-2. **Planner:** Diana Martinez **\*\*Review of the North Elevation/Façade on the retail building to be approved by Planning Commission**

*Greater Salt Lake Municipal Services District Planning and Development Services Planner, Diana Martinez provided an analysis of the Staff Report.*

### **PUBLIC PORTION OF MEETING OPENED**

**Speaker # 1:** Represents property owner

**Name:** Tom Praggastis

**Address:** 106 Grey Eagle, Sun Valley, ID

**Comments:** Mr. Praggastis didn't have anything to add.

*Commissioner Richards said buildings could change or are they still proposed. Mr. Praggastis said he doesn't know, and prospective buyer wanted to change something and will be in touch with the buyer himself.*

### **PUBLIC PORTION OF MEETING CLOSED**

**Motion:** To continue application #30967 to a future meeting once the applicant or property owner figures the request out.

**Motion by:** Commissioner Richards

**2<sup>nd</sup> by:** Commissioner Elieson

**Vote:** Commissioners voted unanimous in favor

**30921** - Lyndon Jones Construction is requesting approval of a Conditional Use for a Construction Storage Yard. **Acreage:** 4.72 acres. **Location:** 2109 South Jenkins Park Lane. **Zone:** M-2. **Planner:** Diana Martinez **\*\*Fencing requirements to be approved by Planning Commission**

*Greater Salt Lake Municipal Services District Planning and Development Services Planner, Diana Martinez provided an analysis of the Staff Report.*

#### **PUBLIC PORTION OF MEETING OPENED**

**Speaker # 1:** Represents property owners

**Name:** Brent Overson

**Address:** 1062 West Stanley Glen Lane

**Comments:** Mr. Overson said this is the fencing originally proposed, metal fencing, six feet height.

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

*No one from the public present to speak.*

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

#### **PUBLIC PORTION OF MEETING CLOSED**

**Motion:** To approve application #30921 as presented with staff recommendation.

**Motion by:** Commissioner Weight

**2<sup>nd</sup> by:** Commissioner Sudbury

**Vote:** Commissioners voted unanimous in favor

**31069** - Lyndon Jones Construction is requesting a waiver from street improvements (curb, gutter and sidewalk). **Acreage:** 4.72 acres. **Location:** 2109 South Jenkins Park Lane. **Zone:** M-2. **Planner:** Diana Martinez

*Greater Salt Lake Municipal Services District Planning and Development Services Planner, Diana Martinez provided an analysis of the Staff Report.*

*Commissioner Cripps asked at what point to do we require curb and gutter. Commissioner Elieson start now or a bunch of developments requesting exceptions. Ms. Martinez said request delay agreement for sidewalk and install curb and gutter. Commissioner Richards asked the footage of the frontage. Ms. Martinez said not a lot and would only be for lot one.*

*Commissioners and staff discussed properties with delay agreements and whole subdivision, but lots two and three aren't required.*

## **PUBLIC PORTION OF MEETING OPENED**

**Speaker # 1:** Represents property owners

**Name:** Brent Overson

**Address:** 1062 West Stanley Glen Lane

**Comments:** Mr. Overson showed a map and video of the area. Applicant is not opposed to delay agreement and engineer doesn't think its imperative to install. To install now come along with transportation plan and design street and include where you want curb, gutter, and sidewalk. Large ditch along section, problems with logistics, asking approve waiver with delay agreement. When the road is improved you pull the trigger.

*Commissioners and staff had a brief discussion who owns that road and right of way. Jackass Flats was dedicated to Magna Township. Discussed improved road, traffic, delay recommendation to the Mayor regardless of their decision.*

*Commissioner Richards motioned to open the public hearing, Commissioner Weight seconded that motion.*

**Speaker # 2:** Citizen

**Name:** Dorrie Olsen

**Address:** 2917 South Polaris Street

**Comments:** Ms. Olsen said her parents owned property for 54 years, adjacent and they own 50 foot right of way and own seven acres, when sold they wanted to know gauged.

*Commissioner Cripps said the purchaser would have to bond and whatever they put in there. She wants to help them and us. She was going to move out there when they were kids and were going to subdivide and time changes, getting to the point to sale. 12 years ago, from 2100 South and up 7200, trucking company was going to move in, people approach to subdivide and her father didn't want it done. Ditch along the front was gravel. In 2002 probably sold.*

**Speaker # 3:** Representative

**Name:** Mollie Adams

**Address:** Not provided

**Comments:** Ms. Adams said they're not trying to get out of doing, hate to see resources wasted when master plan not done. Small local excavation contractor and will have a severe impact and when the time comes, they're open for it and clean area up. Hate to see improvements made and dedicated the street and sit back so far, look out of place and a short stand. They'll be happy to make them when they come along.

*Commissioner Cripps said he was hoping to have all of Jackass Flats done and an industrial hotspot. Ms. Adams said start when it makes sense but her 100 feet in the front doesn't make sense, maybe coordinate the delay agreement with conjunction with the street.*

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

## **PUBLIC PORTION OF MEETING CLOSED**

*Commissioners had a brief discussion regarding road improvement plan.*

**Motion:** To recommend application #31069 to the Mayor on a Delay Agreement for Curb, Gutter, and Sidewalk, tied to the land and run with the land. Full Master Plan for the road, when and where required.

**Motion by:** Commissioner Weight

**2<sup>nd</sup> by:** Commissioner Sudbury

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

*Commissioner Weight motioned to adjourn.*

**MEETING ADJOURNED**

**Time Adjourned – 7:29 p.m.**

DRAFT



# Magna Metro Township

8952 W Magna Main St

Magna, UT 84044

Phone: (385)258-3690

[www.magnametrotownship.org](http://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

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

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[slco.org/development-services](http://slco.org/development-services)

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<b>File # 31093</b>
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## **Dedication Plat Summary and Recommendation**

**Public Body:** Magna Metro Township Planning Commission

**Meeting Date:** January 9, 2020

**Parcel ID:** 14-21-300-023, 14-21-276-003, 14-21-426-010

**Current Zone:** A-1 and M-1

**Property Address:** 7955 W U-201 Highway (Approximately)

**Request:** Roadway Dedication Plat for Beagley Road

**Planner:** Julia Friedman

**Planning Staff Recommendation:** Approval of the dedication plat

**Applicant Name:** Salt Lake County Engineering

### **PROJECT DESCRIPTION**

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Salt Lake County Engineering requests approval of a Roadway Dedication Plat for the Beagley Road in Magna Metro Township at 7955 West and U-201 Highway.

### **SITE & VICINITY DESCRIPTION** (see attached map)

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The road dedication area is an approximate 1-mile stretch of land between 7200 W and 8000 W. The proposed dedication portion runs along the Riter Canal to meet Beagley Lane (on the eastern side of 7200 W).

### **GENERAL PLAN CONSIDERATIONS**

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The proposal is not contrary to the stated goals and objectives of the General Plan.

### **ISSUES OF CONCERN/PROPOSED MITIGATION**

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

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## **NEIGHBORHOOD RESPONSE**

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No neighborhood responses have been received as of the writing of this report.

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## **REVIEWING AGENCIES RESPONSE**

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This project was designed by an outside engineering firm and reviewed by internal engineering staff. No additional reviews were conducted by outside agencies.

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## **PLANNING STAFF ANALYSIS**

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The request is being made as part of improvements related to the Inland Port project and funds for the development and installation of the road are coming from the State of Utah. Municipal engineering has been involved in the development and review of the proposal. Kennecott Land is the property owner and is voluntarily dedicating the land for the roadway to Magna Metro Township. The purpose of this application is to make the plat and plans publicly available for comment prior to action by the Metro Township regarding acceptance of the dedication. Final acceptance to be by signature of the Mayor.

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## **PLANNING STAFF RECOMMENDATION**

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Planning Staff recommends that the Magna Township Planning Commission grant approval of the Roadway Dedication Plat for Beagley Road.

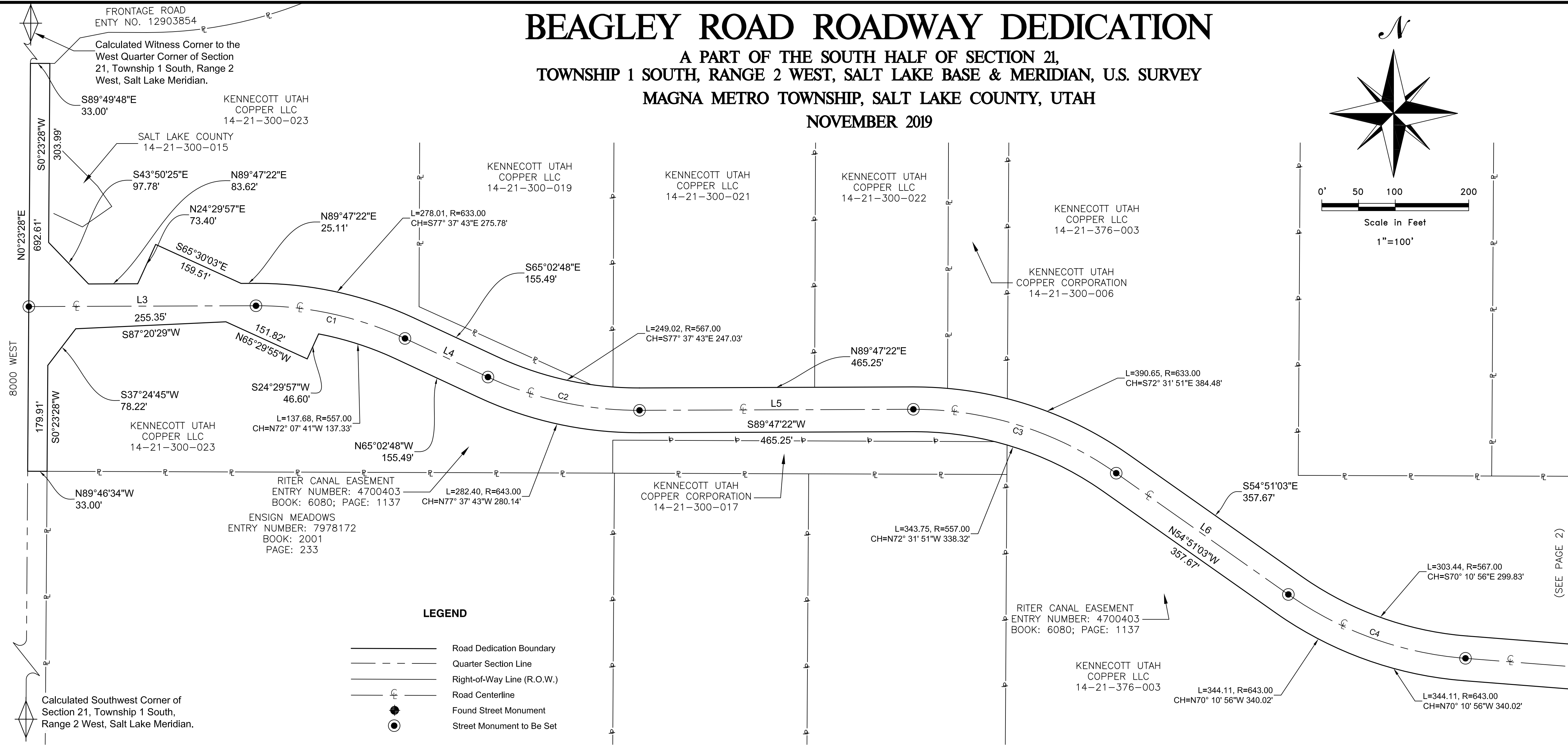






# BEAGLEY ROAD ROADWAY DEDICATION

A PART OF THE SOUTH HALF OF SECTION 21,  
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY  
MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH  
NOVEMBER 2019



## LEGEND

- Road Dedication Boundary
- - - Quarter Section Line
- Right-of-Way Line (R.O.W.)
- Road Centerline
- Found Street Monument
- ⊙ Street Monument to Be Set

## ACKNOWLEDGEMENT

LIMITED LIABILITY COMPANY

STATE OF UTAH )  
COUNTY OF SALT LAKE )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me, \_\_\_\_\_, who being duly sworn, did say that \_\_\_\_\_ he is the \_\_\_\_\_ of KSC Holdings 2, LLC, a Utah limited liability company, and that the foregoing plat was signed on behalf of said company.

**WITNESS** my hand and official stamp the date in this certificate first above written:

Notary Public: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
Residing in: \_\_\_\_\_

## ACKNOWLEDGEMENT

LIMITED LIABILITY COMPANY

STATE OF UTAH )  
COUNTY OF SALT LAKE )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me, \_\_\_\_\_, who being duly sworn, did say that \_\_\_\_\_ he is the \_\_\_\_\_ of 7600 West Center, LLC, a Utah limited liability company, and that the foregoing plat was signed on behalf of said company.

**WITNESS** my hand and official stamp the date in this certificate first above written:

Notary Public: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
Residing in: \_\_\_\_\_

## NARRATIVE:

This roadway dedication plat was prepared at the request of Kennecott Utah Copper, LLC with the purpose of dedicating 2550 South for public use. This roadway is a new roadway and the right of way limits were determined based on the design and shown on this plat.

The basis of bearings for this plat is North 89°51'01" West along the south section line between the southeast corner and the south quarter corner of said Section 21. Neither the east nor west quarter corners or their witness corners were found. The east and west section lines of Section 21 were established using record state plane coordinates and were subsequently verified by recorded surveys in the area that referenced the found monuments.

Deeds and subdivision plats were established based on their descriptions and held by the found and/or calculated locations of the section corners and section lines. The frontage road right of way that intersects 8000 West was established as described above. The field measurements of the curb and gutter of the frontage road fit well with the recorded description. This was also true with the entrance road to Colony Farms Subdivision.

## OWNERS:

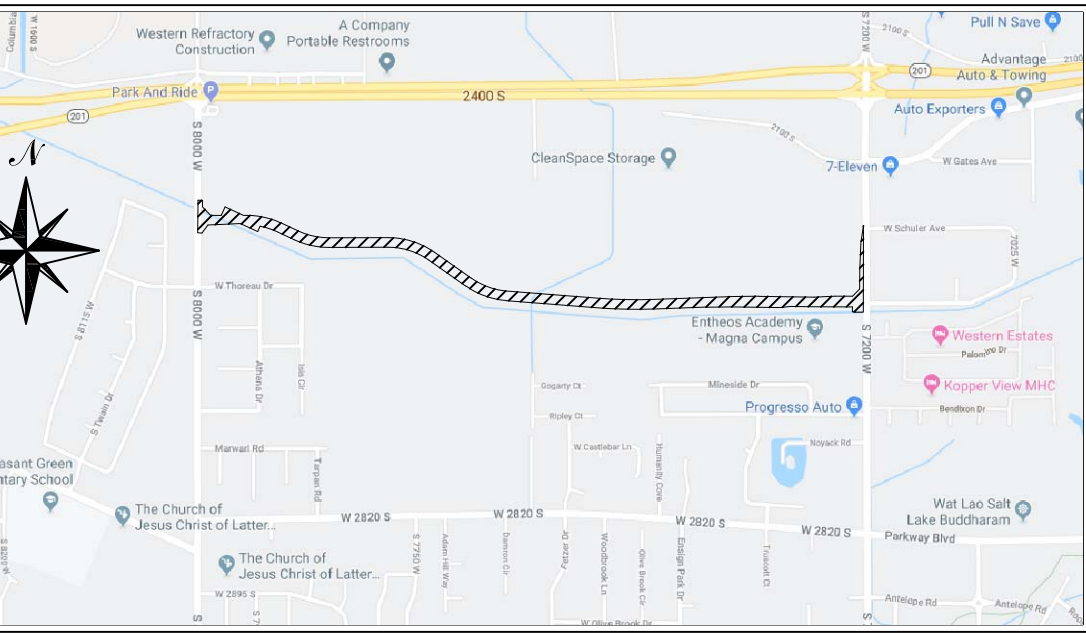
Kennecott Utah Copper LLC, a Utah limited liability company.

KSC Holdings 2, LLC, a Utah limited liability company.

7600 West Center, LLC, a Utah limited liability company.

## REVISIONS

INITIALS	DATE	DESCRIPTION



VICINITY MAP  
(N.T.S.)

SALT LAKE COUNTY FLOOD  
CONTROL ENGINEERING

Signed \_\_\_\_\_ Date \_\_\_\_\_

SHEET

1

2

SHEETS



Prepared By:  
**PEC**  
Jeffrey C. Stromberg, PLS

986 West 9000 South  
West Jordan, Utah 84088  
(801) 495-4240  
Project No.: UT 19-026

MAGNA METRO TOWNSHIP ENGINEERING

Signed \_\_\_\_\_ Date \_\_\_\_\_

STREET & ADDRESS APPROVAL

Signed \_\_\_\_\_ Date \_\_\_\_\_

PLANNING COMMISSION

Approved this \_\_\_\_ day of \_\_\_\_\_ A.D.,  
20\_\_\_\_, by the Magna Metro Township Planning Commission.

Magna Metro Planning Commission \_\_\_\_\_ Date \_\_\_\_\_

APPROVAL AS TO FORM

Approved as to form this \_\_\_\_ day of \_\_\_\_\_  
A.D., 20\_\_\_\_.

Magna Metro Township Attorney \_\_\_\_\_

MAGNA METRO TOWNSHIP COUNCIL

Presented to Magna Metro Township Council this \_\_\_\_ day of  
\_\_\_\_ A.D., 20\_\_\_\_, at which time this Road  
Dedication plat was approved and accepted,

Magna Metro Mayor \_\_\_\_\_

SALT LAKE COUNTY RECORDER

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 \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

I, Jeffrey C. Stromberg, a professional land surveyor in the State of Utah, holding license number 7027191, in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act I further certify that the survey shown and described herein, was made under my direction and that said tracts of land were subdivided into public roads, hereafter to be known as Beagley Road Roadway Dedication.



Jeffrey C. Stromberg, PLS

Date \_\_\_\_\_

## ROADWAY BOUNDARY DESCRIPTION

A parcel of land being a part of those entire tracts of land described in the following six (6) documents: 1) 2nd & 3rd parcels under subsection C (8) in that Deed recorded April 28, 1987 as Entry No. 4445608 in Book 5909, at Page 1547; 2) Warranty Deed recorded November 28, 1989 as Entry No. 4852333 in Book 6178, at Page 2472; 3) Warranty Deed recorded January 8, 1998 as Entry No. 6833265 in Book 7850, at Page 696; 4) Parcels 1-3 in that Warranty Deed recorded November 21, 1989 as Entry No. 4850413 in Book 6177, at Page 1715; 5) Quit Claim Deed recorded October 2, 2018 as Entry No. 12860367 in Book 10718, at Page 2888; 6) Special Warranty Deed recorded October 2, 2018 as Entry No. 12860369 in Book 10718, at Page 2896 in the Office of the Salt Lake County Recorder. Said parcel of land is located in the South Half of Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian and described as follows:

Beginning at the northeasterly corner of Lot 4, Colony Farms Subdivision recorded January 3, 2019 as Entry No. 12912961 in Book 2019, at Page 2 in the Office of said Recorder and the Westerly right-of-way line of 7200 West, being 40.92 feet North 89°51'01" West along the southerly line of said Section 21 and 893.37 feet North 00°08'59" East from the Southeast corner of said Section 21; thence North 89°48'34" West 57.25 feet along the northerly line of said Lot 4, Colony Farms Subdivision; thence North 52°30'34" West 10.90 feet; thence North 89°54'40" West 19.94 feet; thence North 38.94 feet; thence North 89°54'41" West 304.12 feet; thence North 89°09'36" West 106.45 feet; thence South 83°14'43" West 75.69 feet; thence North 89°09'36" West 395.32 feet to a point on a 3903.50 foot radius curve to the left; thence along the arc of said curve 198.85 feet, chord bears South 89°24'10" West 198.83 feet; thence South 87°57'55" West 405.90 feet to a point on a 4043.00 foot radius curve to the right; thence along the arc of said curve 460.15 feet, chord bears North 88°46'27" West 459.90 feet; thence North 85°30'49" West 714.19 feet to a point on a 643.00 foot radius curve to the right; thence along the arc of said curve 344.11 feet, chord bears North 70°10'56" West 340.02 feet; thence North 54°51'03" West 357.57 feet to a point on a 557.00 foot radius curve to the left; thence along the arc of said curve 343.75 feet, chord bears North 72°31'51" West 338.32 feet; thence South 89°47'22" West 465.25 feet to a point on a 643.00 foot radius curve to the right; thence along the arc of said curve 282.40 feet, chord bears North 77°37'43" West 280.14 feet; thence North 65°02'48" West 155.49 feet to a point on a 557.00 foot radius curve to the left; thence along the arc of said curve 137.68 feet, chord bears North 72°07'41" West 137.33 feet; thence South 24°29'57" West 46.60 feet; thence North 65°29'55" West 151.82 feet; thence South 87°20'29" West 255.35 feet; thence South 37°24'45" West 78.22 feet; thence South 00°23'28" West 179.91 feet to the northerly line of Ensign Meadows recorded August 17, 2001 as Entry No. 7978172 in Book 2001 of Plats, at Page 233 in the Office of said Recorder; thence North 89°46'34" West 33.00 feet along said northerly line of Ensign Meadows to the Westerly line of said Section 21; thence North 00°23'28" East 692.61 feet along said Westerly line of Section 21 to the Westerly extension of the southerly boundary line of that parcel of land described in that Quit Claim Deed recorded as entry number 12903854 in Book 10738 at page 8643 in the Office of said Recorder; thence South 89°49'48" East 33.00 feet along said southerly line of said Quit Claim Deed; thence South 00°23'28" West 303.99 feet; thence South 43°50'25" East 97.78 feet; thence North 89°47'22" East 83.62 feet; thence North 24°29'57" East 73.40 feet; thence South 65°30'03" East 159.51 feet; thence North 89°47'22" East 25.11 feet to a point on a 633.00 foot radius curve to the right; thence along the arc of said curve 278.01 feet, chord bears South 77°37'43" East 275.78 feet; thence North 65°02'48" East 155.49 feet to a point on a 567.00 foot radius curve to the left; thence along the arc of said curve 249.02 feet, chord bears South 77°37'43" East 247.03 feet; thence North 89°47'22" East 465.25 feet to a point on a 633.00 foot radius curve to the right; thence along the arc of said curve 390.65 feet, chord bears South 72°31'51" East 384.48 feet; thence South 54°51'03" East 357.67 feet to a point on a 567.00 foot radius curve to the left; thence along the arc of said curve 303.44 feet, chord bears South 70°10'56" East 299.83 feet; thence South 85°30'49" East 714.19 feet to a point on a 3967.00 foot radius curve to the left; thence along the arc of said curve 451.50 feet, chord bears South 88°46'27" East 451.25 feet; thence North 87°57'55" East 625.41 feet to a point on a 4033.00 foot radius curve to the right; thence along the arc of said curve 202.34 feet, chord bears North 89°24'10" East 202.32 feet; thence South 89°09'36" East 437.54 feet; thence North 87°39'33" East 165.20 feet; thence South 89°54'41" East 139.80 feet; thence North 44°04'47" East 79.92 feet; thence North 00°05'28" East 156.30 feet to a point on a 1576.50 foot radius curve to the right; thence along the arc of said curve 90.88 feet, chord bears North 01°44'33" East 90.86 feet; thence North 03°23'38" East 120.64 feet; thence North 08°16'52" East 136.39 feet to a point on the Westerly right-of-way line of 7200 West Street; thence along said Westerly right-of-way line South 00°05'28" West 689.72 feet to the point of beginning.

The above described parcel of land contains 468,200 square feet or 10.748 acres more or less.

## OWNERS DEDICATION AND CONSENT TO RECORD

Know by all men by these presents that we, the undersigned owner(s) of the above described tract of land, do hereby dedicate for the perpetual use of the public, the parcel of land shown on this plat as intended for public use

### BEAGLEY ROAD ROADWAY DEDICATION

and do hereby dedicate, grant and convey for the perpetual use of the public all of said tract of land designated as streets the same to be used as public thoroughfares forever and hereby grant and dedicate a perpetual right and non-exclusive easement over, upon and under the lands for all utility companies for the installation maintenance and operation of utilities and facilities.

Signed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Kennecott Utah Copper LLC

KSC Holdings 2, LLC

7600 West Center, LLC

## ACKNOWLEDGEMENT

LIMITED LIABILITY COMPANY

STATE OF UTAH )  
COUNTY OF SALT LAKE )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me, \_\_\_\_\_, who being duly sworn, did say that \_\_\_\_\_ he is the \_\_\_\_\_ of Kennecott Utah Copper, LLC, a Utah limited liability company, and that the foregoing plat was signed on behalf of said company.

**WITNESS** my hand and official stamp the date in this certificate first above written:

Notary Public: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
Residing in: \_\_\_\_\_

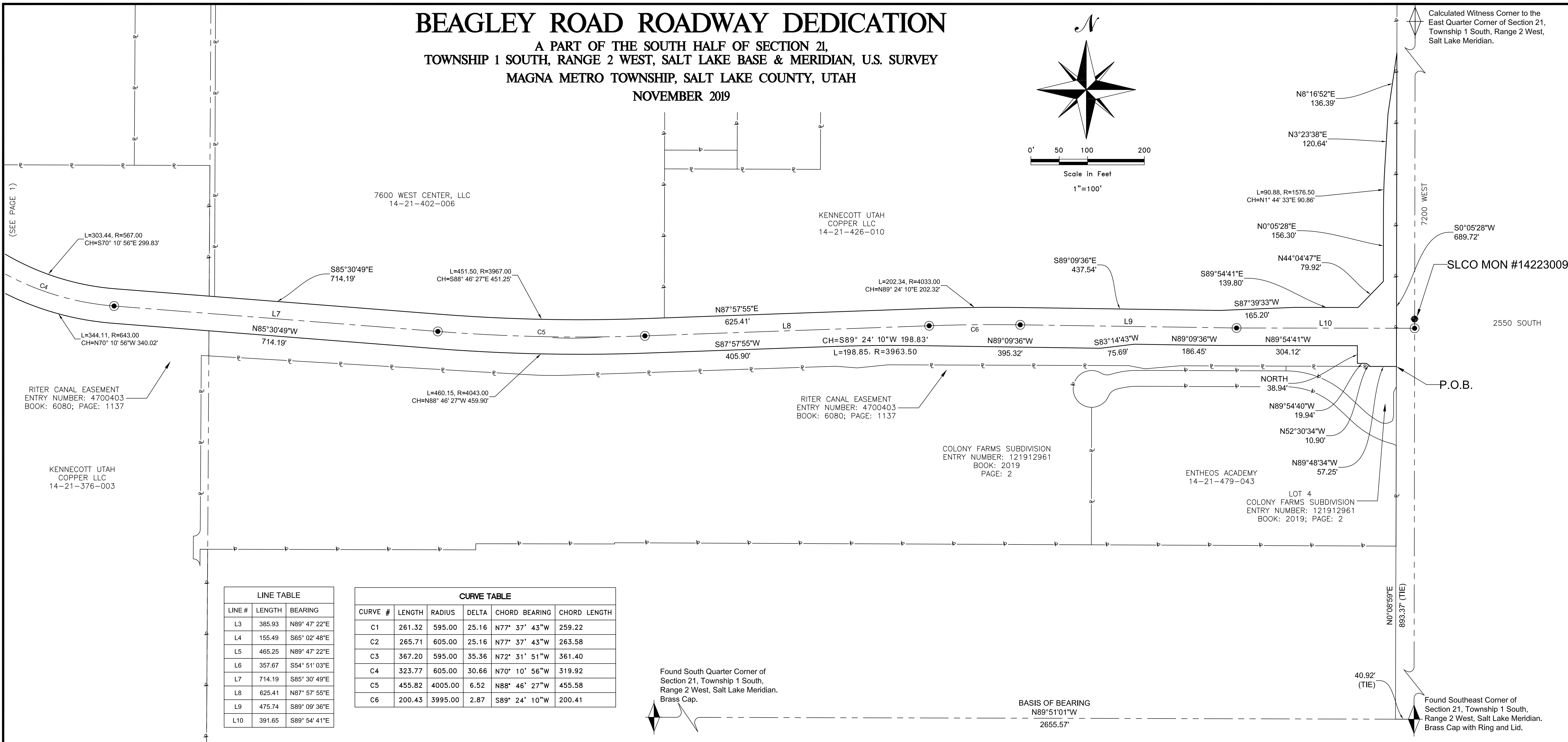
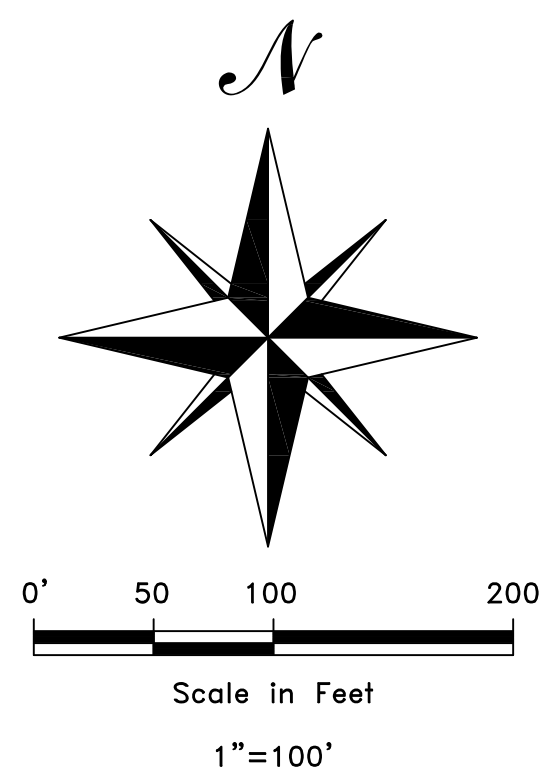
## BEAGLEY ROAD ROADWAY DEDICATION

PART OF THE SOUTH HALF OF SECTION 21  
TOWNSHIP 1 SOUTH, RANGE 2 WEST, S.L. BASE & MERIDIAN  
MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH



# BEAGLEY ROAD ROADWAY DEDICATION

A PART OF THE SOUTH HALF OF SECTION 21,  
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY  
MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH  
NOVEMBER 2019



LINE TABLE		
LINE #	LENGTH	BEARING
L3	385.93	N89° 47' 22"E
L4	155.49	S65° 02' 48"E
L5	465.25	N89° 47' 22"E
L6	357.67	S54° 51' 03"E
L7	714.19	S85° 30' 49"E
L8	625.41	N87° 57' 55"E
L9	475.74	S89° 09' 36"E
L10	391.65	S89° 54' 41"E

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	
C1	261.32	595.00	25.16	N77° 37' 43"W	259.22	
C2	265.71	605.00	25.16	N77° 37' 43"W	263.58	
C3	367.20	595.00	35.36	N72° 31' 51"W	361.40	
C4	323.77	605.00	30.66	N70° 10' 56"W	319.92	
C5	455.82	4005.00	6.52	N88° 46' 27"W	455.58	
C6	200.43	3995.00	2.87	S89° 24' 10"W	200.41	

Found South Quarter Corner of  
Section 21, Township 1 South,  
Range 2 West, Salt Lake Meridian.  
Brass Cap.

BASIS OF BEARING  
N89°51'01"W  
2655.57'

SHEET  
2  
2  
SHEETS

BEAGLEY ROAD ROADWAY DEDICATION  
PART OF THE SOUTH HALF OF SECTION 21  
TOWNSHIP 1 SOUTH, RANGE 2 WEST, S.L. BASE & MERIDIAN  
MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH



Prepared By:  
**PEC**  
Jeffrey C. Stromberg, PLS  
986 West 9000 South  
West Jordan, Utah 84088  
(801) 495-4240  
Project No.: UT 19-026

REVISIONS		
INITIALS	DATE	DESCRIPTION

SALT LAKE COUNTY RECORDER  
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



## Planning and Development Services

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

[www.msd.utah.gov](http://www.msd.utah.gov)

File # 30961

# Conditional Use Summary and Recommendation

**Public Body:** Magna Township Planning Commission

**Meeting Date:** January 9, 2020

**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

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### 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

PEARS 99

PEPSI

PEARS 99

HAM 99

Eve's

Valley

























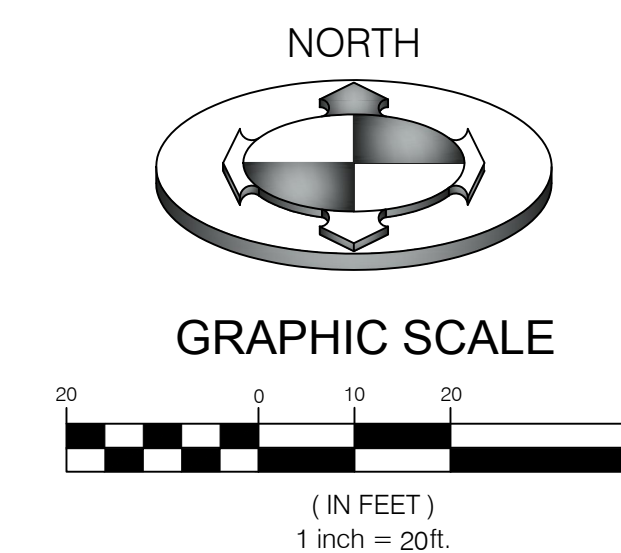












CONSTRUCTION KEY NOTE REFERENCE		
NO.	DESCRIPTION	DETAIL
①	ASPHALT PAVEMENT WITH GRANULAR BASE	1/CDT.01
②	CONCRETE CURB AND GUTTER PER APWA #205 TYPE 'A'	2/CDT.01
③	RELEASE CURB & GUTTER	2/CDT.01
④	INTEGRAL SIDEWALK	3/CDT.01
⑤	SIDEWALK PER APWA #231	
⑥	ADA RAMP	1/CDT.02
⑦	ADA SIGN	1/CDT.02
⑧	SAWCUT PER 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	


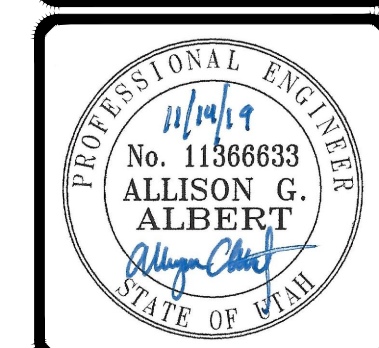
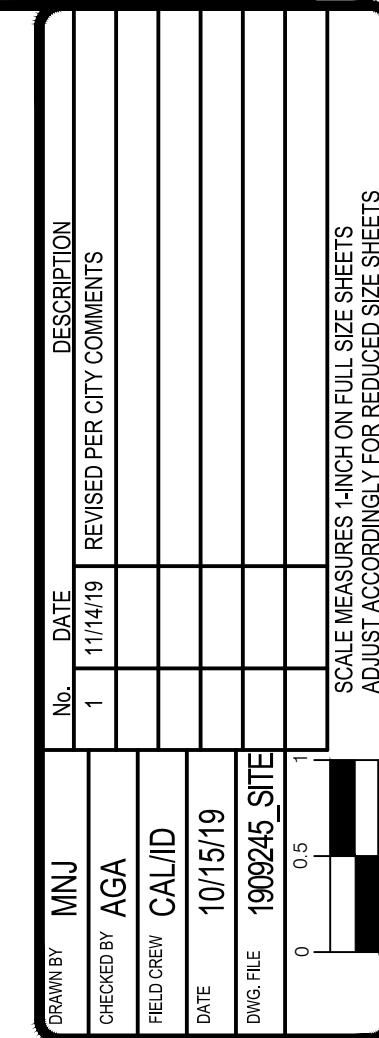
AREA TABLE		
PARTICULARS	S.F.	%
BUILDING	11,755	24.0
HARDSCAPE	13,769	28.2
LANDSCAPE	23,366	47.8
TOTAL	48,918	100

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 SURFACING, ACCESSIBLE RAMP, AND SIDEWALK SHALL NOT EXCEED 1/4" VERTICAL / 12" HORIZONTAL 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 DRIVE 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.



**BENCHMARK**  
ENGINEERING &  
LAND SURVEYING

9138 SOUTH STATE STREET SUITE #100  
SANDY, UTAH 84070 (801) 542-7192  
[www.benchmarkcivil.com](http://www.benchmarkcivil.com)

MALHI APARTMENT	7237 WEST 3500 SOUTH MAGNA METRO TOWNSHIP, UTAH
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PROJECT NO.	1909245
SITE PLAN	
CSP.01 3 OF 11	





## **Planning and Development Services**

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File # 31081
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# **Conditional Use Summary and Recommendation**

**Public Body:** Magna Township Planning Commission

**Meeting Date:** January 9, 2020

**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)

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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.



## **Planning and Development Services**

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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.

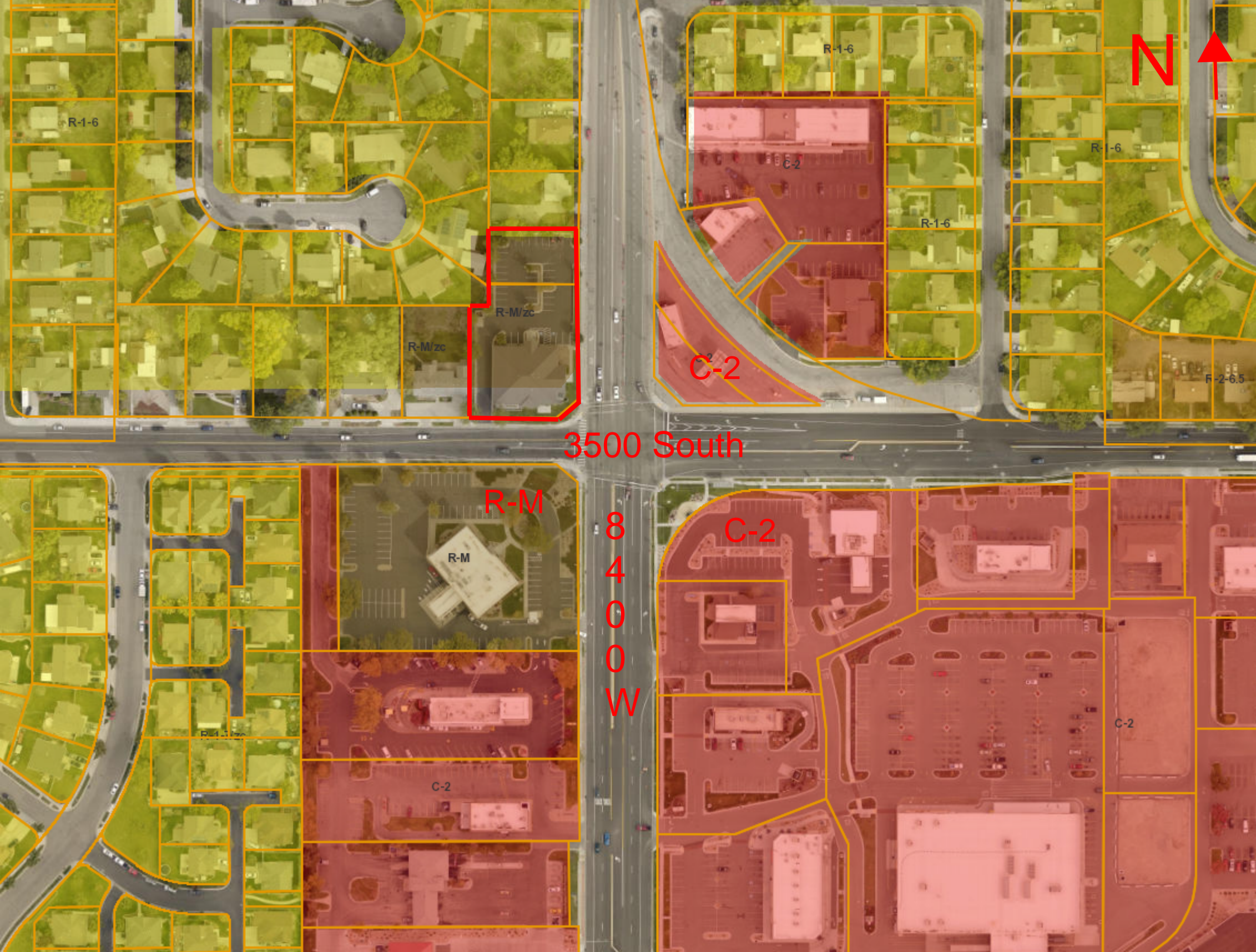
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## **PLANNING STAFF RECOMMENDATION**

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

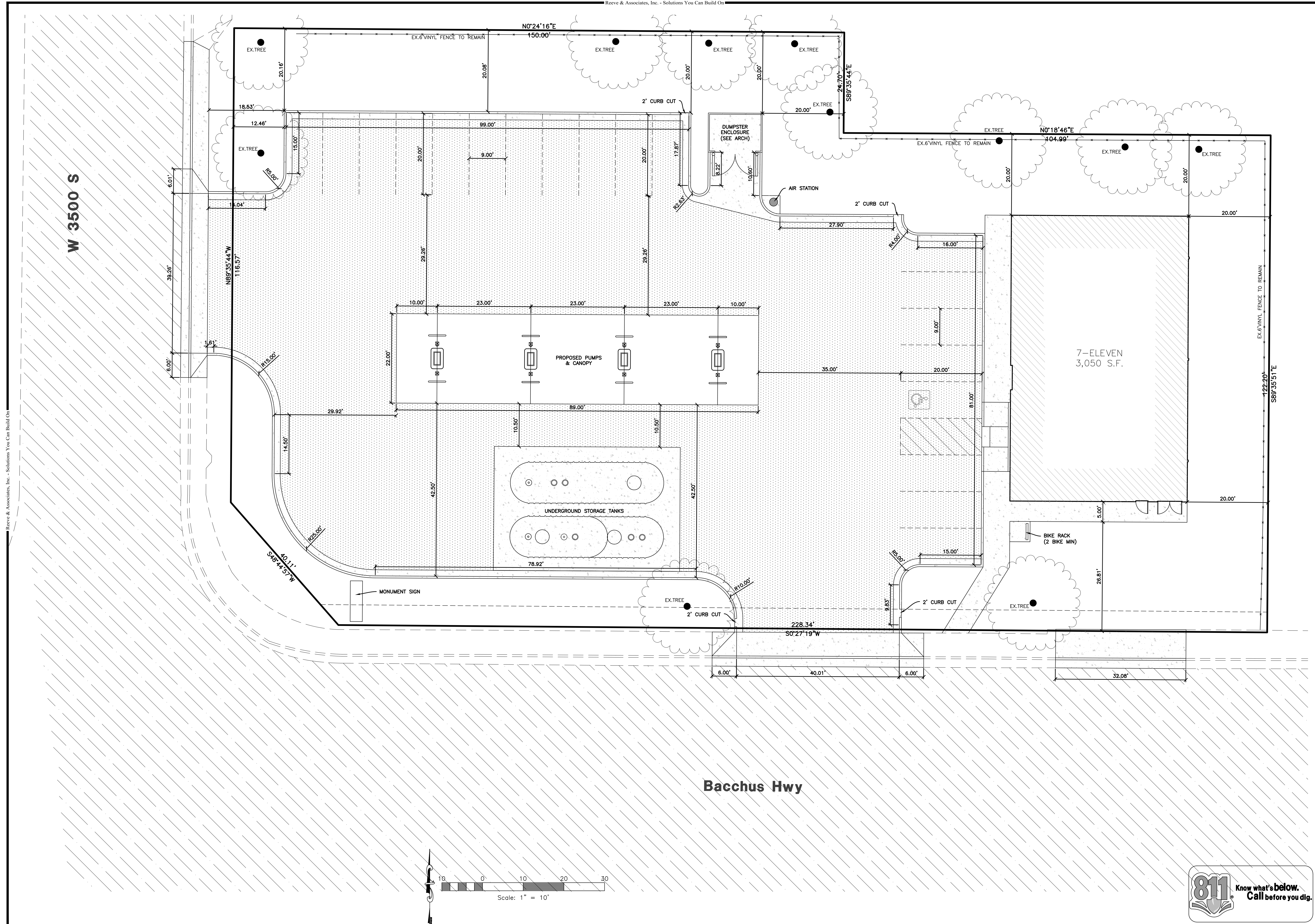


Property view to the SOUTHEAST

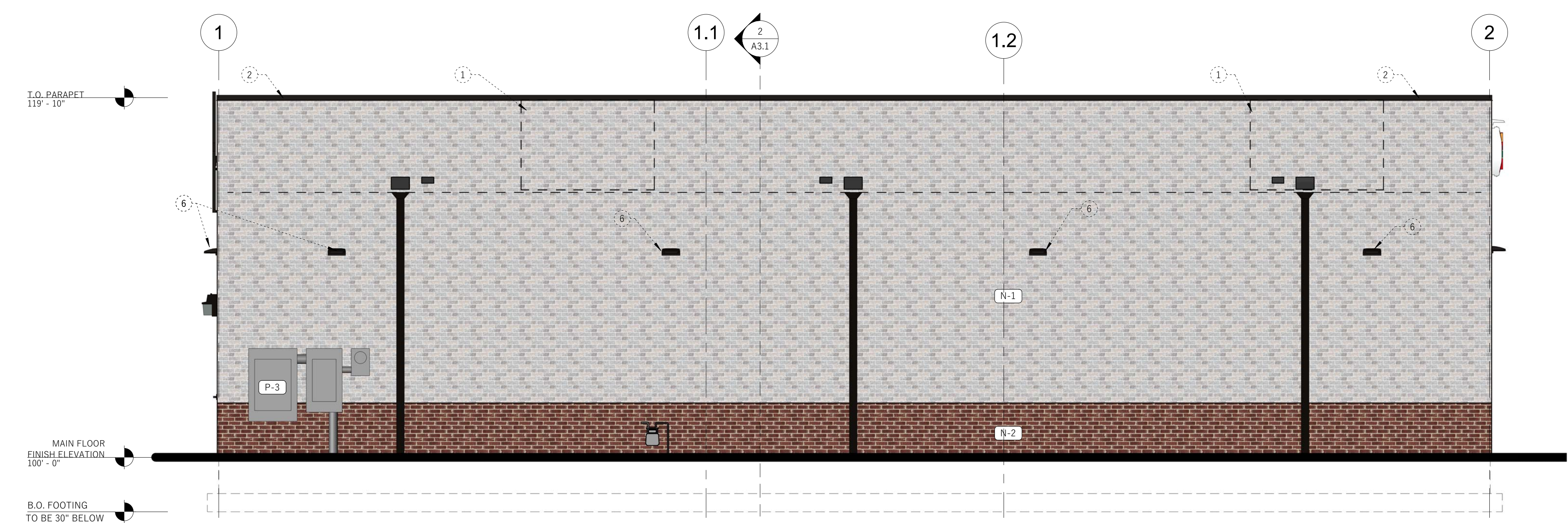


Property view to the SOUTHWEST



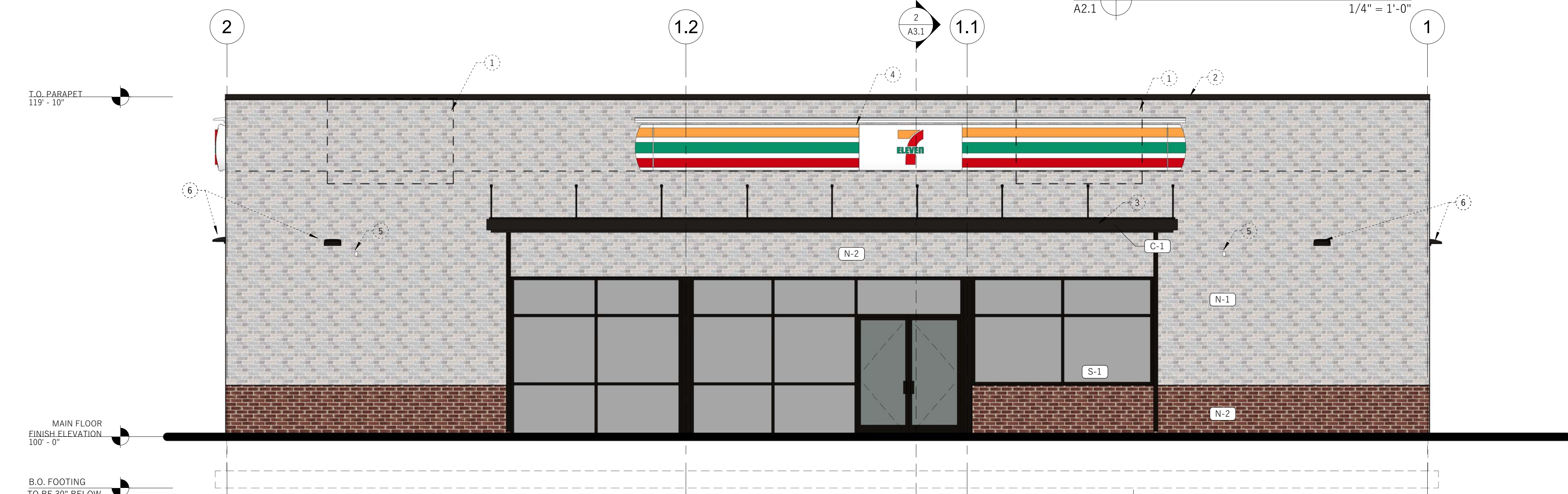






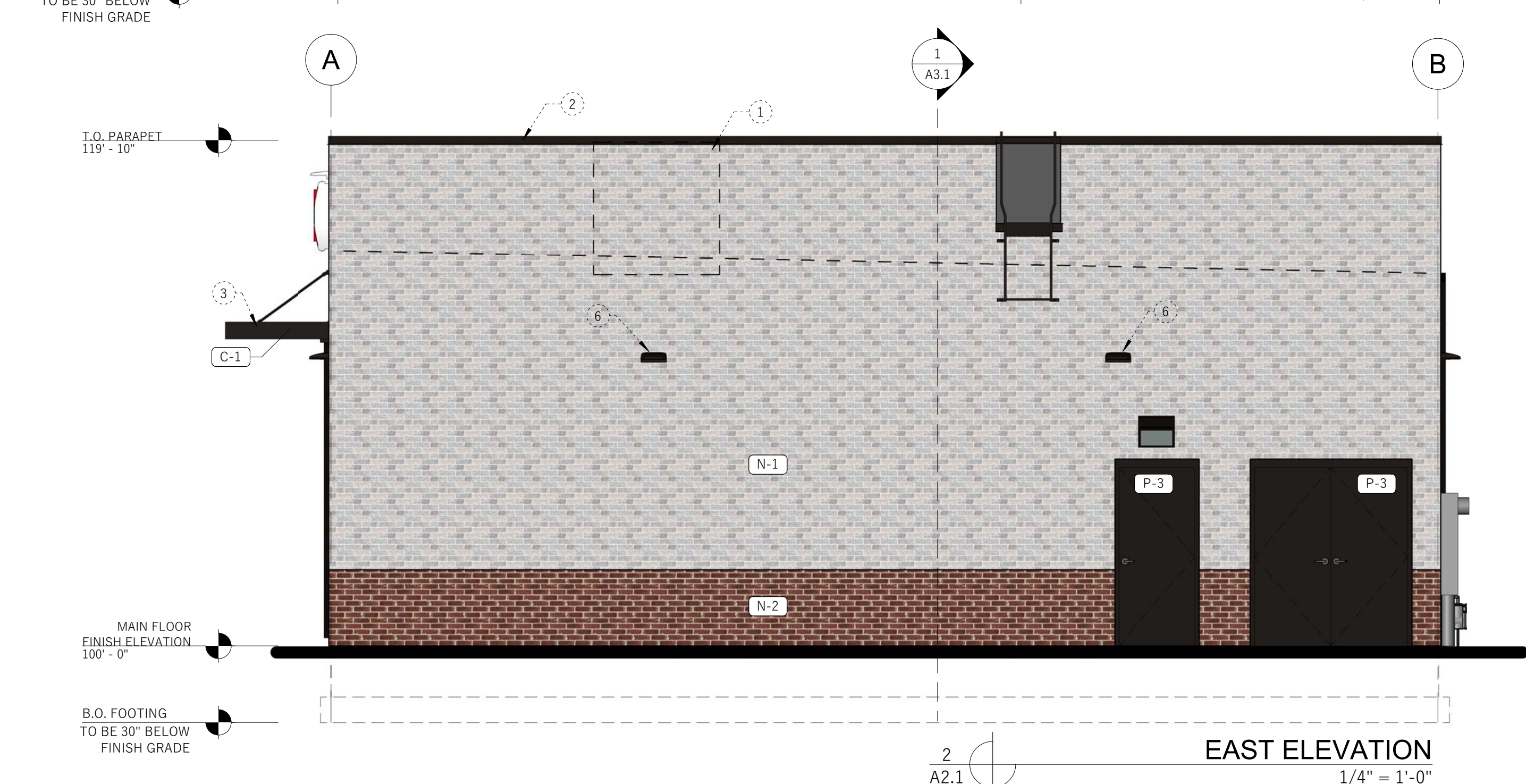
NORTH ELEVATION

1/4" = 1'-0"



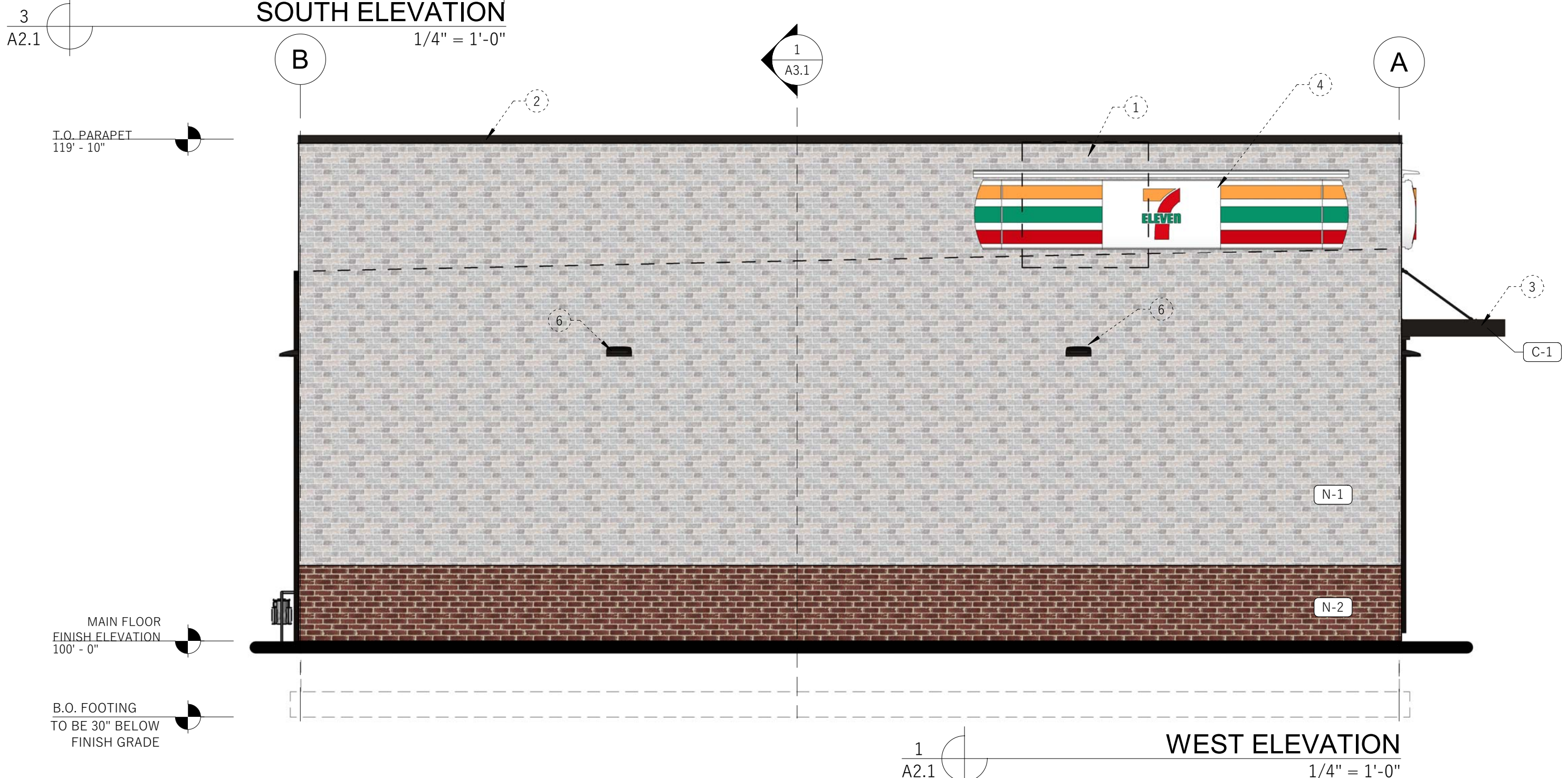
SOUTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"

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







### **Planning and Development Services**

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[slco.org/development-services](http://slco.org/development-services)

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<b>File # 31096</b>
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## **Rezone Summary and Recommendation**

**Public Body:** Magna Township Planning Commission

**Meeting Date:** January 9, 2020

**Parcel ID:** 14-16-151-001-0000

**Current Zone:** A-20

**Proposed Zone:** M-2

**Property Address:** 1731 S. 8000 W.

**Request:** Rezone

**Applicant Name:** Dominion Energy

**Planner:** Diana Martinez

**Planning Staff Recommendation:** Approval

---

### **PROJECT DESCRIPTION**

---

The applicant is requesting a rezone of the property at 1731 S. 8000 W. from A-20 (Agricultural zone) to M-2 (Commercial).

The subject property is 160 acres and currently vacant land. The applicant is seeking a rezone for three fourths of the property, since one fourth of the property is already zoned M-2. The area already zone M-2 is in the northeast corner of the parcel.

The applicant would like to build a liquid gas facility on the property. This facility would freeze natural gas to a liquid state in the summer months and store the gas until the winter months when needed. It would also serve as a backup system to provide natural gas to the Salt Lake Valley in the event of a disaster.

---

### **SITE & VICINITY DESCRIPTION** (see attached map)

---

The property is located on the east side of 8000 West, just north of 2100 South. The land is vacant.

To the north of the subject property is the Waste Control Management for asbestos disposal. And to the west is the Kennecott Tailings Pond property.

## 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 “moderate change” with an encouragement of compatible development.

## ZONE CONSIDERATIONS

Compliance with the General Plan.	Yes
-----------------------------------	-----

### Per Title Chapters 19.52 and 19.68

Requirement	Existing Zone (A-20)	Proposed Zone (M-2)
Height	Except as otherwise provided by the term of a conditional use permit, no structure in the A-20 zone shall exceed a height equal to the distance between such structure and the nearest property line of the parcel on which it is situated.	None
Front Yard Setback	50 feet	No commercial or industrial building or structure shall be located closer than 20 feet to any street.
Side Yard Setback	20 feet	None
Rear Yard Setback	50 feet	None
Lot Width	200 feet	None
Lot Area	20 Acres	None
Lot Coverage	None	No building, structure or group of buildings, with their accessory buildings, shall cover more than 80 percent of the area of the lot.

## ISSUES OF CONCERN/PROPOSED MITIGATION

There were no issues of concern for the conceptual review. A technical review will be performed if given preliminary approval by the Planning Commission.

## 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.

## **PLANNING STAFF ANALYSIS**

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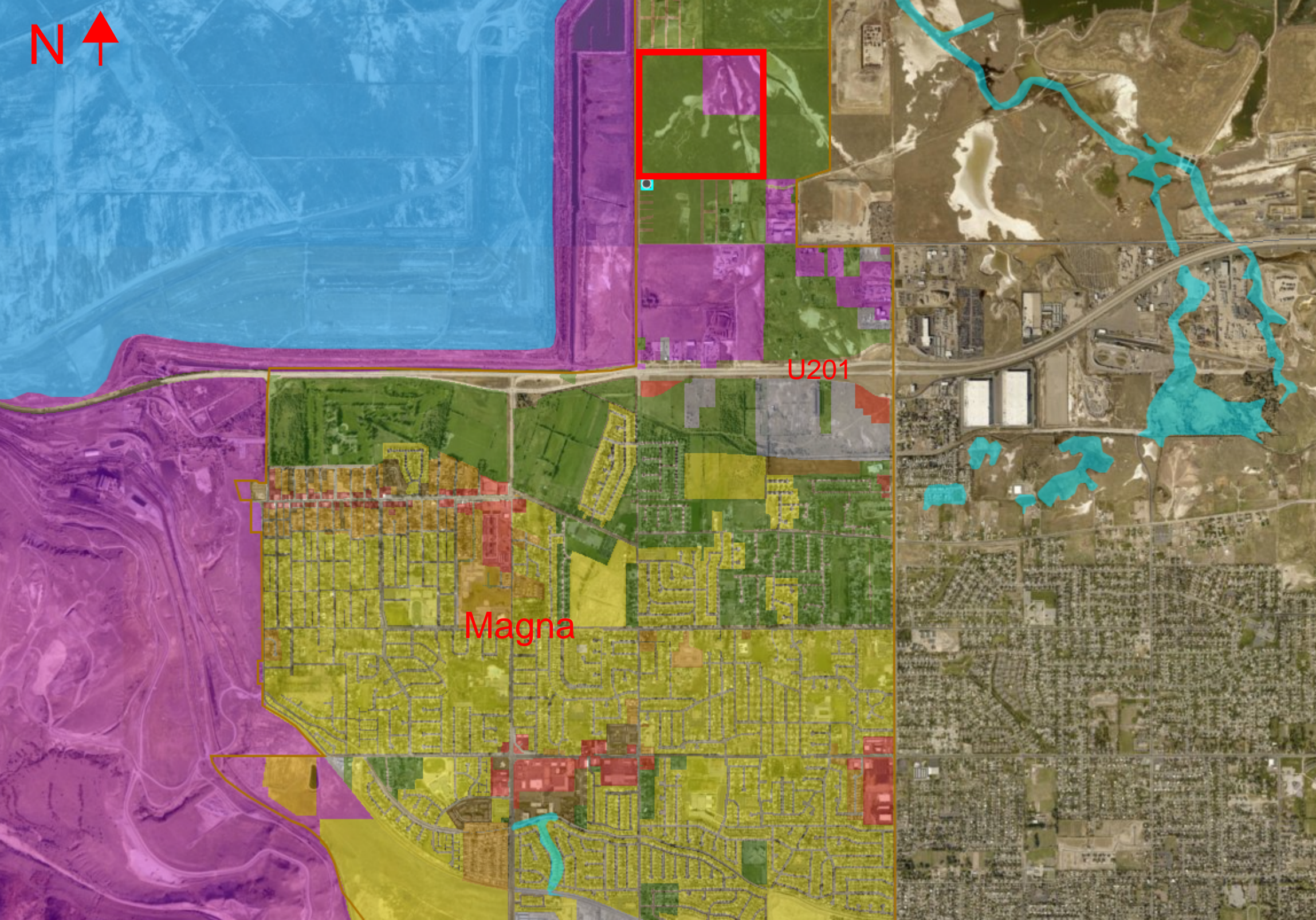
The request is compatible with the General Plan Map and the goals of the Magna Community for this area's growth to be moderate in change and to create a diversity of uses along this corridor of 8000 West.

## **PLANNING STAFF RECOMMENDATION**

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Staff recommends that the Magna Metro Township Planning Commission make a recommendation to the Magna Metro Township Council that the rezone request be approved.





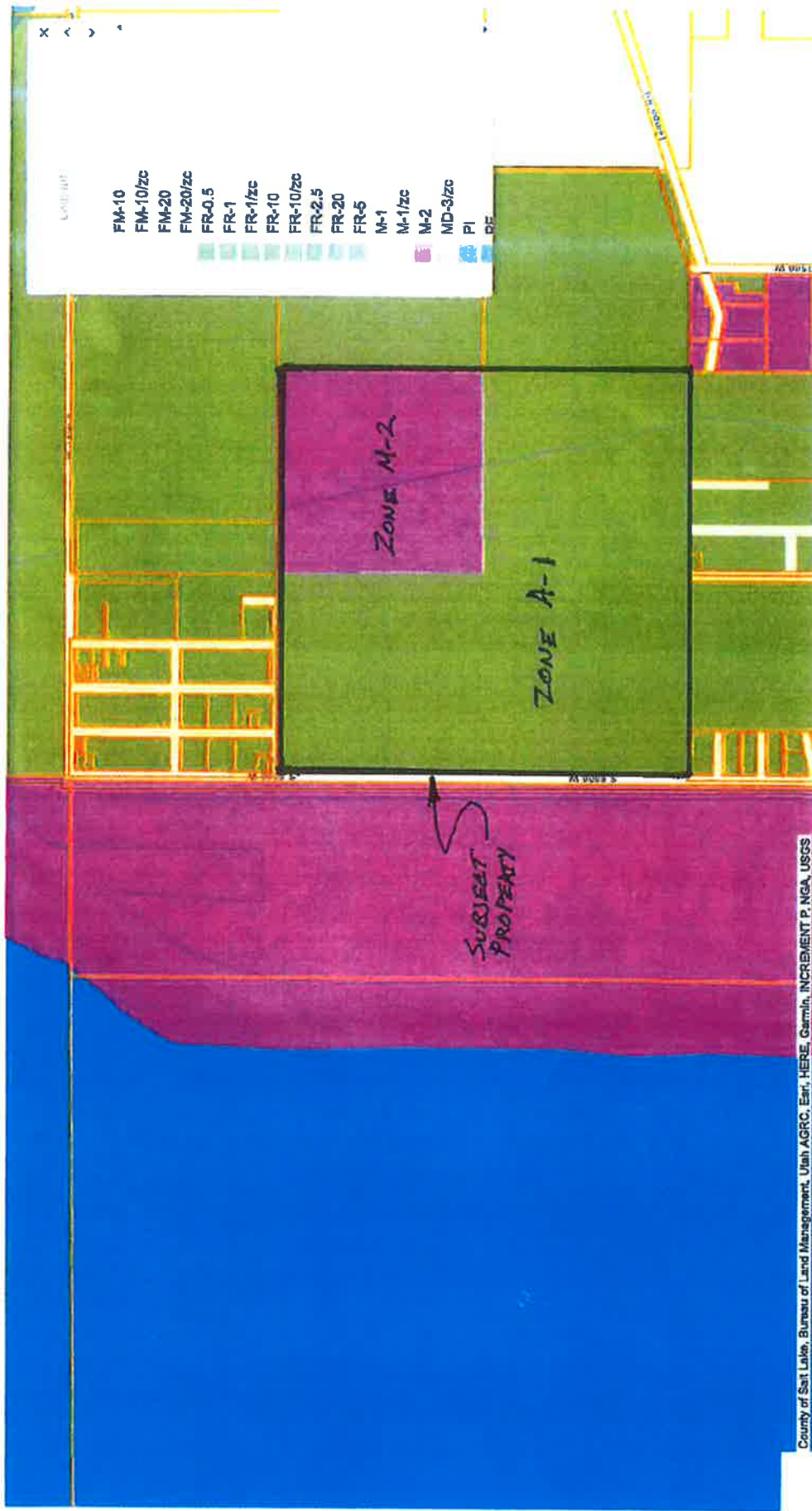
Magna

U201





Find address



## **Rezone Boundary Description**

**A portion of Tax Parcel No. 14-6-151-001-0000 to be Rezoned from Zone A-1 to Zone M-2, being described as follows:**

**The North Half of the Southwest Quarter, and the Southeast Quarter of the Northwest Quarter, of Section 16, Township 1 South, Range 2 West, Salt Lake Base and Meridian. In Salt Lake County, Utah**