



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, February 13, 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) Approval of the January 9, 2020 meeting minutes
- 2) Discussion to reduce the planning commission from seven members to five members for recommendation to the Magna Metro Township Council.
- 3) Other Business Items (as needed)

PUBLIC MEETING

31111- Steve Prokopolis is requesting a Conditional Use approval for an Oversized Accessory Building (2,000 square feet). **Acreage:** 0.52 **Location:** 7881 W. 3100 So. **Planner:** Diana Martinez

31112- Rio Tinto Kennecott Utah Copper (Jeff Stephenson) is requesting a Rezone approval from A-1/zc (Agricultural) to M-1/zc (Manufacturing). **Acreage:** Approx. 61.0 acres. **Location:** 8000 West SR201 South Frontage Road **Planner:** Diana Martinez

ADJOURN

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MEETING MINUTE SUMMARY MAGNA METRO TOWNSHIP PLANNING COMMISSION MEETING Thursday, January 9, 2020 6:30 p.m.

Approximate meeting length: 1 hour 46 minutes

Number of public in attendance: 10

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	x	
Mark Elieson	x	x	
Todd Richards	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Diana Martinez	x	x
Kate Davies	x	x

BUSINESS MEETING

Meeting began at – 6:30 p.m.

1) Election of Chair and Vice Chair 2020

Election of Chair for 2020

Motion: To nominate Commissioner Cripps for Chair, Commissioner Cripps accepted.

Motion by: Commissioner Elieson

2nd by: Commissioner Sudbury

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

Election of Vice Chair for 2020

Motion: To nominate Commissioner Richards for Vice Chair, Commissioner Richards accepted.

Motion by: Commissioner Elieson

2nd by: Commissioner Sudbury

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

2) Approval of Minutes from the November 14, 2019 meeting.

Motion: To approve minutes from the November 14, 2019 meeting as presented

Motion by: Commissioner Richards

2nd by: Commissioner Elieson

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

- 3) Confirm and approve the 2020 Magna Metro Township Planning Commission Meeting Schedule.

Motion: To approve the 2020 Magna Metro Township Planning Commission Meeting Schedule.

Motion by: Commissioner Richards

2nd by: Commissioner Elieson

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

- 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**

Ms. Martinez provided an update and new owner, may be site plan.

- 5) Other Business Items (as needed)

Commissioner Weight inquired about the general plan. Wendy Gurr introduced Kate Davies, the new long range planner. Kate Davies provided an update and where we will kick off.

Commissioner Collard motioned to close the business meeting, Commissioner Sudbury seconded that motion.

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

PUBLIC HEARINGS

Hearings began at – 6:45 p.m.

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

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

Commissioners and staff had a brief discussion regarding the width, bridge crossing the canal, three lane road, and portion of the general plan.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Citizen

Name: Rick Nuesmeyer

Address: 3257 South Elmer Street

Comments: Mr. Nuesmeyer said he has questions on 8000, problems on 7200 on Entheos. Same problem on 8000 and figure out before the road in and dump out on frontage road.

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

PUBLIC PORTION OF MEETING CLOSED

Commissioners and staff had a brief discussion regarding concerns over traffic and lighting, funding, conditions, road design, recommendation of conditions. Mr. Schulz said the understanding of the creation and supporting commercial manufacturing, industrial. It would be a three-lane road, including middle lane for left turns. Studies and neighborhood to the south, consideration of bridge to merge. Concerns movement off 8000. Signalized at 7200, none at 8000. Ms. Martinez scaled the road and came in at 50 feet.

Motion: To continue file #31093 for information on dedication road width and clear title report.

Motion by: Commissioner Richards

2nd by: Commissioner Sudbury

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

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

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

Commissioners and staff had a brief discussion regarding density, regarding repair, landscaping, parking reduction, and open space reduction.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Architect

Name: BJ Lund

Address: 9672 South 700 East, Suite 201

Comments: Mr. Lund said many renditions and comply with ordinances. Apartments have a low ratio and they have 2/1. Additional requirement of ADA on top. Being started with 28 units and with roof top garden reduced a unit, complied with most things, two stalls per unit, 50 percent landscaping requirement, get that to do rooftop, reduce something and ability.

Commissioner Richards asked about the 26-foot roadway, 18 stall and 5 to 6 foot landscape buffer. Commissioner Richards asked how far, Ream's on the right of the property line. Mr. Lund said Ream's block wall. Ream's building, masonry wall on south property, west edge residential and they will put a wall, north is other retail building. Commissioner Sudbury asked about visitor parking. Mr. Lund said required 2/1. Some one bedroom. Commissioner Richards asked if all are market value or low income/moderate income. Mr. Lund said market value, property management company, but not on the property. Commissioner Weight said concern is proximity to single family and too much on a small site. Mr. Lund said discussed at length with staff. Challenge is two story buildings, but took larger footprint, so much demand on site for landscaping and only choice to go up, did everything they could to keep lower. Code is written and forced into this and meet requirements on units, parking.

Speaker # 2: Applicant

Name: Singh Lakhwinder

Address: 2647 West Builders Drive

Comments: Mr. Lakhwinder said they have CC&R's and allows to use parking and is shared, their project is self-contained with number of units. Contribute money towards Ream's to maintain the lot. All other properties and they are separated by parking. Have shared use and if guest comes in and parks at Ream's, shared use. Registered with Salt Lake County. When bought and title report is done and shared parking use.

Commissioner Richards asked how short on open space. Mr. Lakhwinder said 1000 short, either reduce parking spots or landscaping from 50 to 49 percent. Supposed to have 6-foot privacy fence. Commissioner Richards asked if amenities are increased, would that help on the open space requirements. Ms. Martinez said development standards, the more recreational amenities they put in, could reduce by two percent. If counting landscape on the roof they are compliant. Commissioner Richards asked if they have the power to reduce that. Ms. Martinez said under director. Commissioner Sudbury said doesn't see any access. Mr. Lund said two access points, all stairs. Mr. Lund said on south ground is an ADA unit and all unit doors are internal and balconies outside. Ordinance didn't have verbiage about rooftop counted as open space, but nothing is defined.

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

No one from the public present to speak.

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

PUBLIC PORTION OF MEETING CLOSED

Commissioners had a brief discussion regarding parking, and stories. LUDMA changes in conditional use if they comply, conditions reasonable, not a non-permitted use.

Motion: To approve application #30961 with staff recommendations and a seventh condition:

7. Obtain easement through Ream's parking lot.

Motion by: Commissioner Richards

2nd by: Commissioner Elieson

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

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

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: Logan Johnson

Address: 1178 West Legacy Crossing Blvd, #100

Comments: Mr. Johnson said met with UDOT on access on south and will be right in, right out with a median there. 15-foot shift for dedication, will be tight and spoke to 7-eleven, confident to make site plan work.

Commissioner Richards asked about underground storage tanks, one large and how large is the other one. Mr. Johnson said tanks have decompression chamber. Commissioner Cripps said 35,000 gallons. Large is 32,500 and the other is divided.

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 Weight seconded that motion.

PUBLIC PORTION OF MEETING CLOSED

Commissioners had a brief discussion regarding fencing.

Motion: To approve application #31081 as presented with staff recommendations.

Motion by: Commissioner Weight

2nd by: Commissioner Elieson

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

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

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

Commissioners and staff had a brief discussion regarding uses, fire use, and overpressure zone.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Chris Balling

Address: PO Box 45360

Comments: Mr. Balling said 160 acres northeast corner zoned M-2. Property undeveloped at A-20 and develop into agriculture zone. Compatible with general plan and meet goals with the community. Doesn't know why they zoned a quarter of it, just trying to get the whole thing zoned the same. Brought engineer. Brought a map of all the zoning in the area. If they're not agricultural and undeveloped, they are M-2. Kennecott owns property on the west and south of the parcel and other properties in the area.

Commissioner Sudbury asked how many employees there will be. Mr. Balling said 10 employees. Plenty of parking and how cleaned up.

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 Weight seconded that motion.

PUBLIC PORTION OF MEETING CLOSED

Motion: To recommend application #31096 for approval to the Magna Metro Township Council as presented.

Motion by: Commissioner Richards

2nd by: Commissioner Elieson

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

Mr. Schulz advised of the swearing in ceremony on the 14th.

MEETING ADJOURNED

Time Adjourned – 8:16 p.m.

DRAFT



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www.msd.utah.gov

File # 31111

Conditional Use Summary and Recommendation

Public Body: Magna Township Planning Commission

Meeting Date: February 13, 2020

Parcel ID: 14-28-303-067-0000

Current Zone: R-1-6

Property Address: 7881 W. 3100 So.

Request: Conditional Use approval for an Oversized Accessory Building at 2,240 square feet -with a total square footage of approximately 2,732 square feet for all accessory buildings on a lot greater than ½ acre.

Applicant Name: Steve Prokopis

MSD Planner: Diana Martinez

MSD Planning Staff Recommendation: Approval with condition

PROJECT DESCRIPTION

The applicant is requesting Conditional Use approval for an oversized accessory building at 2,240 square feet - with a total square footage of approximately 2,732 square feet for all accessory buildings on a lot greater than ½ acre.

SITE & VICINITY DESCRIPTION (see attached map)

The property fronts onto 3100 South. This property is zoned R-1-6 and contains 0.52 acres of land.

The properties in this area are zoned R-1-7, R-1-6, and R-4-8.5.

The property that abuts the rear yard of this property to the south sits approximately eight feet higher in elevation. The rear yards, of the two properties to the west and east, adjoin this property. Therefore, the impact of this proposed garage is minimal to the homes on those lots.

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 labeled as an area of "Stability".

ISSUES OF CONCERN/PROPOSED MITIGATION

There are no major concerns or issues regarding this application.

NEIGHBORHOOD RESPONSE

Notice has been sent out to property owners within 300' of this property and no response has been received as of the writing of this report.

REVIEWING AGENCIES RESPONSE

Many of the agency reviewers have come back with "Conceptual Ok'ed" responses, meaning the proposed conceptual plan is acceptable, but revisions and/or more information may be needed.

PLANNING STAFF ANALYSIS

Magna Ordinances:

19.14.030 Conditional Uses

In all R-1 zones:

Accessory uses and buildings customarily incidental to a conditional use. And accessory building or buildings where the total square footage exceeds eight hundred square feet on lots under on half-acre or one thousand two hundred square feet on lots one-half acre or larger;

19.14.070 Coverage Of Rear Yards

No accessory building or group of accessory buildings shall cover more than twenty-five percent of the rear yard.

Although the applicant is asking for an oversized garage in addition to his existing pool house, he is still able to meet the Ordinance requirement for coverage being under twenty-five percent for the total coverage amount of buildings in the rear yard.

PLANNING STAFF RECOMMENDATION

The Planning Staff is recommending to the Planning Commission that this application request for Conditional Use for an Oversized Accessory Building at 2,240 square feet -with a total square footage of 2,732 square feet for all accessory buildings on a lot greater than ½ acre be approved with the following condition:

- Applicant to remove the 10' x 12' storage shed on the east side of the property prior to completion of the proposed garage.



3100 South





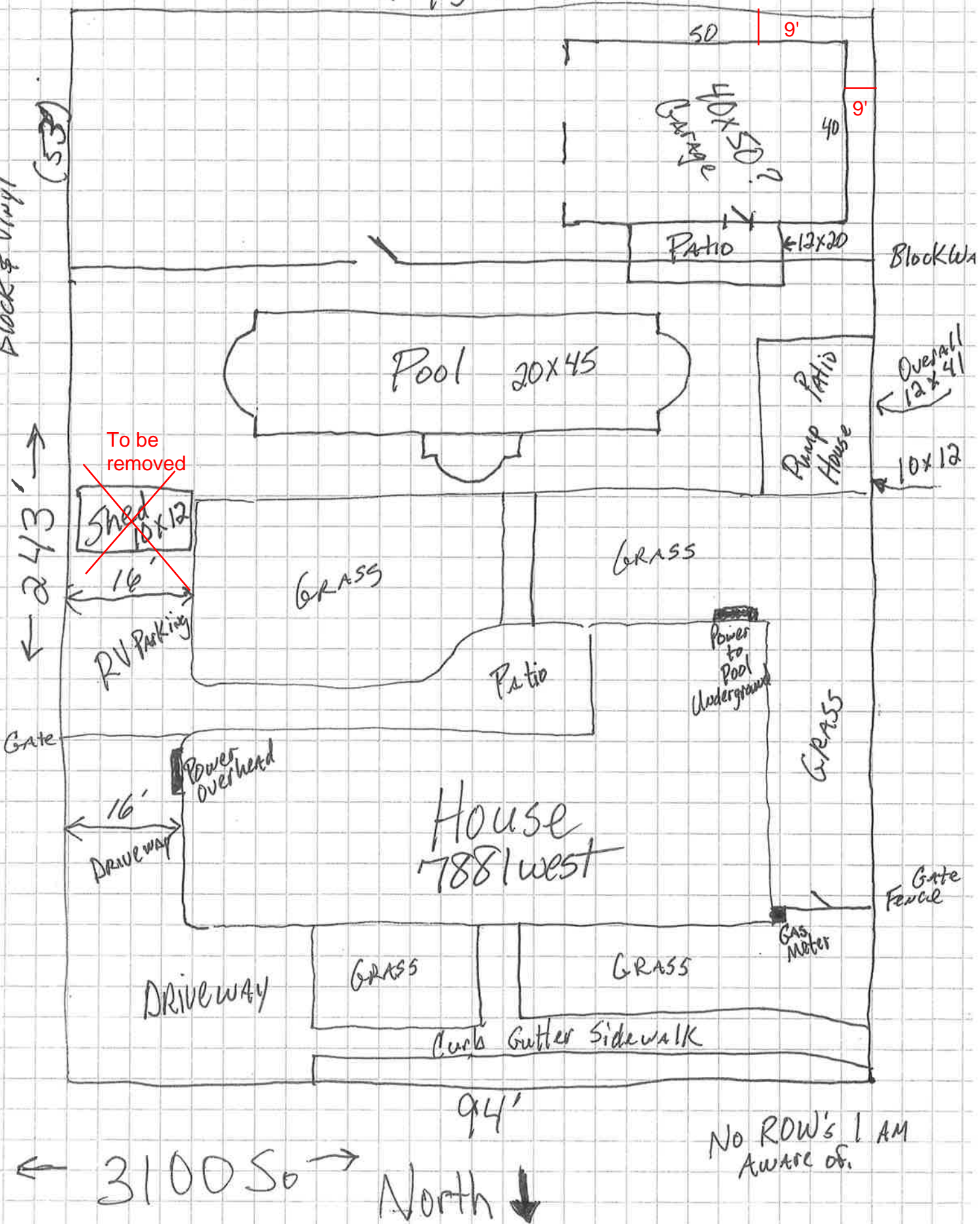
7881 West 3100 South

Closest Hydrant
180' to west on South side

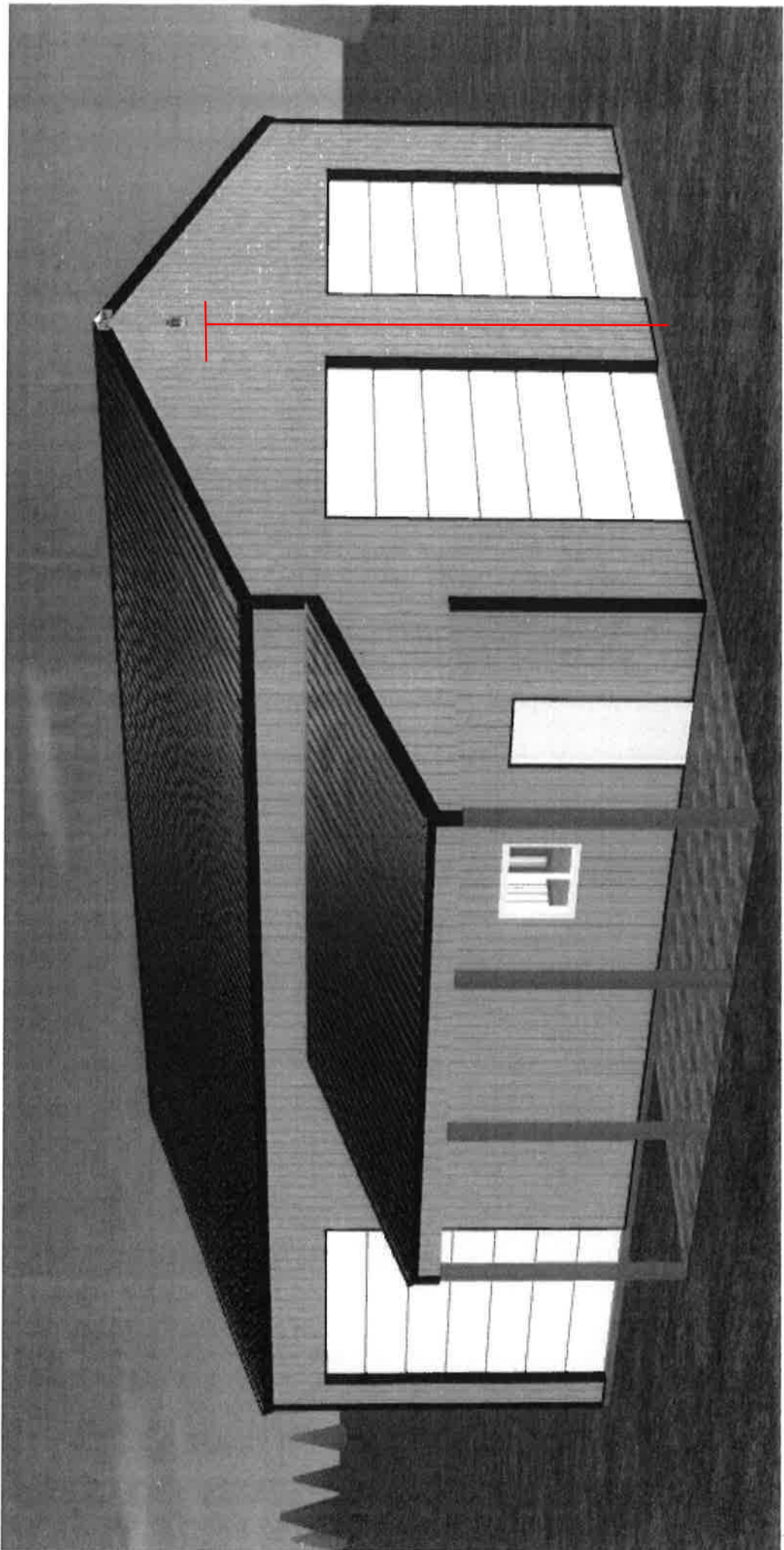
PROkopis Property
← 93' →

0.52 Acre (22,651 sq ft)
Zoned R-16

100% Fenced with
Black & Vinyl



No ROW's I AM
Aware of.





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File # 31112

Rezone Summary and Recommendation

Public Body: Magna Township Planning Commission

Meeting Date: February 13, 2020

Parcel ID: 14-21-300-023-0000, 14-21-300-019-0000, 14-21-300-021-0000, 14-21-300-022-0000,
14-21-300-006-0000, 14-21-376-003-0000, 14-21-300-007-0000, 14-21-426-010-0000

Current Zone: A-1/zc

Proposed Zone: M-1/zc

Property Address: 7600-8000 W. SR 201 Frontage Road

Request: Rezone

Applicant Name: Rio Tinto Kennecott Utah Copper (Jeff Stephenson)

Planner: Diana Martinez

Planning Staff Recommendation: Approval with conditions

PROJECT DESCRIPTION

The applicant is requesting a rezone of the property between 7600 West and 8000 West to the south of the U201 Frontage Road, from A-1/zc (Agricultural zone) to M-1/zc (Manufacturing).

The subject property is approximately 61.0 acres and mostly vacant land. The applicant is seeking a rezone for eight total parcels to M-1 with zoning conditions that are the same as those placed on the property to the east (see attached list), which was rezoned to M-1/zc in 2016.

This rezone is being requested in a continued effort to transition property owned by Rio Tinto Kennecott from agriculturally zoned property to manufacturing zoning, thereby enabling future property development in the north eastern portion of Magna that abuts the 8000 West corridor and U201 frontage road, and connect to U201 HWY.

SITE & VICINITY DESCRIPTION (see attached map)

The property is located between 7600 West and 8000 West just south of the new U201 Frontage Road.

Most of the land, between 7200 West and 8000 West, and between the U201 Highway and the Riter Canal has been rezoned to M-1 and/or C-2.

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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Per Title Chapters 19.52 and 19.68

Requirement	Existing Zone (A-1/zc)	Proposed Zone (M-1/zc)
Height	Thirty-five feet on other properties.	None
Front Yard Setback	Not less than 20 feet	No commercial or industrial building or structure shall be located closer than 20 feet to any street.
Side Yard Setback	10 feet, and the total width of the two side yards shall be not less than twenty feet	None
Rear Yard Setback	30 feet	None
Lot Width	A minimum area of 10,000 square feet shall be sixty-five feet	None
Lot Area	10,000 square feet	Industrial developments over one acre must follow the conditional use permit procedure pursuant to Section 19.84.020
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 are no issues of concern for this application.

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

The request is compatible with the General Plan Map and the goals of the Magna Community for this area's growth to be notable in change and to create a diversity of uses in this area off U201 Highway.

19.90.060 Conditions To Zoning Map Amendment

- 1. In order to provide more specific land use designations and land development suitability; to insure that proposed development is compatible with surrounding neighborhoods; and to provide notice to property owners of limitations and requirements for development of property, conditions may be attached to any zoning map amendment which limit or restrict the following:***
 - 1. Uses;***
 - 2. Dwelling unit density;***
 - 3. Building square footage;***
 - 4. Height of structures.***
- 2. A zoning map amendment attaching any of the conditions set forth in subsection A shall be designated ZC after the zoning classification on the zoning map and any such conditions shall be placed on record with the planning commission and recorded with the county recorder.***
- 3. In the event any zoning condition is declared invalid by a court of competent jurisdiction, then the entire zoning map amendment shall be void. Any deletion in or change to zoning condition shall be considered an amendment to the zoning ordinance and shall be subject to the requirements of this chapter.***

HISTORY

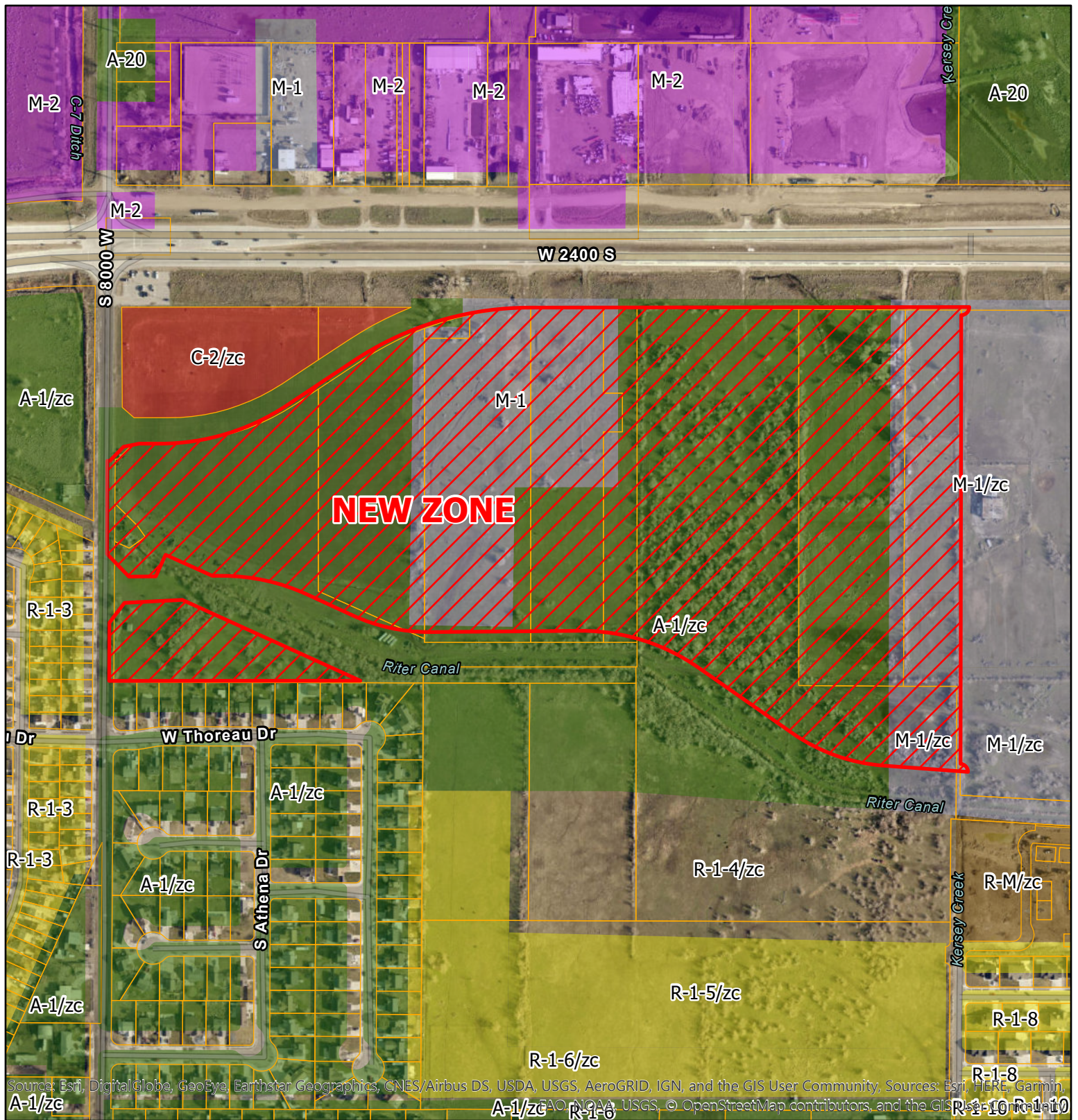
Adopted by Ord. 17-01-03 on 1/17/2017

PLANNING STAFF RECOMMENDATION

Staff recommends that the Magna Metro Township Planning Commission make a recommendation to the Magna Metro Township Council that the rezone request be approved with the following zoning conditions:

1. The following permitted uses are prohibited from being placed on the property:
 1. Agriculture
 2. Animals and fowl for family food production
 3. Dairy
 4. Egg candling, processing and sales
 5. Garage, public
 6. Honey Extraction
 7. Meat products smoking, curing and packing
 8. Motor vehicles, trailers, bicycles and machinery repairing, rentals, sales and reconditioning
 9. Outdoor chemical toilet rental
 10. Radio and television transmitting towers
 11. Recycling collection center operated within an enclosed building
 12. Rent all stores
 13. Sandblasting
 14. Tire retreading and/or vulcanizing
 15. Used car lot
2. The following conditional uses are prohibited from being placed on the property:
 1. Airport
 2. Auction
 3. Battery manufacture
 4. Building material sales yard for the sale of rock, sand, gravel and the like
 5. Class C fireworks store
 6. Coal, fuel and wood yards
 7. Contractor's equipment storage yard or rental of equipment used by contractors
 8. Drag strip racing
 9. Fertilizer and soil conditioner manufacture, processing and/or sales
 10. Firearms and/or archery range
 11. Impound lot
 12. The manufacture or fabrication of building blocks, tile or pipe from raw material for use in building construction or for sewer or drainage purposes
 13. Sanitary landfill
 14. Sexually oriented business
 15. Single-family dwelling constructed prior to the passage of the ordinance codified in this section

ZONING CHANGE | Magna Metro Township



Application #: 31112

Zone Changed

FROM: M-1, A-1/zc & M-1/zc

TO: M-1/zc

Created on: 1/28/2020

By: TH

Drawn by: TH & BM



DLM Development RE-Zoning Boundary

A parcel of land located in the South Half of Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

Parcel 1:

BEGINNING at a point 33.00 feet perpendicular distant easterly of the east line of the Southwest Quarter of Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian, said point being North 00°05'16" East 2,468.02 feet along said east line and South 89°54'44" East 33.00 feet from the South Quarter Corner of said Section 21, said south Quarter Corner also bears South 89°54'07" West 2,655.52 feet from the Southeast Corner of said Section 21, and thence parallel to said east line of the Southwest Quarter South 00°05'16" West 1,394.93 feet to a point of tangency of a 25.00 foot radius curve to the right; thence Southeasterly 37.46 feet along the arc of said curve through a central angle of 85°50'52" and a long chord of South 42°50'10" East 34.05 feet to the northerly line of the proposed Beagley Road as it is depicted on the plans for Beagley Road Roadway Dedication prepared by Project Engineering Consultants; thence along said line the following thirteen (13) courses: 1) North 85°45'36" West 263.29 feet to a point of tangency of a 567.00 foot radius curve to the right, 2) Westerly 303.44 feet along the arc of said curve through a central angle of 30°39'45" and a long chord of North 70°25'43" West 299.83 feet, 3) North 55°05'51" West 357.67 feet to a point of tangency of a 633.00 foot radius curve to the left, 4) Westerly 390.65 feet along the arc of said curve through a central angle of 35°21'35" and a long chord of North 72°46'38" West 384.48 feet, 5) South 89°32'34" West 465.25 feet to a point of tangency of a 567.00 foot radius curve to the right, 6) Westerly 249.02 feet along the arc of said curve through a central angle of 25°09'51" and a long chord of North 77°52'30" West 247.03 feet, 7) North 65°17'35" West 155.49 feet to a point of tangency of a 633.00 foot radius curve to the left, 8) Westerly 278.01 feet along the arc of said curve through a central angle of 25°09'51" and a long chord of North 77°52'30" West 275.78 feet, 9) South 89°32'34" West 25.11 feet, 10) North 65°44'50" West 159.51 feet, 11) South 24°15'10" West 73.40 feet, 12) South 89°32'34" West 83.62 feet and 13) North 44°05'12" West 97.56 feet to point 33.00 feet perpendicularly distant easterly of the west line of said Section 23; thence parallel to said line North 00°08'32" East 289.70 feet to the southerly line of the SR-201 Frontage Road as it is depicted on the plans for Utah Department of Transportation Project No. F-201(38)7; thence along said line the following eight (8) courses: 1) North 89°55'15" East 7.94 feet, 2) North 44°35'22" East 61.17 feet, 3) North 78°43'32" East 48.93 feet, 4) North 89°55'15" East 65.21 feet to a point of tangency of a 715.00 foot radius curve to the left, 5) Easterly 418.91 feet along the arc of said curve through a central angle of 33°34'09" and a long chord of North 73°08'10" East 412.95 feet, 6) North 56°21'06" East 249.25 feet to a point of tangency of a 985.00 foot radius curve to the right, 7) Easterly 577.24 feet along the arc of said curve through a central angle of 33°34'37" and a long chord of North 73°08'25" East 569.01 feet and 8) North 89°55'43" East 1,367.41 feet to a point of tangency of a 25.00 foot radius curve to the right; thence Southeasterly 39.20 feet along the arc of said curve through a central angle of 89°50'28"

and a long chord of South 45°00'29" West 35.31 feet to the POINT OF BEGINNING. Said parcel contains 2,531,083 square feet or 58.10 acres, more or less.

Parcel 2:

A parcel of land located in the Northwest Quarter of the Southwest Quarter of Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point on the east line of 8000 West Street and the south line of the Northwest Quarter of the Southwest Quarter of Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian, said point being North 00°08'32" East 1,326.99 feet along the west line of said Section 21 and North 89°56'18" East 33.00 feet from the Southwest Corner of said Section 21, and thence along said east line North 00°08'32" East 180.61 feet to the southerly line of the proposed Beagley Road as it is depicted on the plans for Beagley Road Roadway Dedication prepared by Project Engineering Consultants; thence along said line the following two courses: 1) North 37°09'58" East 78.02 feet, and 2) North 87°05'42" East 179.93 feet to the southerly line of the Riter Canal Easement recorded November 10, 1988 as Entry No. 4700403 in Book 6080 at Page 1137 of the Salt Lake County records; thence along said line South 65°34'46" East 607.28 feet to said south line of the Northwest Quarter of the Southwest Quarter; thence along said line South 89°56'18" West 780.23 feet to the POINT OF BEGINNING. Said parcel contains 124,017 square feet or 2.84 acres, more or less.



COUNTY COUNCIL

Max Burdick, Chair
District #6

Jenny Wilson
At-Large A

Richard Snelgrove
At-Large B

Jim Bradley
At-Large C

Arlyn Bradshaw
District #1

Michael Jensen
District #2

Aimee Winder Newton
District #3

Sam Granato
District #4

Steven L. DeBry
District #5

December 6, 2016

Mr. Max Johnson, Planner
Planning & Development Services Division
R., M3-600, Government Center
Salt Lake City, Utah

Dear Mr. Johnson:

The Salt Lake County Council, at its meeting held this day, approved the following application:

Application #29926 – Rio Tinto Kennecott Copper to reclassify 60 acres of property located at 7774 West U201 Highway from an A-1/zc to an M-1/zc zone, and 5 acres from an A-1/zc to a C-2/zc zone.

The ordinance has been sent to the newspaper for publication.

The County Recorder is requested to place the attached ordinance on record for no fee and return it to the Council Clerk's Office. (#N2-700).

Respectfully yours,

SALT LAKE COUNTY COUNCIL

SHERRIE SWENSEN, COUNTY CLERK

By Gaylene Budmundson
Deputy Clerk

gg

pc: Rio Tinto Kennecott Copper
Attn: Jeff Stephenson
4700 Daybreak Parkway
South Jordan, Utah 84009

**SALT LAKE COUNTY
ORDINANCE**

12529763
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AN ORDINANCE, AMENDING TITLE 19, ENTITLED "ZONING" OF THE SALT LAKE COUNTY CODE OF ORDINANCES, 2001, BY RECLASSIFYING CERTAIN PROPERTY LOCATED IN SALT LAKE COUNTY FROM THE A-1/zc ZONE to the M-1/zc ZONE & the C-2/zc ZONE

The Salt Lake County Council of Salt Lake County, State of Utah, ordains as follows:

Section 1: Section, 19.06.020, The Zoning Map of Salt Lake County, Salt Lake County Code of Ordinances 2001, is hereby amended, as follows:

The property described in **Application #29926** filed by Rio Tinto Kennecott (RTK), and located at approximately **7445 West UTWO O ONE Hwy** within Salt Lake County, is hereby reclassified from the A-1/zc zone to the M-1/zc zone & the C-2/zc Zone, said property being described as follows and hereafter known as the "subject property":

PARCEL NO: 14-21-426-005 (Partially Rezoned)

LEGAL DESCRIPTION:

M-1 Zone Boundary Description

A parcel of land located in the South Half of Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:
BEGINNING at a point on the south line of the SR-202 South Frontage Road, said point being South 89°58'32" West 165.78 feet along the north line of the South Half of Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian and South 00°05'28" West 156.02 feet from the Center Quarter Corner of said Section 21, said Center Quarter Corner bears North 89°58'32" East along said north line from the West Quarter Corner of said Section 21, and thence along said south right-of-way line the following two courses: 1) North 89°58'30" East 804.61 feet to a point of tangency of a 5,699.60 foot radius curve to the right and 2) Easterly 356.37 feet along the arc of said curve through a central angle of 03°34'57" and a long chord of South 88°14'02" East 356.31 feet to the west line of property described as Parcel No. 14-21-401-005 in that certain Quit Claim Deed recorded April 13, 2016 as Entry No. 12258845 in Book 10420 at Page 8021 of the Salt Lake County records; thence along said line and the southerly extension thereof South 00°09'13" East 1157.46 feet to the south line of the Northwest Quarter of the Southeast Quarter of said Section 21; thence along said line South 89°56'19" West 999.86 feet to the Southwest Corner of said Northwest Quarter of the Southeast Quarter; thence along the south

line of the Northeast Quarter of the Southeast Quarter of said Section 21 South 89°56'17" West 165.86 feet to the east line of property described in that certain Special Warranty Deed recorded July 9, 2004 as Entry No. 9116404 in Book 9012 at Page 4755 of said records; thence along said line North 00°05'28" East 1169.34 feet to the POINT OF BEGINNING. Said parcel contains 1358446 square feet or 31.18 acres, more or less.

C-2 Zone Boundary Description

A parcel of land located in the Southeast Quarter of Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows: BEGINNING at a point on the south line of the SR-201 South Frontage Road and the west line of 7200 South Street, said point being South 00°09'19" East 558.19 feet along the east line of the Southeast Quarter of Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian and West 70.00 feet from the East Quarter Corner of said Section 21, and thence continuing along said west line the following four courses: 1) South 40°16'39" East 30.00 feet, 2) South 00°09'19" East 38.50 feet, 3) South 02°16'53" East 287.50 feet and 4) South 00°09'19" East 119.07 feet; thence South 89°50'41" West 303.58 feet; thence North 00°00'17" East 179.01 feet; thence South 89°50'41" West 100.00 feet; thence North 00°00'17" East 100.00 feet; thence South 89°50'41" West 126.35 feet; thence North 00°00'17" East 367.63 feet to said south line of the SR-201 South Frontage Road; thence along said line the following three courses: 1) South 55°41'19" East 158.57 feet to a point of tangency of a 507.46 foot radius curve to the left, 2) Easterly 305.27 feet along the arc of said curve through a central angle of 34°28'00" and a long chord of South 72°55'19" East 300.68 feet and 3) North 89°50'41" East 80.20 feet to the POINT OF BEGINNING. Said parcel contains 217,800 square feet or 5.00 acres, more or less.

PARCEL NO: 14-21-300-016 (Partially Rezoned)

LEGAL DESCRIPTION:

M-1 Zone Boundary Description

A parcel of land located in the South Half of Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows: BEGINNING at a point the west line of 7200 South Street, said point being South 00°09'19" East 1,025.92 feet along the east line of the Southeast Quarter of Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian and West 40.00 feet from the East Quarter Corner of said Section 21, and thence along said west line South 00°09'19" East 668.42 feet; thence along the center of the Riter Canal Easement as described in that certain Right-of-Way and Easement Agreement recorded November 10, 1988 as Entry No. 4700403 in Book 6080 at Page 1137 of the Salt Lake County records the following six courses: 1) South 88°59'59" West 902.07 feet, 2) South 88°36'39" West 498.23 feet to a point of tangency of a 1,300.00 foot radius curve to the left, 3) Westerly 81.84 feet along the arc of said curve through a central angle of 03°36'25" and a long chord of South 86°48'27" West 81.83 feet, 4) South 85°00'14" West 261.20 feet to a point of tangency of a 850.00 foot radius curve to the right, 5) Westerly 116.07 feet along the arc of said curve through a central angle of 07°49'25" and a long chord of South 88°54'57" West

115.98 feet and 6) North 87°10'21" West 920.61 feet; thence North 00°05'27" East 379.68 feet to the north line of the Southeast Quarter of the Southwest Quarter of said Section 21; thence along said line North 89°56'17" East 165.86 feet to the Northwest Corner of the South Half of the Southeast Quarter of said Section 21; thence along the north line of said South Half North 89°56'19" East 999.86 feet to the southerly extension of the west line of property described as Parcel 14-21-401-005 in that certain Quit Claim Deed recorded April 13, 2016 as Entry No. 12258845 in Book 10420 at Page 8021 of said records; thence along said extension North 00°09'13" West 37.19 feet to the south line of said property; thence along said line and the easterly extension thereof North 89°56'19" East 341.06 feet to the southeast corner of property described as Parcel No. 14-21-401-008 in that certain Quit Claim Deed recorded April 13, 2016 as Entry No. 12258846 in Book 10420 at Page 8026 of said records; thence along the west line and northerly extension of said property North 00°02'01" West 1088.23 feet to the south line of the SR-201 South Frontage Road; thence along said line the following three courses: 1) South 83°21'57" East 464.45 feet to a point of tangency of a 447.46 foot radius curve to the right, 2) Easterly 216.15 feet along the arc of said curve through a central angle of 27°40'38" and a long chord of South 69°31'38" East 214.05 feet and 3) South 55°41'19" East 93.43 feet; thence South 00°00'17" West 367.63 feet; thence North 89°50'41" East 126.35 feet; thence South 00°00'17" West 100.00 feet; thence North 89°50'41" East 100.00 feet; thence South 00°00'17" West 179.01 feet; thence North 89°50'41" East 303.58 feet to the POINT OF BEGINNING. Said parcel contains 2,109,309 square feet or 48.42 acres, more or less.

Pursuant to Section 19.90.060 of Salt Lake County, Code of Ordinances, 1986, development of the subject property is subject to the following conditions:

The following uses are prohibited for the portion of the subject property being rezoned from A-1/zc to M-1/zc:

Permitted Uses

- 1- Agriculture
- 2- Animals and fowl for family food production
- 3- Dairy
- 4- Egg candling, processing and sales
- 5- Garage, public
- 6- Honey extraction
- 7- Meat products smoking, curing and packing
- 8- Motor vehicles, trailers, bicycles and machinery repairing, rentals, sales and reconditioning
- 9- Outdoor chemical toilet rental
- 10- Radio and television transmitting towers
- 11- Recycling collection center operated within an enclosed building
- 12- Rent all stores
- 13- Sandblasting
- 14- Tire retreading and / or vulcanizing
- 15- Used car lot

Conditional Uses

- 1- Airport
- 2- Auction
- 3- Battery manufacture
- 4- Building material sales yard for the sale of rock, sand, gravel and the like
- 5- Class C fireworks store
- 6- Coal, fuel and wood yards
- 7- Contractors' equipment storage yard or rental of equipment used by contractors
- 8- Drag strip racing
- 9- Fertilizer and soil conditioner manufacture, processing and / or sales
- 10- Firearms and / or archery range
- 11- Impound lot
- 12- The manufacture or fabrication of building blocks, tile or pipe from raw material for use in building construction or for sewer or drainage purposes
- 13- Sanitary landfill
- 14- Sexually oriented business
- 15- Single-family dwelling constructed prior to the passage of the ordinance codified in this section

The following uses are prohibited for the portion of the subject property being rezoned from A-1/zc to C-2/zc:

Conditional Uses

- 1- The incidental sale of used motor vehicles
- 2- Apartments for elderly persons
- 3- Automobile repair, including incidental body and fender work, painting and upholstering and / or welding
- 4- Mobile home park
- 5- Motel
- 6- Multiple dwellings; group dwellings
- 7- Planned unit development
- 8- Rail transit mixed use
- 9- Resource recycling collection point
- 10- Unoccupied model buildings for display, accessory to a sales office

Section 2: The map showing such change shall be filed with the Magna Township Planning Commission in accordance with Section 19.06.020 of the Salt Lake County Code of Ordinances, 2001.

Section 3: This ordinance shall take effect fifteen (15) days after its passage and upon at least one publication in a newspaper published in and having general circulation in Salt Lake

County, and if not so published within fifteen (15) days then it shall take effect immediately upon its first publication.

IN WITNESS WHEREOF, the Salt Lake County Council has approved, passed and adopted this ordinance this 6th day of December, 2016.

SALT LAKE COUNTY COUNCIL



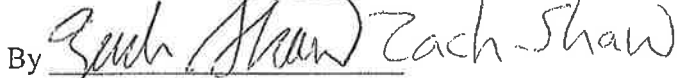
Max Burdick, Chair

ATTESTED:



Sherrie Swensen, County Clerk

APPROVED AS TO FORM

By 

Deputy District Attorney

Date: 12-5-16

Ordinance published in newspaper: Date: _____
Effective date of ordinance: _____

Council Member Bradley voting

"Aye"

Council Member Bradshaw voting
Council Member Burdick voting
Council Member DeBry voting
Council Member Granato voting
Council Member Jensen voting
Council Member Newton voting
Council Member Snelgrove voting
Council Member Wilson voting

"Aye"
"Aye"
"Aye"
"Aye"
"Aye"
"Aye"
"Aye"
"Aye"

Vetoed and dated this _____ day of _____, 2016.

Mayor Ben McAdams or Designee

(Complete as Applicable)

Veto override: Yes ___ No ___ Date: _____