



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, March 12, 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 February 13, 2020 meeting minutes
- 2) Magna Municipal Code 19.04.293 - Home Daycare/Preschool Amendments
- 3) Other Business Items (as needed)

PUBLIC MEETING

31120 – Wei Li is requesting approval to rezone approximately .30 acres of property from the R-1-6 (Single-Family residential) zone to the R-1-5 (Single-Family residential) zone. **Location:** 3054 South 8850 West. **Planner:** Todd A. Draper, AICP

31085- Dominion Energy (Chris Balling) is requesting a Conditional Use approval for a Liquid Gas Facility **Acreage:** 160 acres. **Location:** 1731 South 8000 West. **Zone:** M-2. **Planner:** Diana Martinez

ADJOURN

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MEETING MINUTE SUMMARY MAGNA METRO TOWNSHIP PLANNING COMMISSION MEETING Thursday, February 13, 2020 6:30 p.m.

Approximate meeting length: 1 hour 16 minutes

Number of public in attendance: 14

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

BUSINESS MEETING

Meeting began at – 6:30 p.m.

- 1) Approval of Minutes from the January 9, 2020 meeting.

Motion: To approve minutes from the January 9, 2020 meeting as presented.

Motion by: Commissioner Sudbury

2nd by: Commissioner Collard

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

- 2) Discussion to reduce the planning commission from seven members to five members for recommendation to the Magna Metro Township Council.

Mr. Springer provided guidance as to what the planning commission wants. Under state code deferred to the city, council and planning commission. Recommend to the council to remain as is and request two alternate positions filled.

- 3) Other Business Items (as needed)

Ms. Gurr advised the general plan steering committee meeting will kick-off on February 27th and the transportation open house will be held March 19th at 6:30pm.

PUBLIC HEARINGS

Hearings began at – 6:47 p.m.

31111- Steve Prokopis 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

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

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Steve Prokopis

Address: 7881 West 3100 South

Comments: Mr. Prokopis said he had questions for staff and got all the answers. When development came behind, he was in support and sold a portion of his property. Throughout the last four years, eight-foot rock wall and six-foot fence on top, in their backyard could see their pool. Grade is so much different, big factor in building garage, block what he can and asked for maximum 40x50, maybe 45x40. Building on the left is 12x41 and is a patio. Added patio and counts as storage under 25%, tuff shed may go, but recommendation was to tear it out. Access to east neighbors, intent is to be self-efficient and ramp the side of his yard. Nice driveway.

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 #31111, without the recommended condition.

Motion by: Commissioner Elieson

2nd by: Commissioner Sudbury

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

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

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

Commissioners and Staff had a brief discussion regarding permitted and conditional uses prohibited to be removed prior to the rezone.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Jeff Stephenson

Address: 4700 Daybreak Parkway

Comments: Mr. Stephenson said came through and rezoned east half from 7200 to 7600. Had questions about canal and Ruth Bayer's house. Ms. Bayer sold to them and the renting property and removed the home. Riter canal not sure straighten or reroute. Decided to remain. Worked with UDOT to build frontage road and exchanged property with UDOT to accelerate the construction of the frontage road. Worked with the county and state to get funding for a road for an extension of Beagley lane on the southside, West Valley side. Obtained funding from 7200 to 8000 and cross Riter canal. Four things do essentially prepare the site and create a buffer between some future uses and residential. Triangle property will be reduced when the road comes in and into 8000 west.

Commissioner Cripps asked about triangle property reduced. Mr. Stephenson said selling or developing. Joint venture with DLM development. Approached Ruth Bayer's family and they weren't ready to sale and they approached them. Hope to name one street after her. Commissioner Sudbury said talking about Beagley and on 7200 south has been put on hold. Mr. Stephenson said not put on hold, only for wetland issues and then they'll move forward and waiting on funding. Mr. Stephenson said questions asked. They anticipate uses similar to east side of 7200 west larger industrial.

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

Speaker # 2: Citizen

Name: Wesley Oates

Address: 8671 Florence Drive

Comments: Mr. Oates said he requests denial. Bares some mention sort of neighbor Rio Tinto has been. Stopped operation of the power plant, without plans to tear down and rust as abandon, not something unique, it's not an isolated incident. Rio Tinto offices stood there abandoned and a haven for drug use and vandalism. Recently torn down. One point, tailings pond at one point in need of repair, Rio Tinto sat on the information while they continued to gamble with property and lives of residents of Magna. Behavior in the future and rezoned and manufacturing building, in all respects going fine. This company treats this community, no more use built in that new zone and a rusting hulk.

Commissioner Elieson said property addressed to be developed by other people and will not be Rio Tinto managing and running that property. Mr. Oates said Rio Tinto is the current owner selling, rather undercuts the rezoning. Consider blighted areas around Magna.

Speaker # 3: Citizen

Name: Neil Barrick

Address: 2562 South 8000 West

Comments: Mr. Barrick said the corner if he's selling, come and rezone rather commercial than manufacturing, right next to residential. No more buildings up 201, concerned about light and make more problems, no need to rezone and sale to highest manufacturing builder.

Speaker # 4: Citizen

Name: Troy Larsen

Address: 2674 South 8000 West

Comments: Mr. Larsen said no concerns, problem with piping and houses of thorough. Have a buffer zone, with canal not rerouted now puts M-1 up to houses without the buffer and little sliver not allowed with rezoned and use not manufacturing. Sale the part abuts house not zone M-1.

Speaker # 5: Citizen

Name: Jeremy Black

Address: 7980 Thorough Drive

Comments: Mr. Black said his back is the pie piece. He agrees with Mr. Larsen having a buffer, difficult to have light with his kids back there.

Speaker # 6: Citizen

Name: Jennifer Andreason

Address: 2546 South 8000 West

Comments: Ms. Andreason said in agreement with pie piece. She purchased for solitude, didn't see another house, can't have a bright light. Heavy trucks are they redoing 8000 west and roads aren't that good. Done compaction tests and is not up to standards for heavy trucks.

Speaker # 7: Citizen

Name: Adele Oates

Address: 8671 Florence Drive

Comments: Ms. Oates said when she was two years old was seeing the smoke coming off the coal plant. Recognize Rio Tinto stated this area not for their own purposes but sold. Convenient in specific this exact point this is the exact part of the inland port. While she accepts manufacturing can be a benefit, light manufacturing and looking for her future and her peers would like to be preserved and grew up knowing her refuge and her home and would like to see it.

Speaker # 4: Citizen

Name: Troy Larsen

Address: 2674 South 8000 West

Comments: Mr. Larsen said to correct the lady, does fall in the inland port boundaries.

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

Speaker # 1: Applicant

Name: Jeff Stephenson

Address: 4700 Daybreak Parkway

Comments: Mr. Stephenson said he appreciates questions. This property will change in use and will change historically. Which type of use in the triangle will be determined and a smaller site and less than five acres. Commercial thinking convenient, others might think retail and later at night, could be mitigated. If not commercial or industrial, residential. Residential is not his current request.

Commissioner Cripps said M-1 can be zoned residential at a future date. Commissioner Sudbury said the triangle will reduce, put zoning conditions on there now. Mr. Stephenson said happy to discuss lighting conditions, nighttime uses. Commissioner Sudbury said 8000 west road is crazy. Mr. Stephenson said colors change due to ownership changing. Anticipation to 8000 dedicated additional land to widen the road. Commissioner Cripps said signage and lighting come back to commission. Commissioner Collard said with canal not rerouted, it was agreed upon to have that triangular piece not included. Mr. Stephenson said his hesitation made him nervous aiming canal at the homes and leave in place. Mr. Stephenson said as development is going in, Ivory Homes are required to put in a trail on the southside of the trail and happy

with requirement to continue the trail through the property. If you want to exclude triangle, that is acceptable to the applicant.

PUBLIC PORTION OF MEETING CLOSED

Commissioners and staff had a brief discussion regarding restrictions, changing zoning on triangle. Staff could support commercial use, if you change to commercial for council, add the same conditions.

Motion: To recommend approval of application #31112 to the Magna Metro Township Council parcel one for M-1 z/c with recommended conditions, exclude parcel two.

Motion by: Commissioner Weight

2nd by: Commissioner Elieson

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

Ms. Martinez said there was a discussion with attorneys and will not come back and roadway dedication will just require the Mayors signature.

Commissioner Weight motioned to adjourn.

MEETING ADJOURNED

Time Adjourned – 7:46 p.m.

DRAFT - For Discussion Purposes Only

MAGNA ORDINANCE 20-02-01

HOME DAYCARE/PRESCHOOL AMENDMENTS

AN ORDINANCE OF THE MAGNA METRO TOWNSHIP COUNCIL AMENDING MAGNA MUNICIPAL CODE 19.04.293 TO CONFORM TO STATE HEALTH DEPARTMENT REGULATIONS REGARDING LICENSED HOME DAYCARE AND PRESCHOOL LAND USE

WHEREAS, A. The Magna Metro Township ("Magna") is a municipality pursuant to Utah Code §§ 10-2a-401 et seq.

WHEREAS, B. The Magna Metro Township Council (the "Council") is the municipal legislative body for Magna pursuant to Utah Code § 10-3b-501.

WHEREAS, Given the demand for Licensed Home Daycare and Home Preschool, it is important for Magna to have effective and efficient land use regulation that works with caregivers pursuing licensing for their proposed home-based daycare and/or preschool.

WHEREAS, Upon review of Magna ordinance, state law, and Utah State Health Department Regulations R430-50 and R430-90 that regulate licensed home daycare, it was determined the existing ordinance was more restrictive, and conflicted with state law.

WHEREAS, The proposed amendments better conform Magna's regulation of land use to state law and home daycare/preschool licensing.

NOW THEREFORE, be it ordained by the Council of Magna, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** "19.04.293 Home Day Care/preschool" of the Magna Municipal Code is hereby *amended* as follows:

B E F O R E A M E N D M E N T

19.04.293 Home Day Care/preschool

"Home day care/preschool" means the keeping for care and/or preschool instruction of twelve or less children including the caregiver's own children under the age of six and not yet in full day school within an occupied dwelling and yard. (State regulations require two caregivers if there are more than six children in a home day care and may further limit the number of children allowed in a home day care.) A home day care/preschool must meet the following standards:

DRAFT - For Discussion Purposes Only

- A. When allowed as a permitted use there shall be a maximum of six children without any employees not residing in the dwelling. When allowed as a conditional use there shall be a maximum of twelve children with not more than one employee at any one time not residing in the dwelling;
- B. The use shall comply with the health department noise regulations;
- C. The play yard shall not be located in the front yard and shall only be used between eight a.m. and nine p.m.;
- D. The lot shall contain one available on-site parking space not required for use of the dwelling, and an additional available on-site parking space not required for use of the dwelling for any employee not residing in the dwelling. The location of the parking shall be approved by the development services division director to insure that the parking is functional and does not change the residential character of the lot;
- E. No signs shall be allowed on the dwelling or lot except a nameplate sign;
- F. The use shall comply with all local, state and federal laws and regulations. (The Life Safety Code includes additional requirements if there are more than six children);
- G. Upon complaint that any of the requirements of this section or any other county ordinance are being violated by a home day care/preschool caregiver, the county shall review the complaint and if substantiated may institute a license revocation proceeding under Section 5.14.020; and
- H. The caregiver shall notify in writing, on a form provided by the development services division, all property owners within a three hundred foot radius of the caregiver's property concerning the licensing of a home day care/preschool at such property.

AFTER AMENDMENT

19.04.293 Home Day Care/preschool

"Home day care/preschool" means the keeping for care and/or preschool instruction of ~~twelve or less~~ children including the caregiver's own children under the age of six and not yet in full day school within an occupied dwelling and yard. (State regulations require two caregivers if there are more than six children in a home day care and may further limit the number of children allowed in a home day care.) A home day care/preschool must meet the following standards:

- A. When allowed as a permitted use, ~~there shall be a maximum of six children without any employees not residing in the dwelling~~ caregiver and dwelling use regulations must comply with Utah Health Department Regulation R430-50 et seq. When allowed as a conditional use, ~~there shall be a maximum of twelve children with not more than one employee at any one time not residing in the dwelling~~ caregiver and dwelling use regulations must comply with Utah Health Department Regulation R430-90 et seq;
- B. The use shall comply with the health department noise regulations;
- C. The play yard shall not be located in the front yard and shall only be used between eight a.m. and nine p.m.;

DRAFT - For Discussion Purposes Only

- D. The lot shall contain one available on-site parking space not required for use of the dwelling, and an additional available on-site parking space not required for use of the dwelling for any employee not residing in the dwelling. The location of the parking shall be approved by the development services division director to insure that the parking is functional and does not change the residential character of the lot;
- E. No signs shall be allowed on the dwelling or lot except a nameplate sign;
- F. The use shall comply with all local, state and federal laws and regulations. (The Life Safety Code includes additional requirements if there are more than six children);
- G. Upon complaint that any of the requirements of this section or any other ~~county~~municipal ordinance are being violated by a home day care/preschool caregiver, the ~~county~~municipality shall review the complaint and if substantiated may institute a license revocation proceeding under Section 5.14.020; and
- H. The caregiver shall notify in writing, on a form provided by the development services division, all property owners within a three hundred foot radius of the caregiver's property concerning the licensing of a home day care/preschool at such property.

SECTION 2: **EFFECTIVE DATE** This Ordinance shall be in full force and effect from _____ and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE MAGNA COUNCIL _____.

	AYE	NAY	ABSENT	ABSTAIN
Council Member Hull	_____	_____	_____	_____
Mayor Peay	_____	_____	_____	_____
Council Member Peel	_____	_____	_____	_____
Council Member Pierce	_____	_____	_____	_____
Council Member Prokopis	_____	_____	_____	_____

Presiding Officer

Attest

Dan W. Peay, Mayor, Magna

Sherrie Swensen, County Clerk/
Metro Township Clerk-Recorder
Magna



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msd.utah.gov

File #31120

Rezone Summary and Recommendation

Public Body: Magna Metro Township Planning Commission

Meeting Date: March 12, 2020

Parcel ID: 14-30-208-022

Current Zone: R-1-6

Proposed Zone: R-1-5

Property Address: 3054 South 8850 West

Request: Rezone

Planner: Todd A. Draper, AICP

Planning Staff Recommendation: Approval

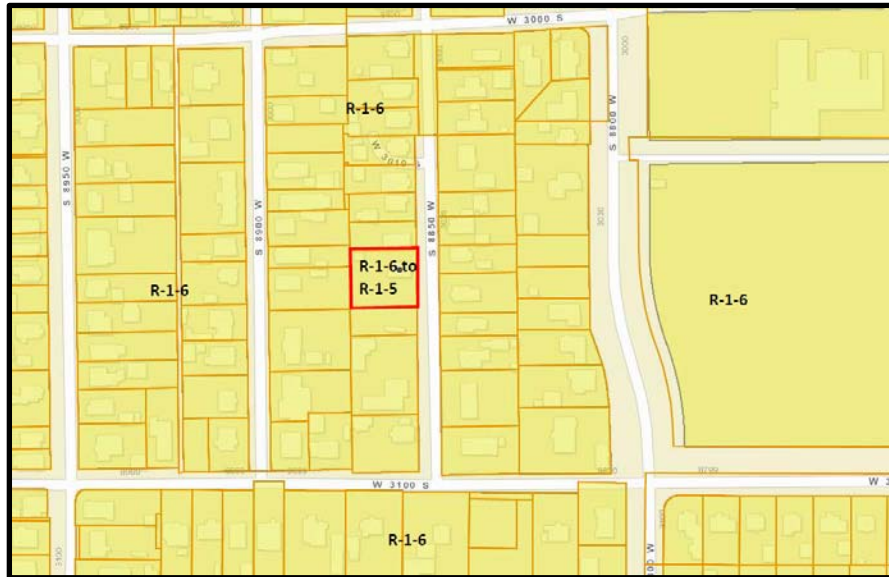
Applicant Name: Wei Li

PROJECT DESCRIPTION

The applicant is proposing to rezone the subject property in order to allow for future subdivision of the property into two lots.

SITE & VICINITY DESCRIPTION (see attached map)

The property is located in a neighborhood of existing R-1-6 zoning located to the West of Cyprus High School.



GENERAL PLAN CONSIDERATIONS

The property is located in a stable area on the General Plan Map. These areas have a limited potential for the absorption of growth and are likely to experience only minor changes in overall character over time. The level of stability of Blue area is defined as follows:

- 1) Subtle changes in land use may occur. Overall, land uses in the area/corridor will exhibit less diversity and less intensity. Changes will be limited to a small number of dispersed sites, leaving the majority of the area/corridor unchanged.
- 2) Improvements may occur which subtly alter the appearance, economics, or sustainability of the area/corridor. Most improvements will consist of individual projects, and may not require coordination with parcels beyond their immediate vicinity.
- 3) Mobility networks are less formalized and will remain largely as built, but minor changes may occur. Public transit typically will have no dedicated right-of-way.

With Regards to Goal 5 of the General Plan regarding housing choices, the following objective is pertinent to the proposed rezoning of this property:

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

ZONE CONSIDERATIONS

Requirement	Existing Zone R-1-6	Proposed Zone R-1-5
Height	35 feet	35 feet
Front Yard Setback	25 feet	20 feet
Side Yard Setback	5 feet and 11 feet or 8 feet each side.	5 feet each side (unless attached)
Rear Yard Setback	30 feet (15 feet with garage)	20 feet (15 feet with garage)
Lot Width	60 feet min.	25 feet min.
Lot Area	6,000 sq. ft.	5,000 sq. ft.

Compatibility with existing buildings in terms of size, scale and height.	yes
Compliance with Landscaping Requirements Verified.	n/a
Compliance with the General Plan.	yes

ISSUES OF CONCERN/PROPOSED MITIGATION

There are few to no issues or concerns with rezoning the property from a planning perspective.

NEIGHBORHOOD RESPONSE

The only response received from the neighborhood comes from the current tenant of the property, who is not in favor of the proposal as it could have a future effect on the property they are currently renting from the applicant/owner.

PLANNING STAFF ANALYSIS

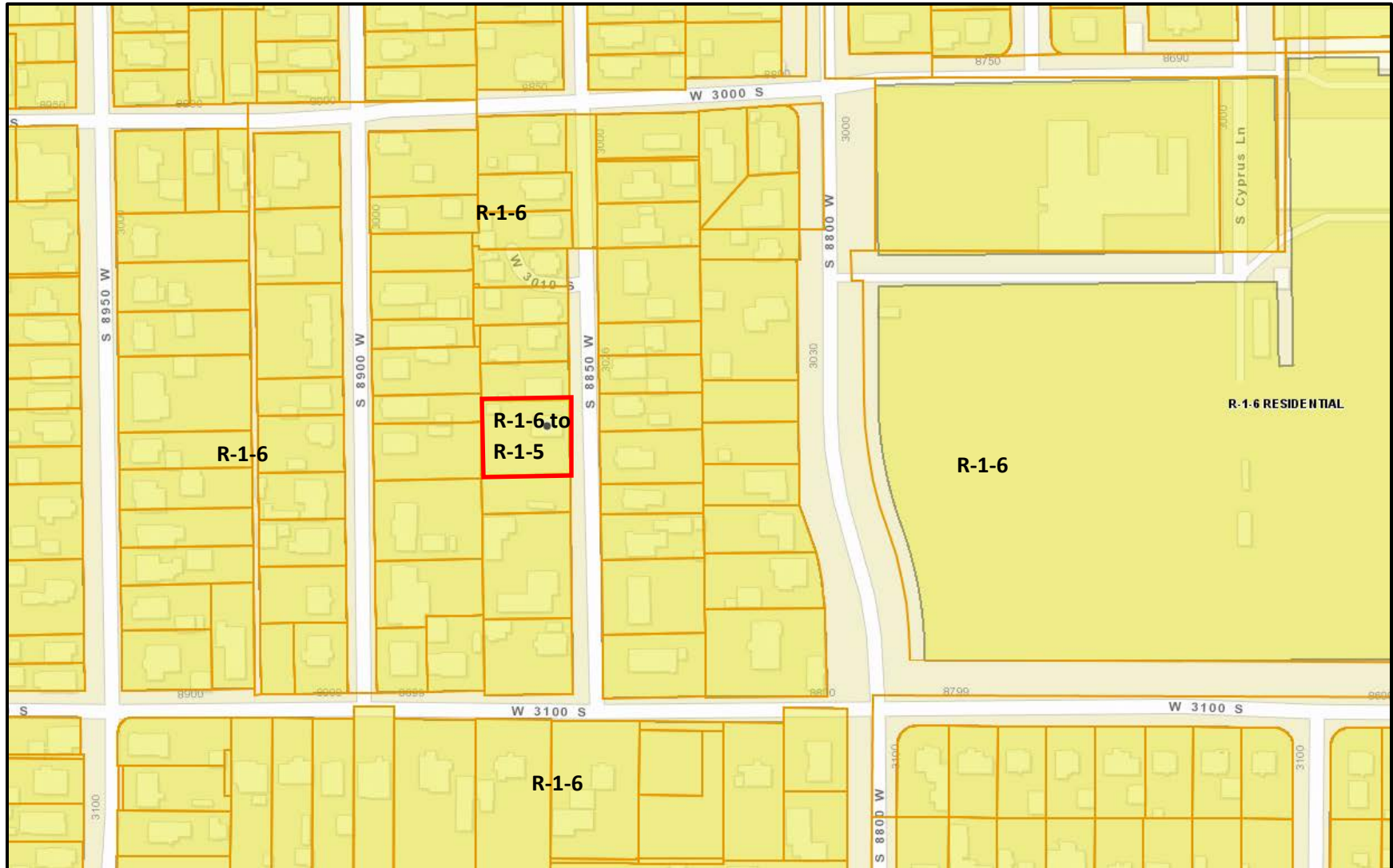
The potential increase in residential density is limited to one single-family home. In the existing neighborhood nearly, all homes are on 6,000 square foot lots and larger however, many are non-conforming as to the minimum lot width of 60 feet. While the R-1 5 zone would allow for a smaller lot size and a minimum width as small as 25 feet, the smallest potential lot that could be created from the subject property would be 5,000 sq. ft. in size and approximately 43.5 feet in width. This lot width would not be out of character for the neighborhood. Neighboring lots on the North and the South of the subject property are each only 50 feet wide. One lot across the street to the East is only about 40 feet wide. The most likely lot created from this property (with the existing house to remain) would be approximately 49 feet in width and 5,600 square feet in size.

Most homes on the block are also non-complying with regards to front yard setbacks in the R-1-6 zone, including the one on the subject property. A new home complying with the R-1-5 setbacks listed in ordinance would still have front yard setback equal to or larger than 9 out of 10 existing homes on the same street face.

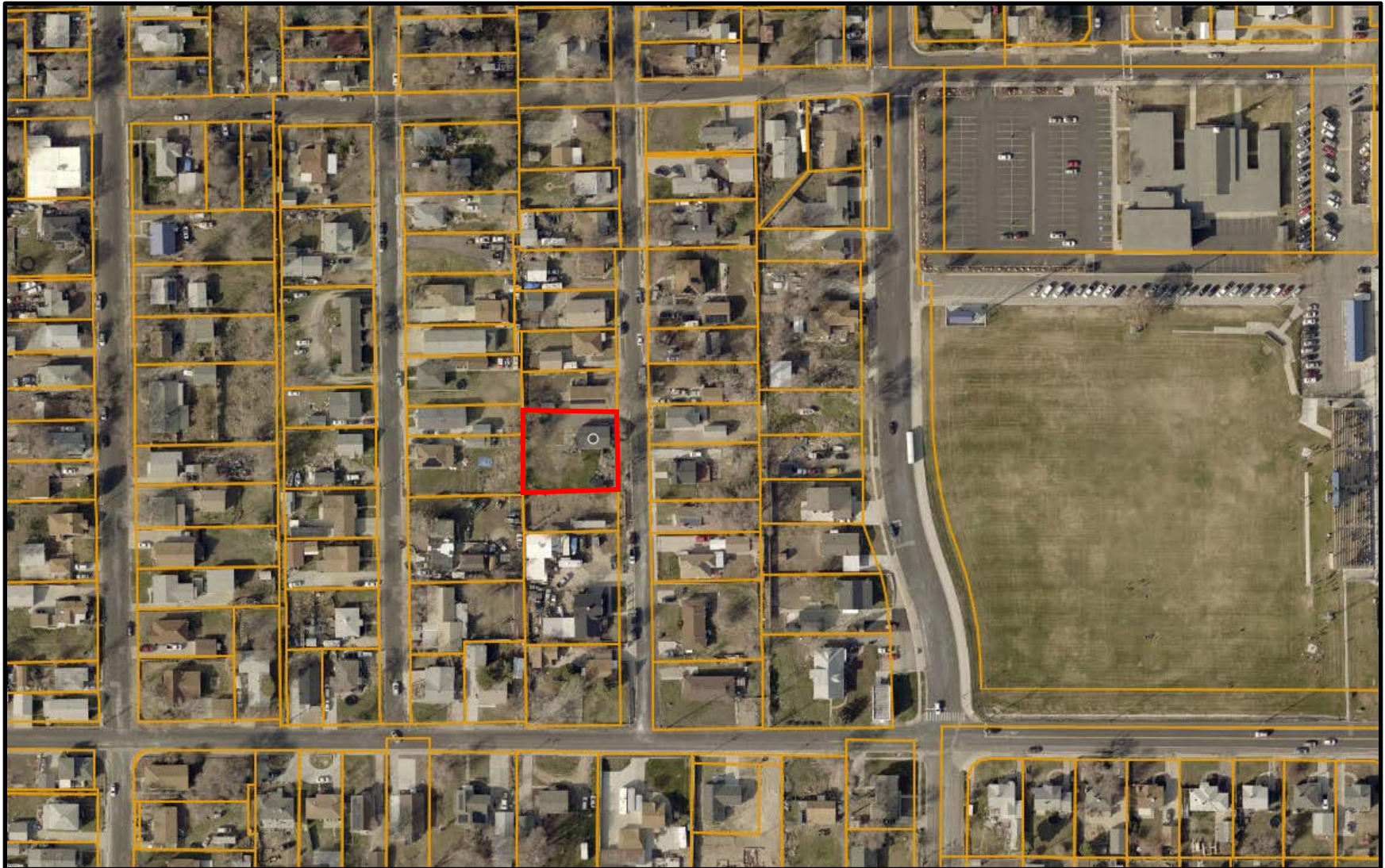
PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Magna Metro Township Planning Commission forward a recommendation to the Magna Metro Township Council for approval of the rezone.

File #31120
Zoning Map



File #31120
Aerial Map





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File # 31085

Rezone Summary and Recommendation

Public Body: Magna Township Planning Commission

Meeting Date: March 12, 2020

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

Current Zone: M-2

Property Address: 1731 S. 8000 W.

Request: Conditional Use approval for a Liquid Gas Facility

Applicant Name: Dominion Energy

MSD Planner: Diana Martinez

MSD Planning Staff Recommendation: Approval w/conditions

PROJECT DESCRIPTION

The applicant is requesting approval of a Conditional Use to build a liquid gas facility at the property at 1731 S. 8000 W.

The subject property is 160 acres and currently vacant land. The applicant recently rezoned this property to M-2 for this industrial use last month. The Township Council approved the rezone on February 4, 2020

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
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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.

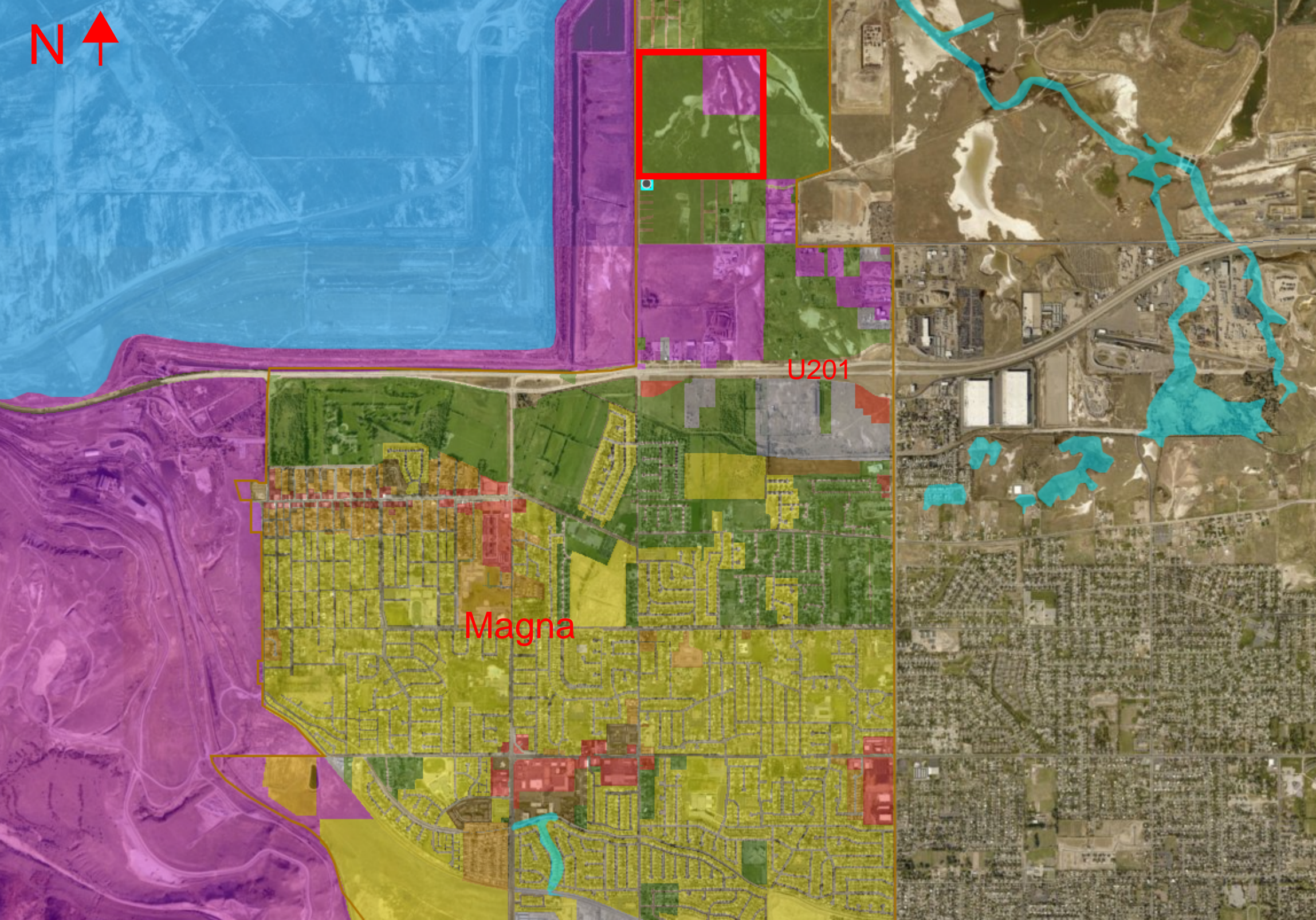
PLANNING STAFF ANALYSIS

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

Staff recommends that the Magna Metro Township Planning Commission approve the Conditional Use for a liquid gas facility with the following conditions:

1. Applicant to comply with all requirements and recommendations from the Agency Reviewers.
2. All bonds for improvements and final fees related to finalizing application be posted and/or paid prior to Final Approval being given.
3. Applicant to provide a final landscaping plan, prior to Final Approval of the Land Use permit.



Magna

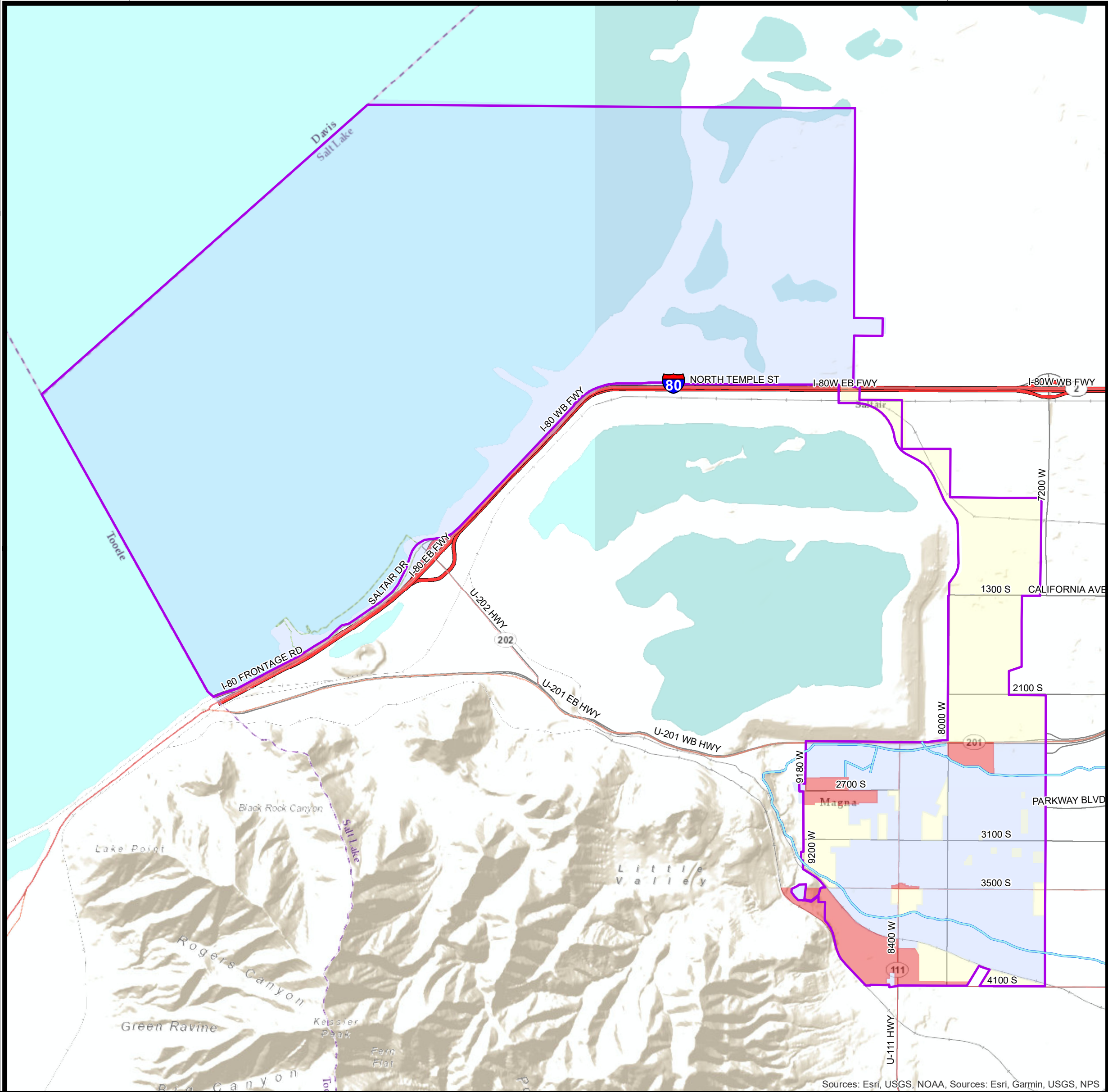
U201



- MAGNA GENERAL PLAN – OFFICIAL MAP
1. The Official Map is intended to serve as a guide to assess anticipated and desired stability of growth absorption.
 2. The Official Map should be used in conjunction with the Best Practices and the Context sections of the General Plan when making planning decisions.
 3. The Official Map colors indicate a range in the level of stability and intensity of and activity within the Township.
 4. The Official Map colors do not relate to any particular land use or zoning designation.
 5. The Official Map is not a zoning map. The zoning map should be used to make changes to specific land uses.
 6. This Official Map format does not allow staff at the Planning & Development Services office to suggest whether or not a proposed zone change will be approved.
 7. Review Steps:
 - a. Locate the proposed change on the Official Map.
 - b. Determine the anticipated level of stability and intensity of the area in which the proposed change occurs (Green, Blue, Yellow, Red, Corridor).
 - c. Determine if the proposed change would result in a level of change that is consistent with the Official Map.
 - d. Determine if the proposed change is consistent with the relevant Best Practice(s) Core Concepts and Key Questions.
 - e. Provide Comments, Questions and Feedback on the proposed change.



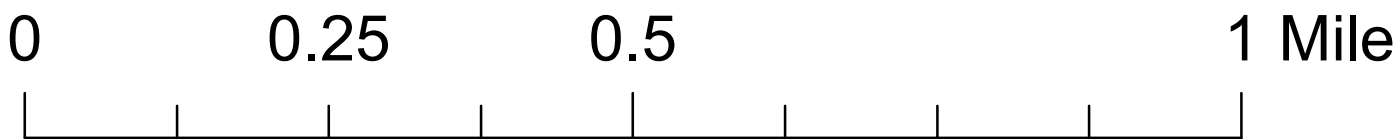
DRAFT

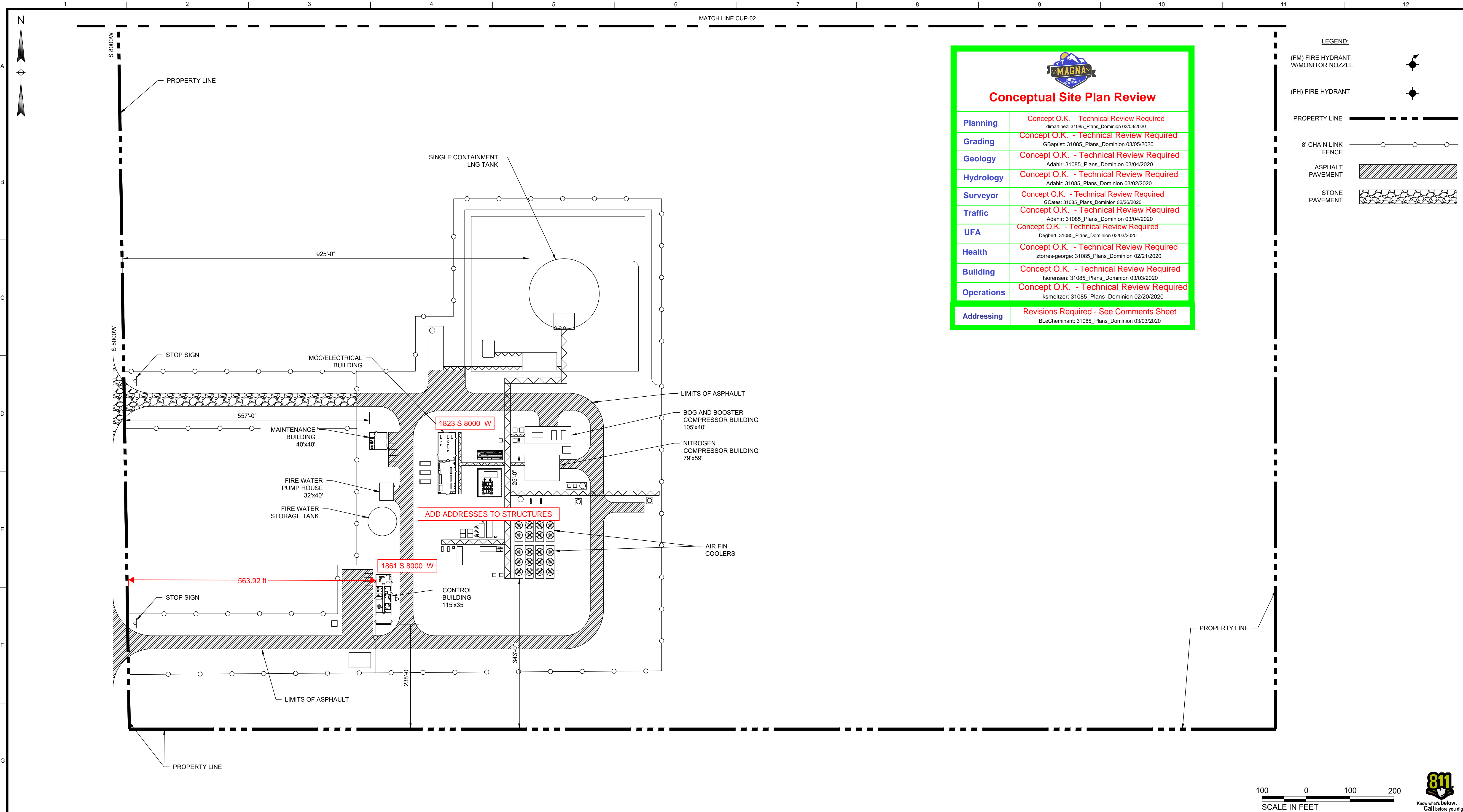


Legend

- Corridors - Adaptable - Flexible Changes
- Canals
- Metro Township Boundary
- Parcels
- Areas of Focused Change
- Areas of Moderate Change
- Stable Areas

MAGNA METRO TOWNSHIP FUTURE LAND USE





<div></div> <div>Conceptual Site Plan Review</div>	
Planning	Concept O.K. - Technical Review Required dimartinez: 31085_Plans_Dominion 03/03/2020
Grading	Concept O.K. - Technical Review Required GBaptist: 31085_Plans_Dominion 03/05/2020
Geology	Concept O.K. - Technical Review Required Adahir: 31085_Plans_Dominion 03/04/2020
Hydrology	Concept O.K. - Technical Review Required Adahir: 31085_Plans_Dominion 03/02/2020
Surveyor	Concept O.K. - Technical Review Required GCates: 31085_Plans_Dominion 02/26/2020
Traffic	Concept O.K. - Technical Review Required Adahir: 31085_Plans_Dominion 03/04/2020
UFA	Concept O.K. - Technical Review Required Degbert: 31085_Plans_Dominion 03/03/2020
Health	Concept O.K. - Technical Review Required ztorres-george: 31085_Plans_Dominion 02/21/2020
Building	Concept O.K. - Technical Review Required tsorensen: 31085_Plans_Dominion 03/03/2020
Operations	Concept O.K. - Technical Review Required ksmeltzer: 31085_Plans_Dominion 02/20/2020
Addressing	Revisions Required - See Comments Sheet BLEcheminant: 31085_Plans_Dominion 03/03/2020

LEGEND:

(FM) FIRE HYDRANT W/MONITOR NOZZLE

(FH) FIRE HYDRANT

PROPERTY LINE

8' CHAIN LINK FENCE

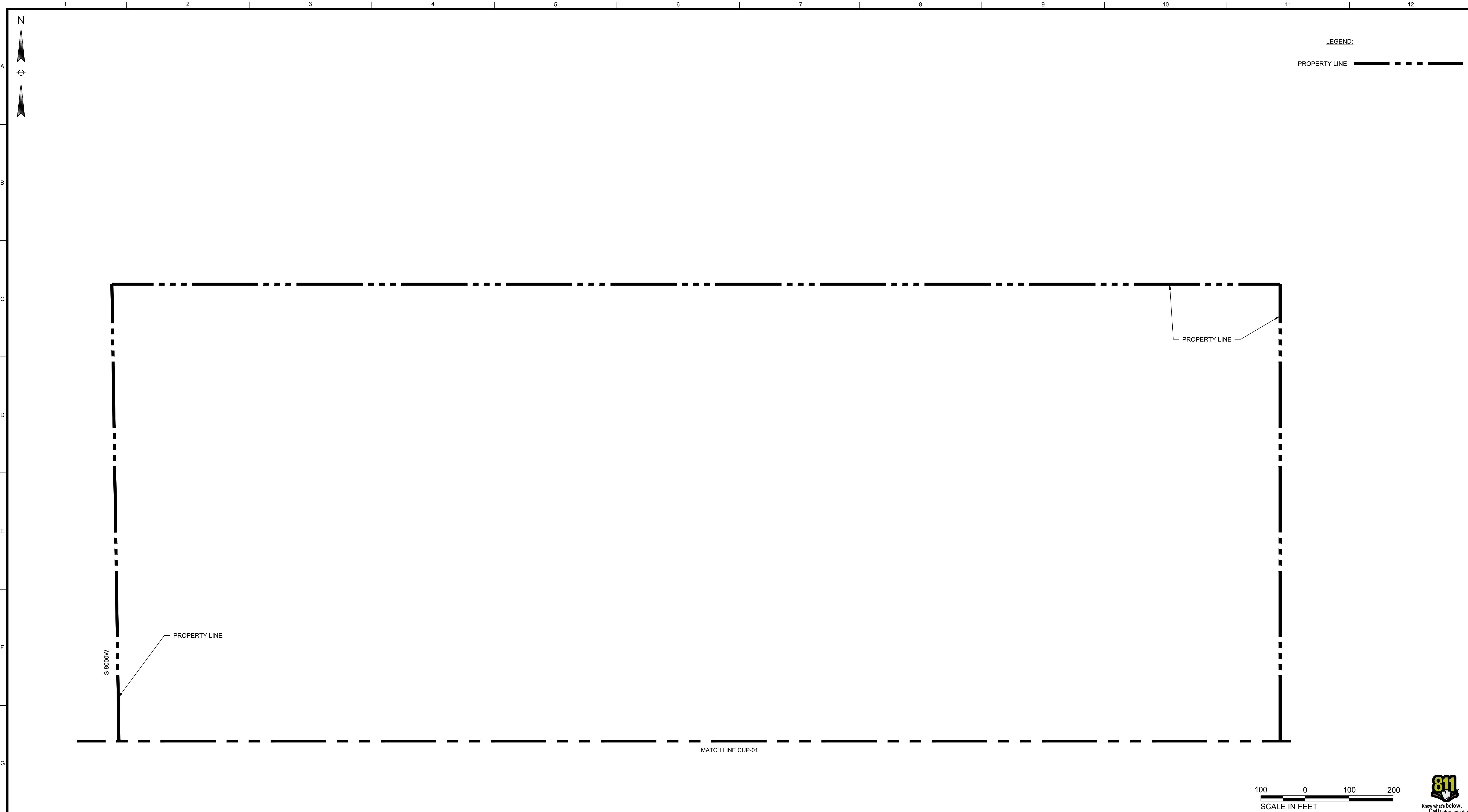
ASPHALT PAVEMENT


STONE PAVEMENT

1000 0 100 200

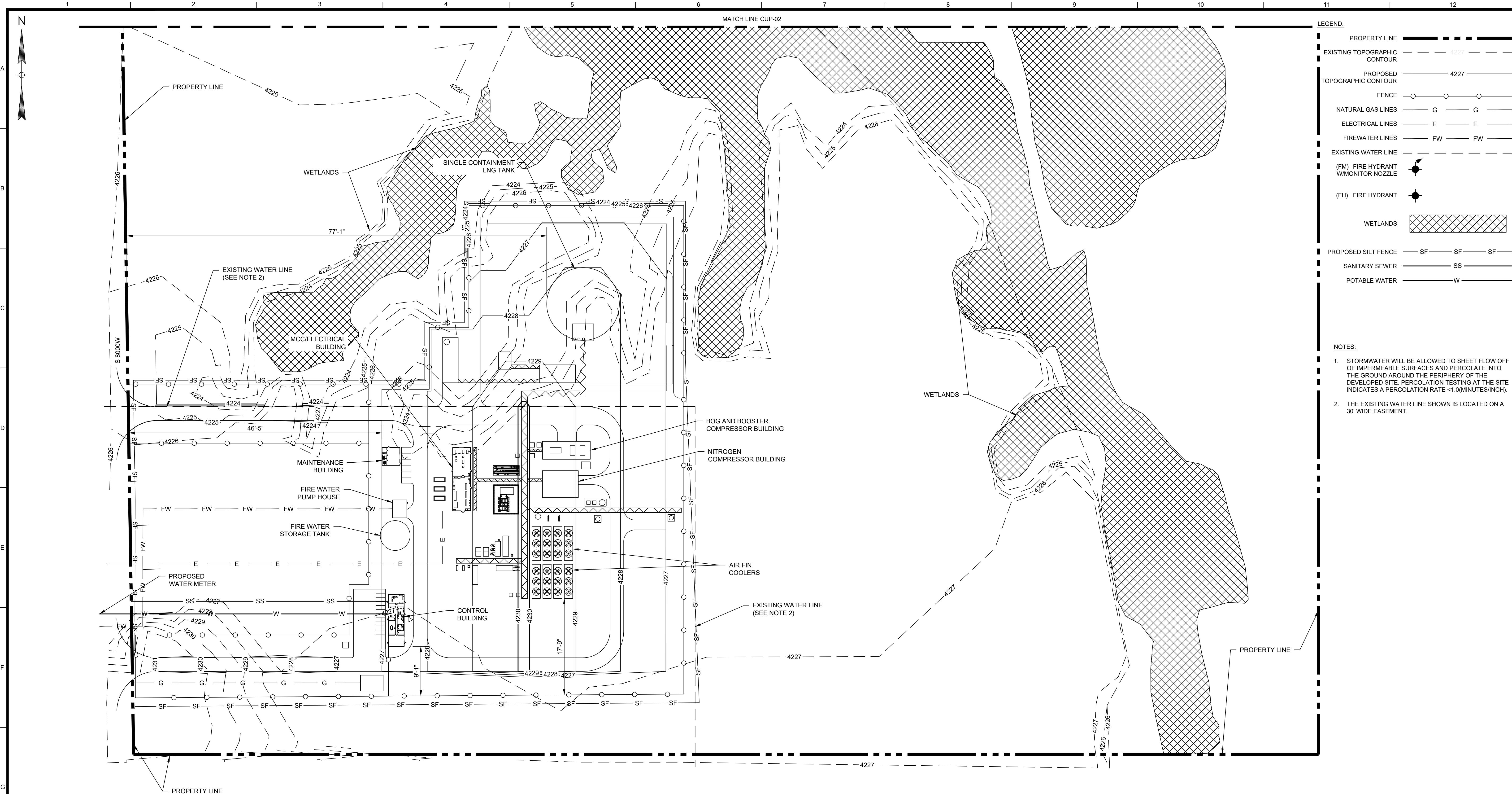
SCALE IN FEET

REFERENCE DRAWINGS			WORK ORDERS		REVISIONS					ENGINEERING RECORD		
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK	DRAWN BY: L. TUTTLE		
					A	ISSUED FOR REVIEW	01/31/2020	LJT	MAS	CHECKED BY:		
										PROJECT ENGINEER: P. SHANNON		
										SURVEYOR:		
										ENGINEERING MNGR: A. SHEPPARD		
										CONSTR MNGR:		
THE INFORMATION AND CONCEPTS CONTAINED IN THIS DOCUMENT ARE CONFIDENTIAL AND THE PROPERTY OF DOMINION ENERGY AND/OR THE CLIENT IDENTIFIED. DUPLICATION OR USE OF THIS INFORMATION AND/OR CONSTRUCTION OF SYSTEMS BASED ON THIS DOCUMENT ARE STRICTLY PROHIBITED WITHOUT WRITTEN AUTHORIZATION FROM QUESTAR.										SECTION:	T	R
										ELEVATION:		
										LAT:		LONG:
										SCALE:		
										DOMINION ENERGY UTAH		
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										COUNTY		
										STATE		
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										10071268-CUP-01		
										SHEET		REVISION
										1		A



REFERENCE DRAWINGS			WORK ORDERS		REVISIONS					ENGINEERING RECORD		<div><div><div></div><div>Dominion Energy®</div><div>DOMINION ENERGY UTAH</div></div></div>	LINE NUMBER:					
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK	DRAWN BY: L. TUTTLE	FACILITY:							
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										PROJECT ENGINEER: P. SHANNON	DESCRIPTION:							
										SURVEYOR:	ADDRESS:							
										ENGINEERING MNGR: A. SHEPPARD	LNG FACILITY CONDITIONAL USE PERMIT PRELIMINARY SITE PLAN - NORTH							
										CONSTR MNGR:								
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													LAT:	LONG:				
													SCALE:					
												DRAWING NUMBER			SHEET	REVISION		
												10071268-CUP-02			1	A		





LEGEND:

PROPERTY LINE ————

EXISTING TOPOGRAPHIC CONTOUR ———— 4227 ————

PROPOSED TOPOGRAPHIC CONTOUR ———— 4227 ————

FENCE —○—○—○—

NATURAL GAS LINES — G — G —

ELECTRICAL LINES — E — E —

FIREWATER LINES — FW — FW —

EXISTING WATER LINE ————

(FM) FIRE HYDRANT W/MONITOR NOZZLE

(FH) FIRE HYDRANT

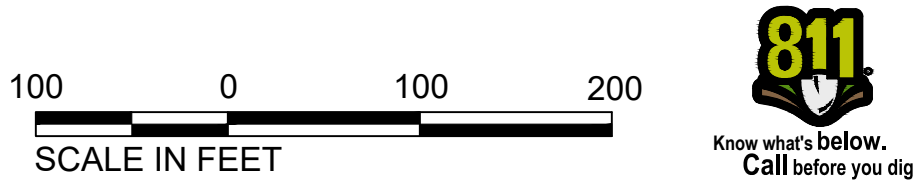
WETLANDS


PROPOSED SILT FENCE — SF — SF — SF —

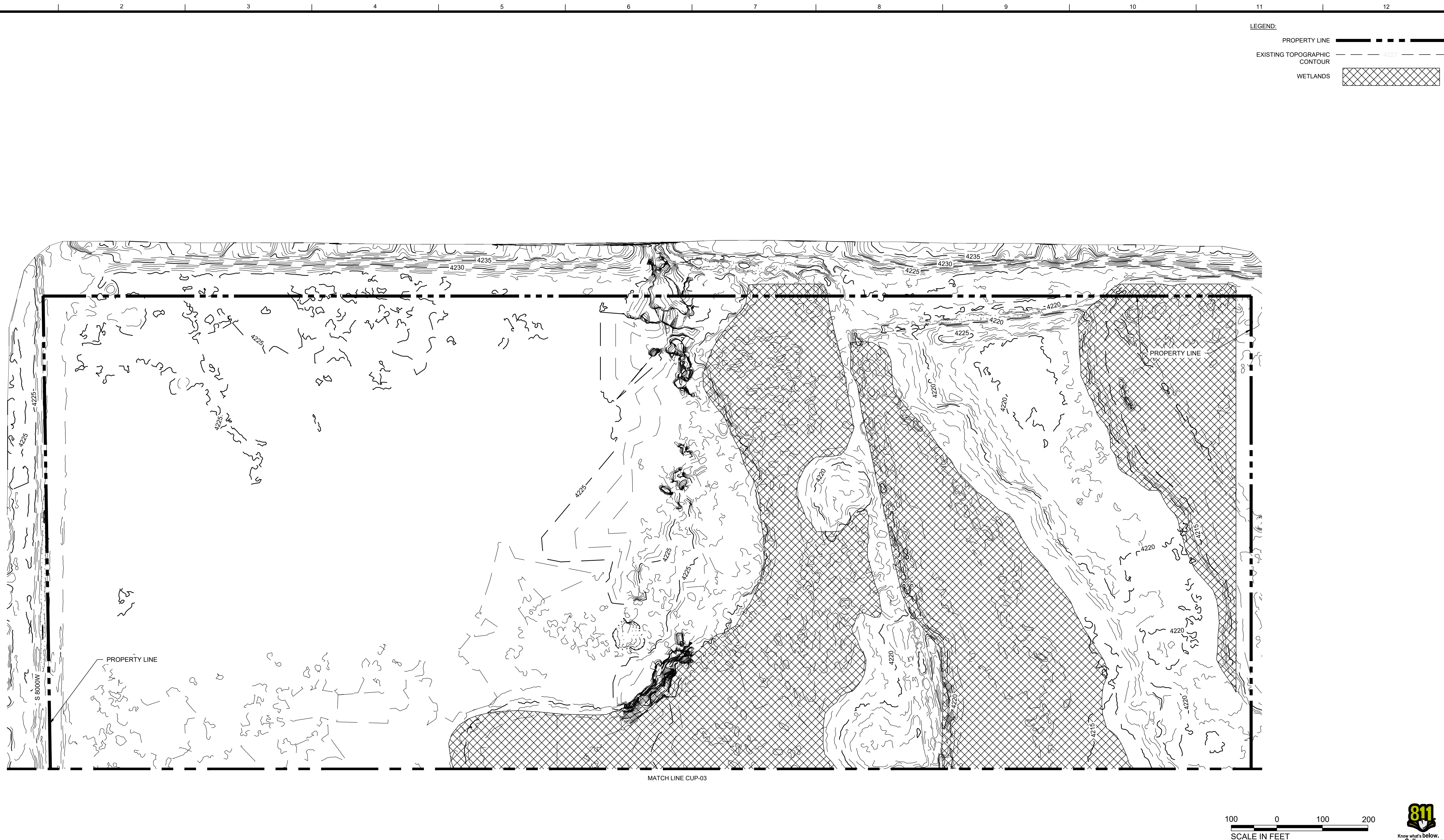
SANITARY SEWER — SS —


POTABLE WATER — W —

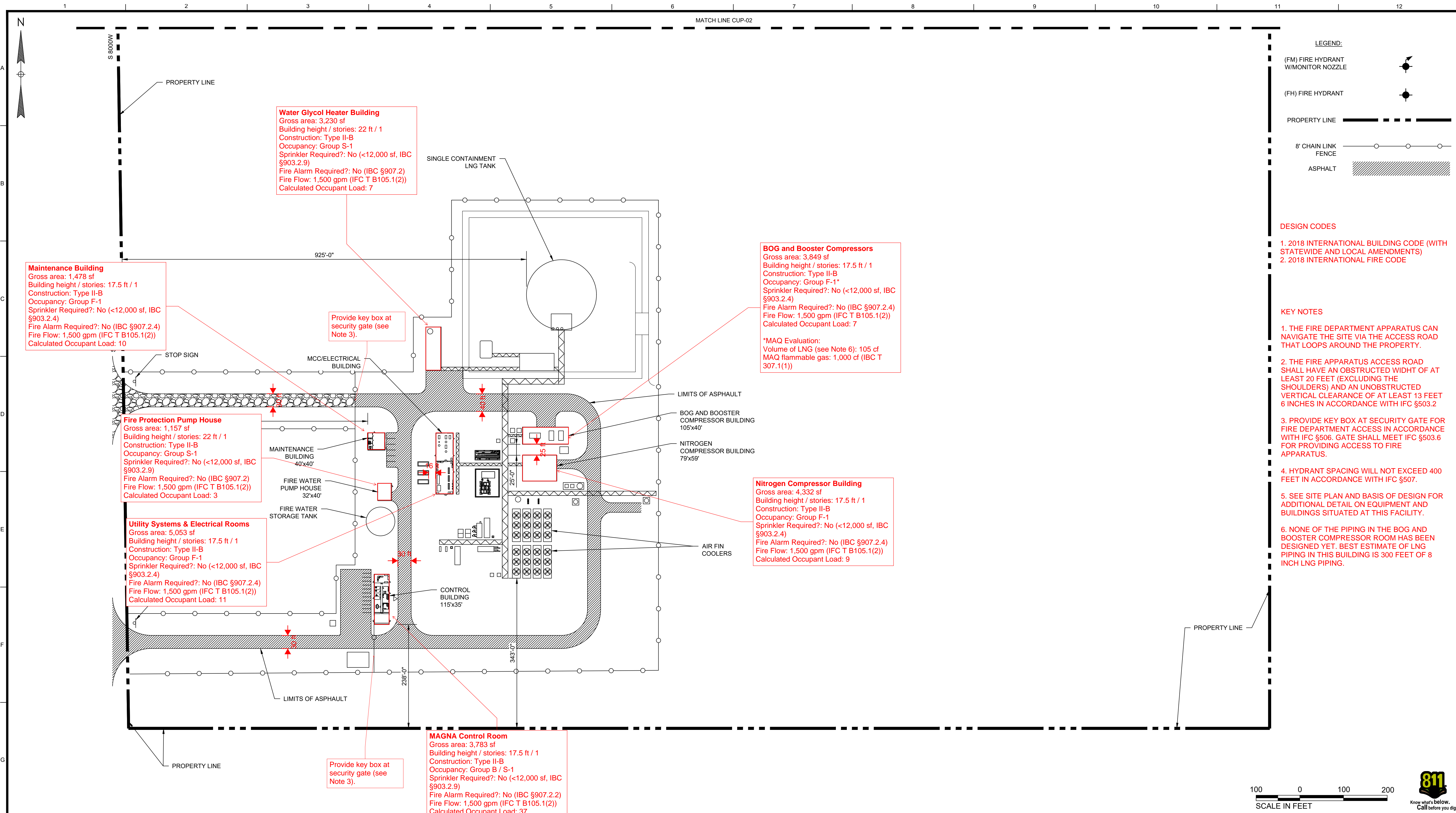
- NOTES:**
- STORMWATER WILL BE ALLOWED TO SHEET FLOW OFF OF IMPERMEABLE SURFACES AND PERCOLATE INTO THE GROUND AROUND THE PERIPHERY OF THE DEVELOPED SITE. PERCOLATION TESTING AT THE SITE INDICATES A PERCOLATION RATE <1.0(MINUTES/INCH).
 - THE EXISTING WATER LINE SHOWN IS LOCATED ON A 30' WIDE EASEMENT.




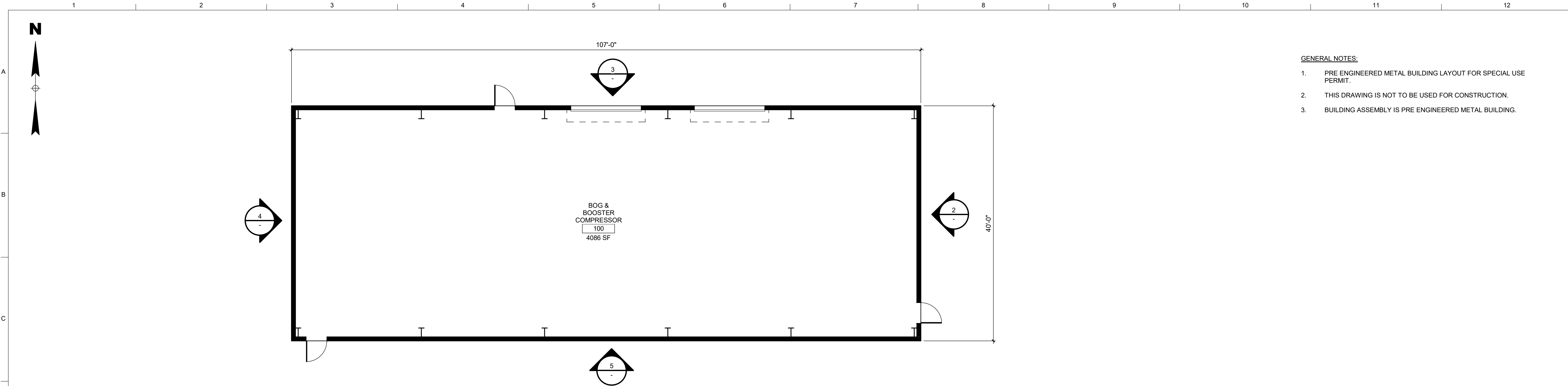
REFERENCE DRAWINGS			WORK ORDERS		REVISIONS					ENGINEERING RECORD		
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK	DRAWN BY: L. TUTTLE		
					A	ISSUED FOR REVIEW	01/31/2020	LJT	MAS	CHECKED BY:		
										PROJECT ENGINEER: P. SHANNON		
										SURVEYOR:		
										ENGINEERING MNGR: A. SHEPPARD		
										CONSTR MNGR:		
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										ELEVATION:		
										LAT: LONG:		
										SCALE:		
										 DOMINION ENERGY UTAH		
										LINE NUMBER: FACILITY: TITLE: DESCRIPTION: ADDRESS:		
										LNG FACILITY CONDITIONAL USE PERMIT PRELIMINARY GRADING & DRAINAGE PLAN - SOUTH		
										CITY	COUNTY	STATE
										DRAWING NUMBER 10071268-CUP-03		SHEET 1
										REVISION A		



REFERENCE DRAWINGS			WORK ORDERS		REVISIONS				ENGINEERING RECORD		<div><div>Dominion Energy®</div><div>DOMINION ENERGY UTAH</div></div>	LINE NUMBER:			
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DATE	BY	CHECK	DRAWN BY: L. TUTTLE	FACILITY:					
					A	ISSUED FOR REVIEW	01/31/2020	LJT	MAS	CHECKED BY:		LNG FACILITY CONDITIONAL USE PERMIT PRELIMINARY GRADING & DRAINAGE PLAN - NORTH			
										PROJECT ENGINEER: P. SHANNON					
										SURVEYOR:					
										ENGINEERING MNGR: A. SHEPPARD					
										CONSTR MNGR:		ADDRESS:			
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										10071268-CUP-04			1	A	

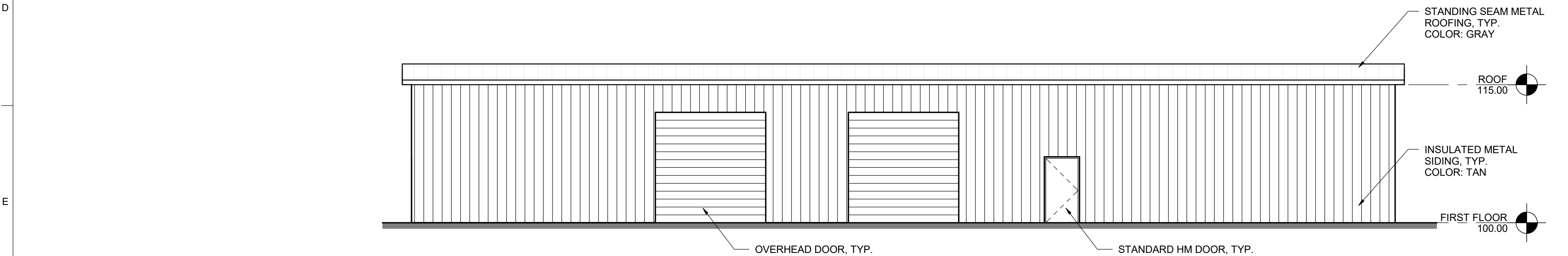


REFERENCE DRAWINGS				WORK ORDERS		REVISIONS					ENGINEERING RECORD		<div><div><div>DOMINION ENERGY UTAH</div></div></div>	<div>LINE NUMBER: FACILITY: TITLE: DESCRIPTION: ADDRESS:</div> <div>LNG FACILITY CONDITIONAL USE PERMIT FIRE PROTECTION</div>		
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK	DRAWN BY: L. TUTTLE						
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										PROJECT ENGINEER: P. SHANNON						
										SURVEYOR:						
										ENGINEERING MNGR: A. SHEPPARD						
										CONSTR MNGR:						
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												CITY	COUNTY	STATE		
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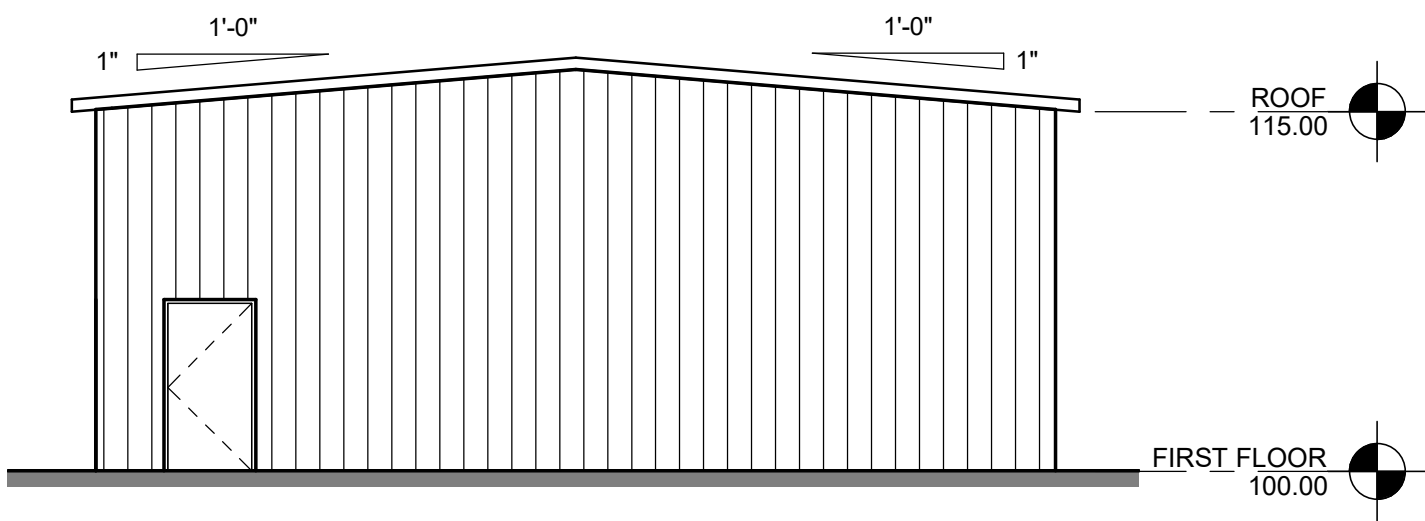


FLOOR PLAN
1/8" = 1'-0"

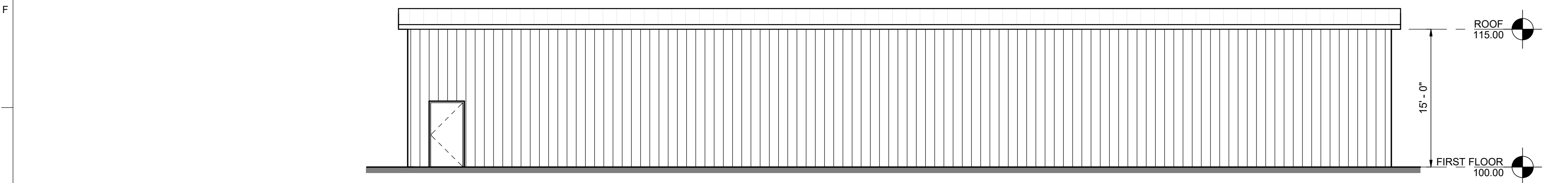
- GENERAL NOTES:
- PRE ENGINEERED METAL BUILDING LAYOUT FOR SPECIAL USE PERMIT.
 - THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION.
 - BUILDING ASSEMBLY IS PRE ENGINEERED METAL BUILDING.



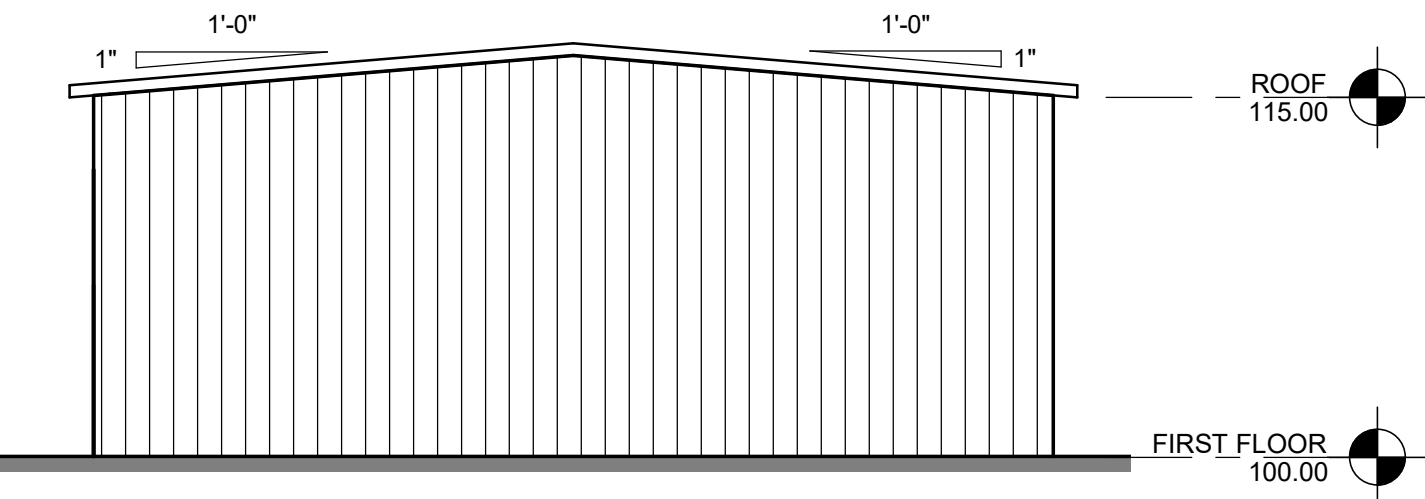
3 NORTH ELEVATION
1/8" = 1'-0"




2 EAST ELEVATION
1/8" = 1'-0"

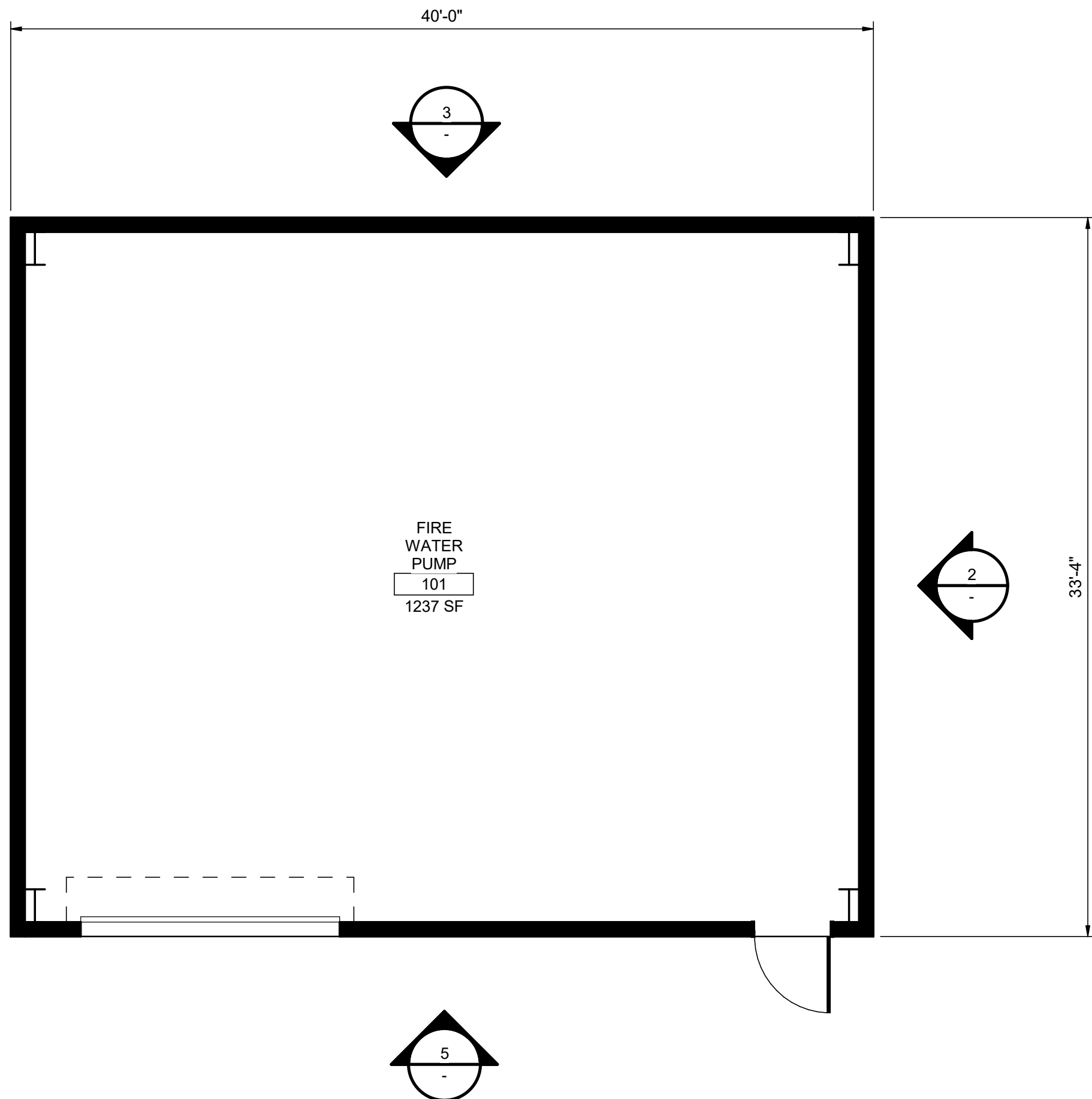
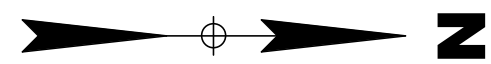


5 SOUTH ELEVATION
1/8" = 1'-0"



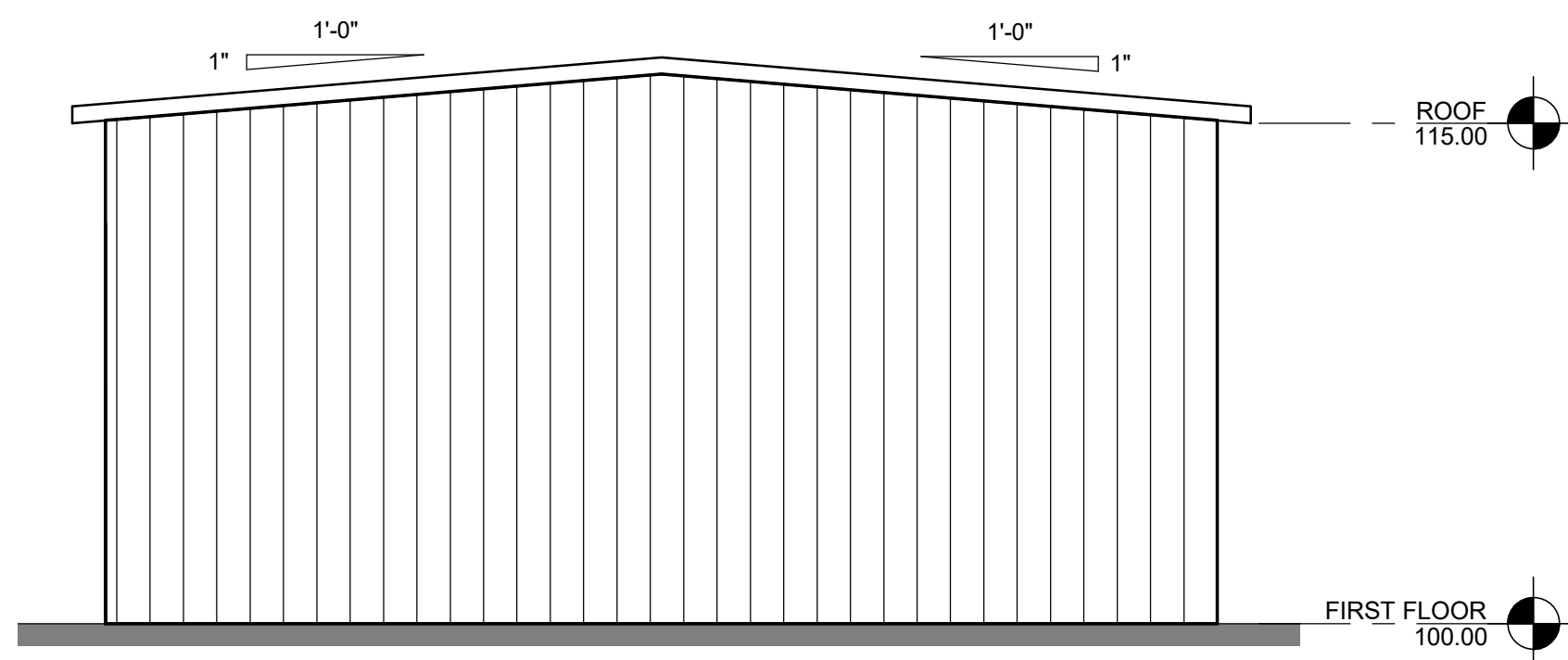
4 WEST ELEVATION
1/8" = 1'-0"

REFERENCE DRAWINGS			WORK ORDERS			REVISIONS				ENGINEERING RECORD				 DOMINION ENERGY UTAH	LINE NUMBER							
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK	DRAWN BY:	DRAWN BY:	DRAWN BY:	DRAWN BY:		DRAWN BY:	FACILITY:						
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																	LAT:	LONG:				
																	SCALE: AS NOTED					
															DRAWING NUMBER 10105159-CUP-24				SHEET 1	REVISION		

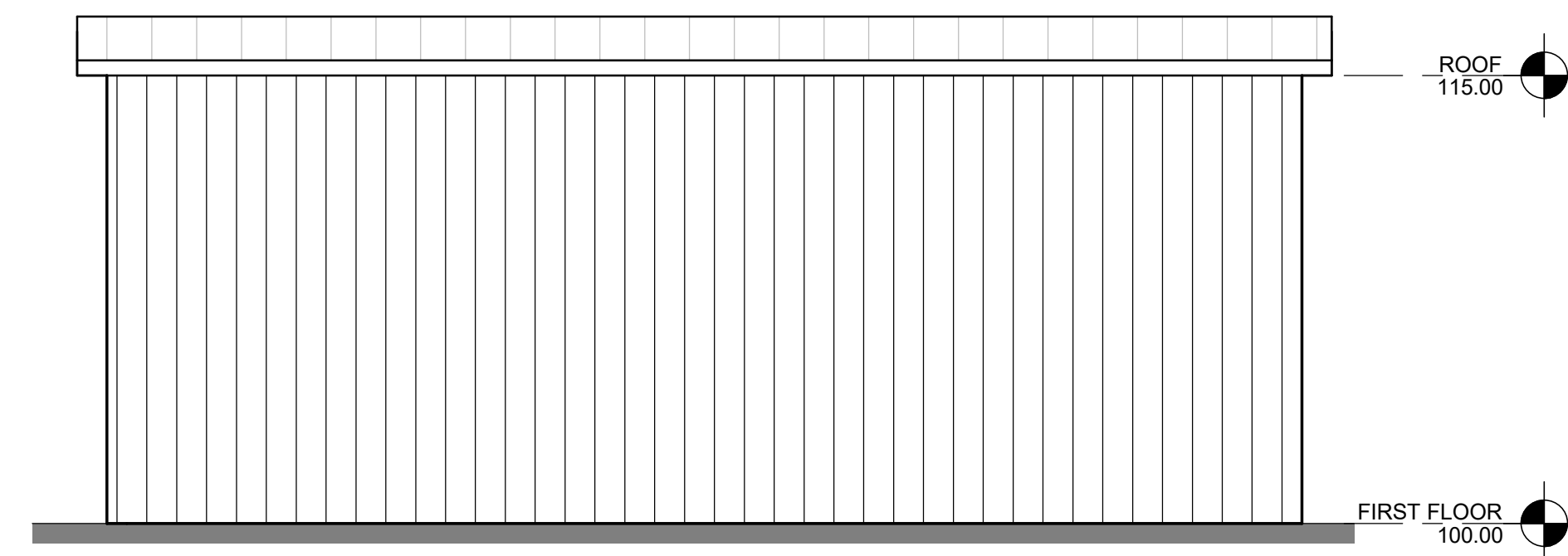


FLOOR PLAN

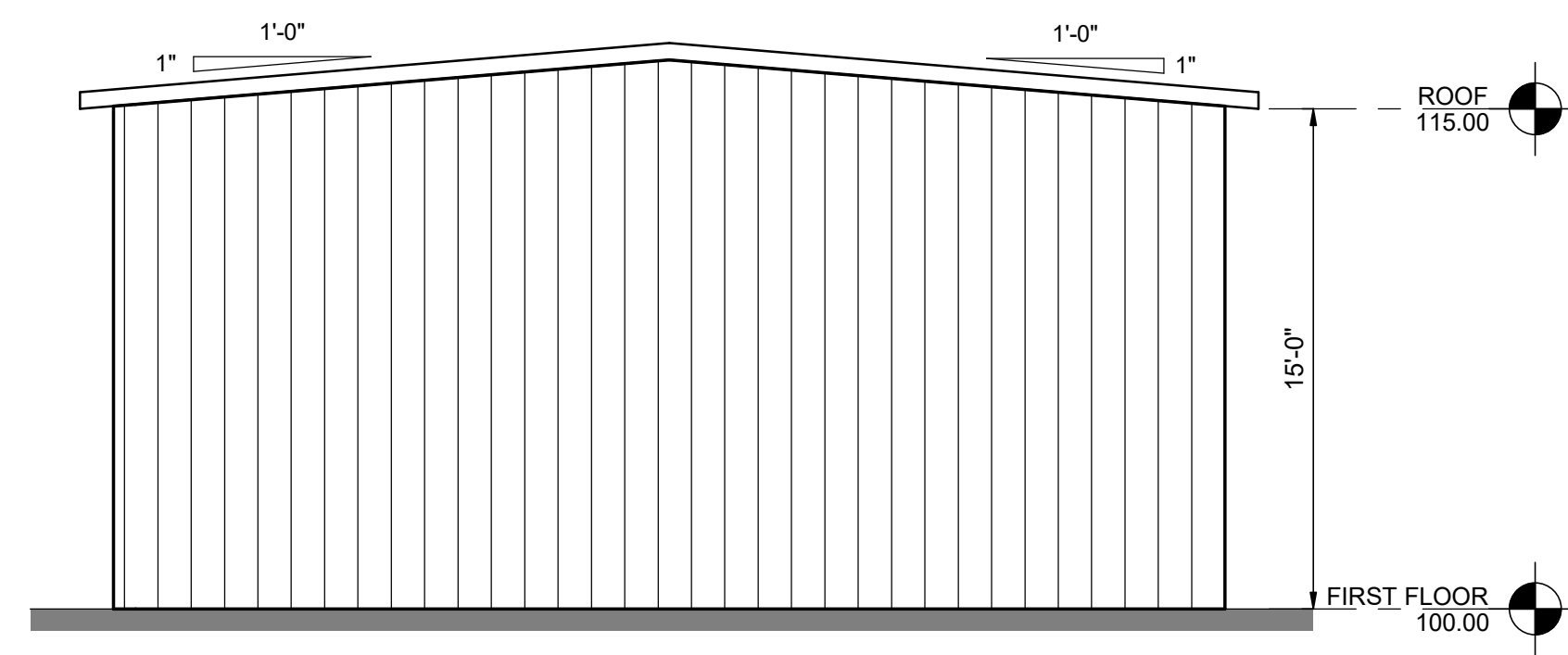
3/16" = 1'-0"



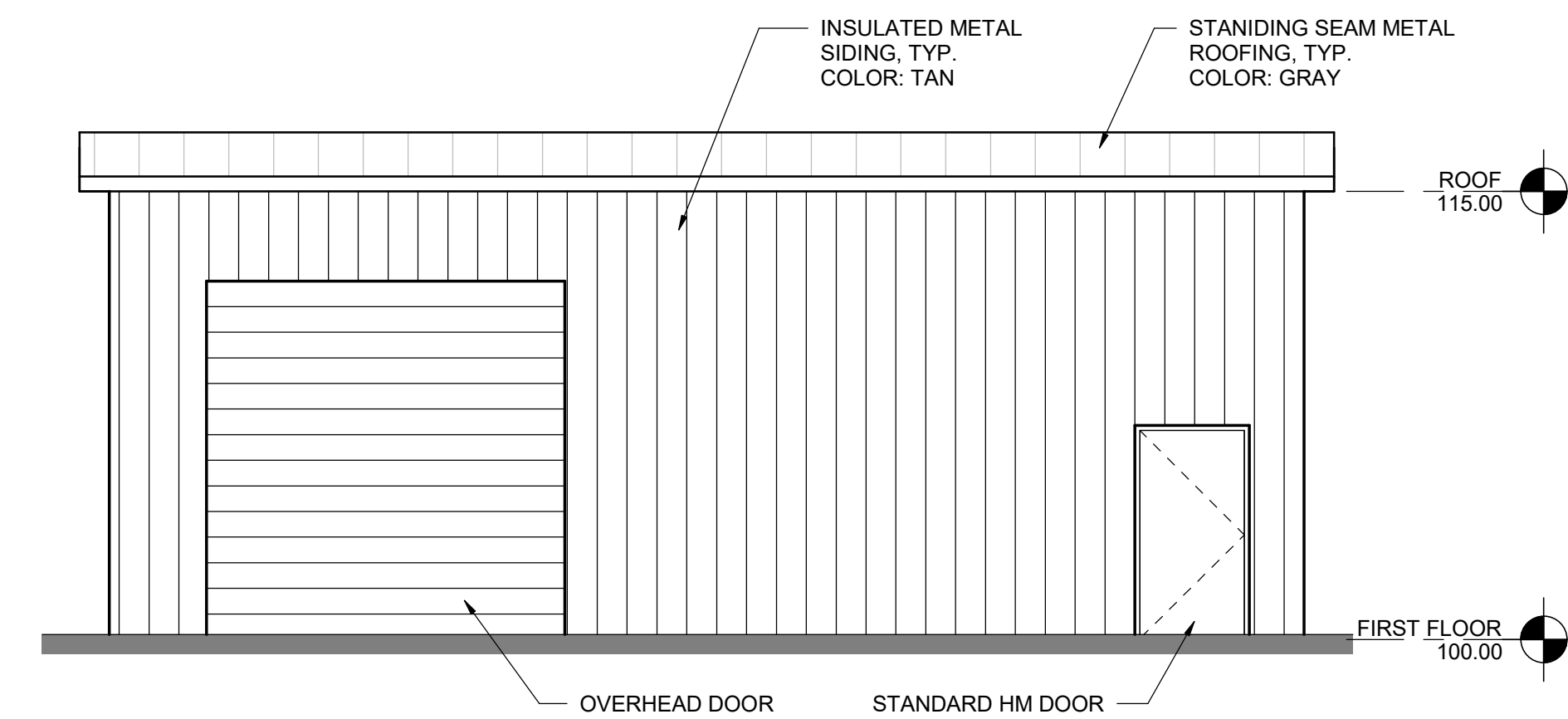
2 NORTH ELEVATION
- 3/16" = 1'-0"



3 WEST ELEVATION
- 3/16" = 1'-0"

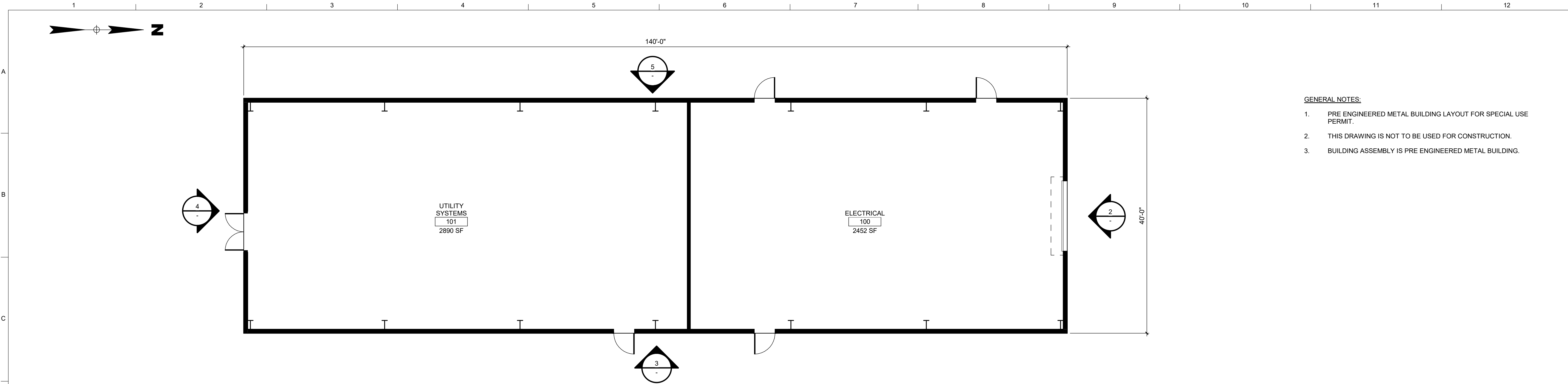


4 SOUTH ELEVATION
- 3/16" = 1'-0"



5 EAST ELEVATION
- 3/16" = 1'-0"

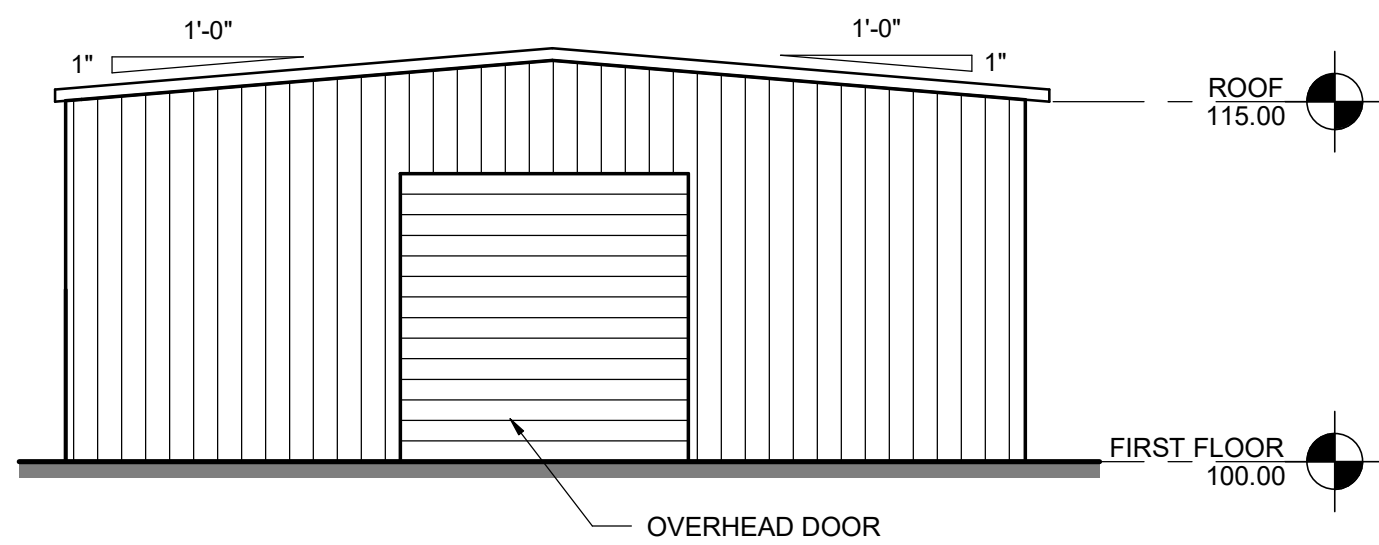
REFERENCE DRAWINGS			WORK ORDERS			REVISIONS				ENGINEERING RECORD	<div><div><div></div></div><div><div>Dominion</div><div>Energy</div></div><div><div>DOMINION ENERGY</div><div>UTAH</div></div></div>	LINE NUMBER	<div>LNG FACILITY</div> <div>FIRE WATER PUMP HOUSE</div> <div>CONDITIONAL USE PERMIT</div>						
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK	DRAWN BY:		FACILITY:							
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																	ELEVATION:		
												LAT: LONG:							
											SCALE: AS NOTED	DRAWING NUMBER 10105159-CUP-16			SHEET 1	REVISION			



- GENERAL NOTES:
- PRE ENGINEERED METAL BUILDING LAYOUT FOR SPECIAL USE PERMIT.
 - THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION.
 - BUILDING ASSEMBLY IS PRE ENGINEERED METAL BUILDING.

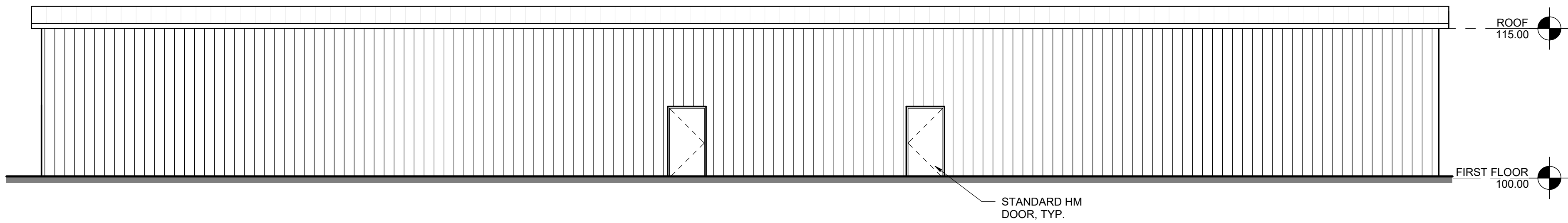
FLOOR PLAN

1/8" = 1'-0"



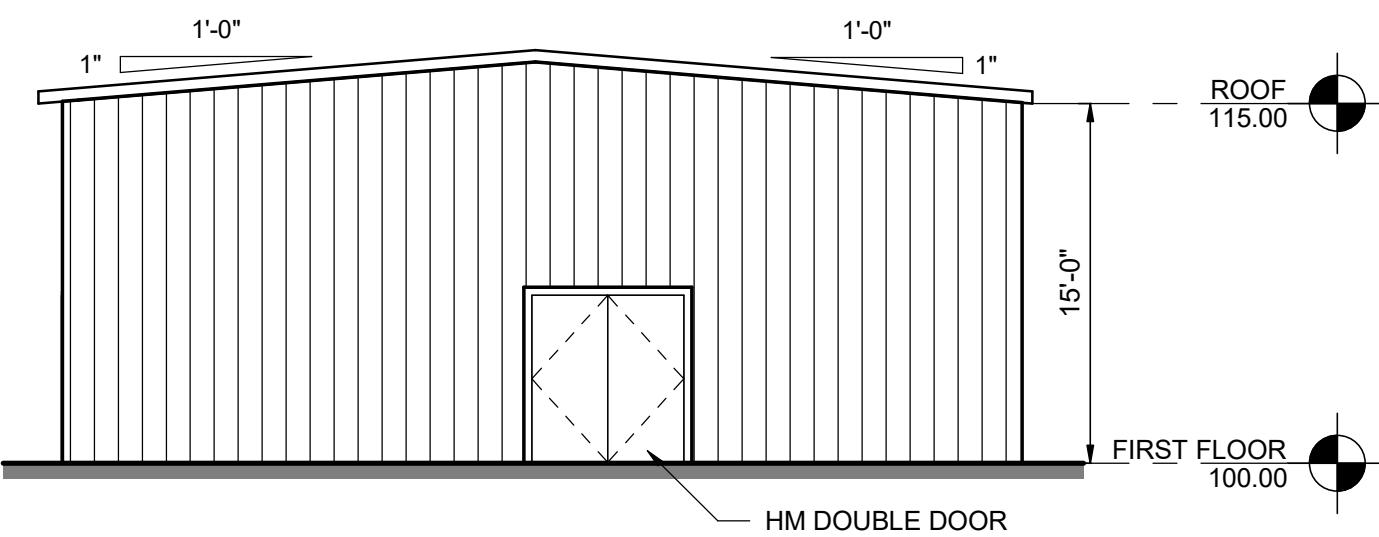
NORTH ELEVATION

1/8" = 1'-0"



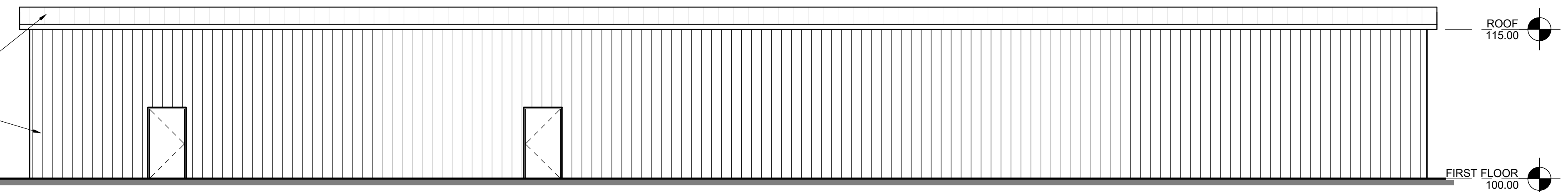
EAST ELEVATION

1/8" = 1'-0"




SOUTH ELEVATION

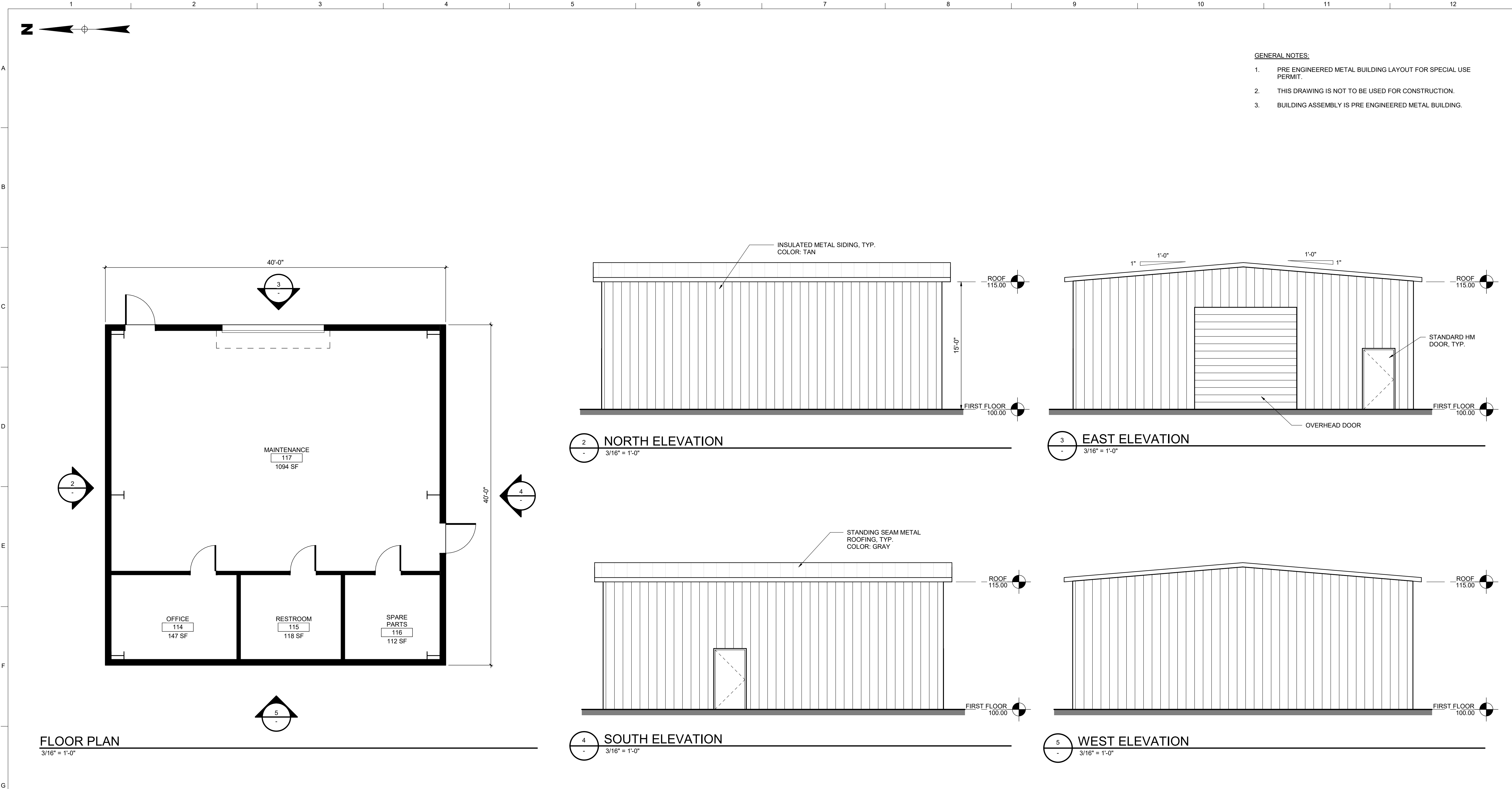
1/8" = 1'-0"




WEST ELEVATION

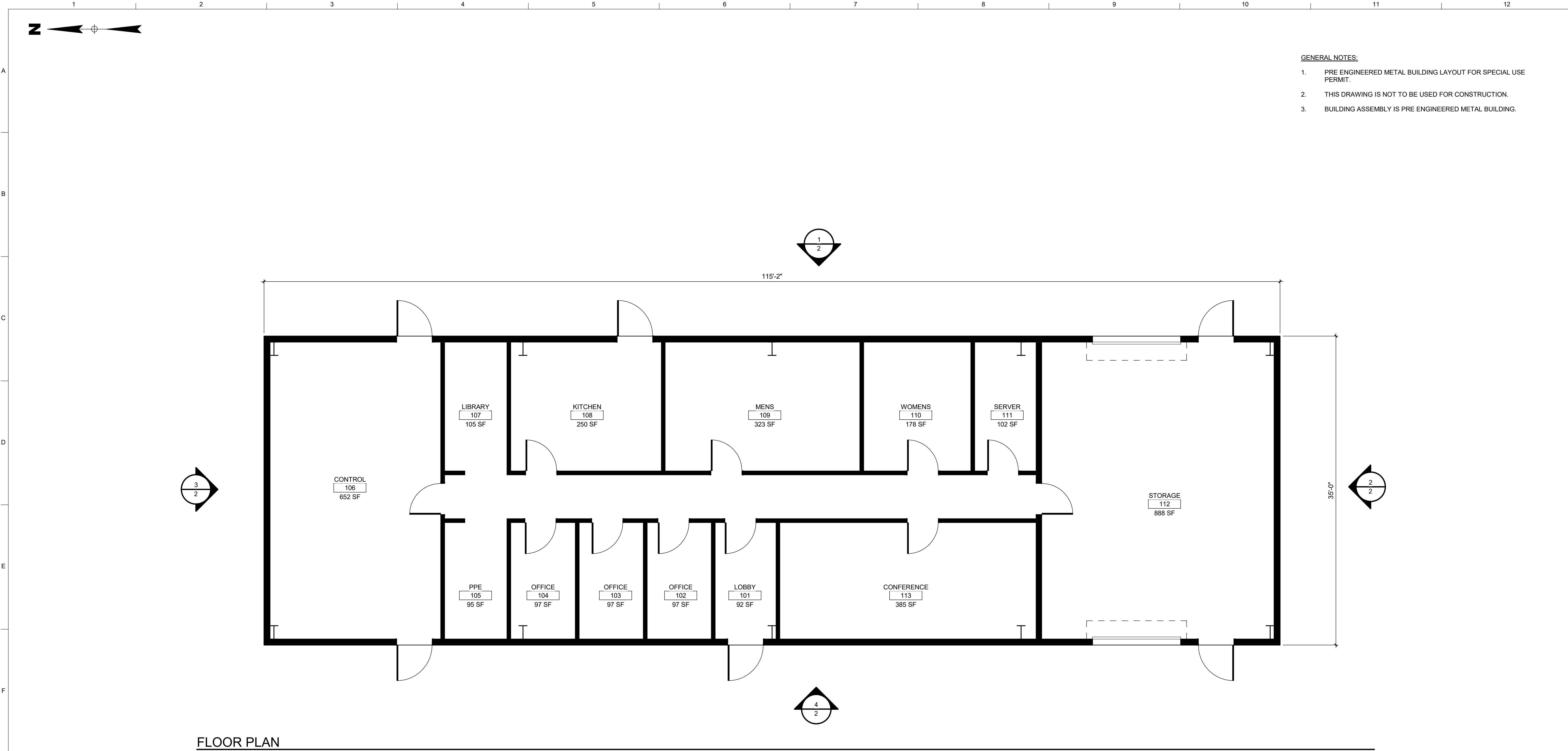
1/8" = 1'-0"

REFERENCE DRAWINGS			WORK ORDERS		REVISIONS					ENGINEERING RECORD		<div><div><div>DOMINION ENERGY</div><div>UTAH</div></div></div>	LINE NUMBER			LNG FACILITY UTILITY SYSTEMS & ELECTRICAL CONDITIONAL USE PERMIT		
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												10105159-CUP-15			1			
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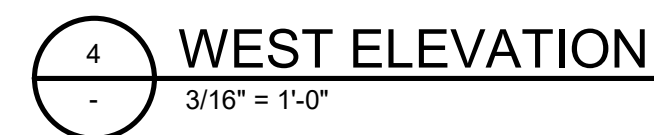
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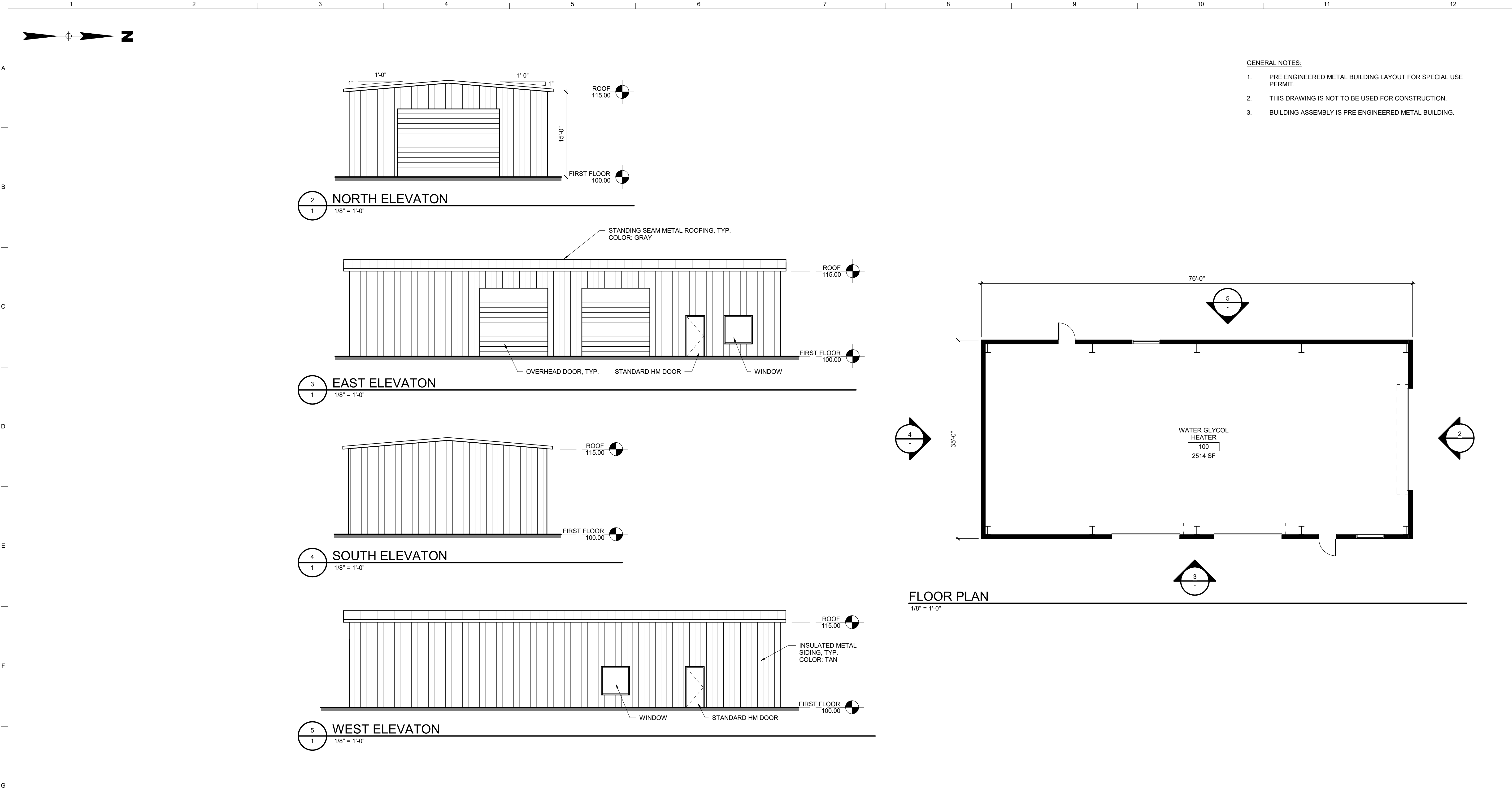
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REFERENCE DRAWINGS			WORK ORDERS			REVISIONS				ENGINEERING RECORD	<div><div><div></div></div><div><div>Dominion</div><div>Energy</div></div><div><div>DOMINION ENERGY</div><div>UTAH</div></div></div>	LINE NUMBER	<div>LNG FACILITY</div> <div>MAGNA CONTROL ROOM</div> <div>CONDITIONAL USE PERMIT</div>				
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK	DRAWN BY:		FACILITY:					
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											10105159-CUP-12			1			

1. PRE ENGINEERED METAL BUILDING LAYOUT FOR SPECIAL USE PERMIT.
2. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION.
3. BUILDING ASSEMBLY IS PRE ENGINEERED METAL BUILDING.

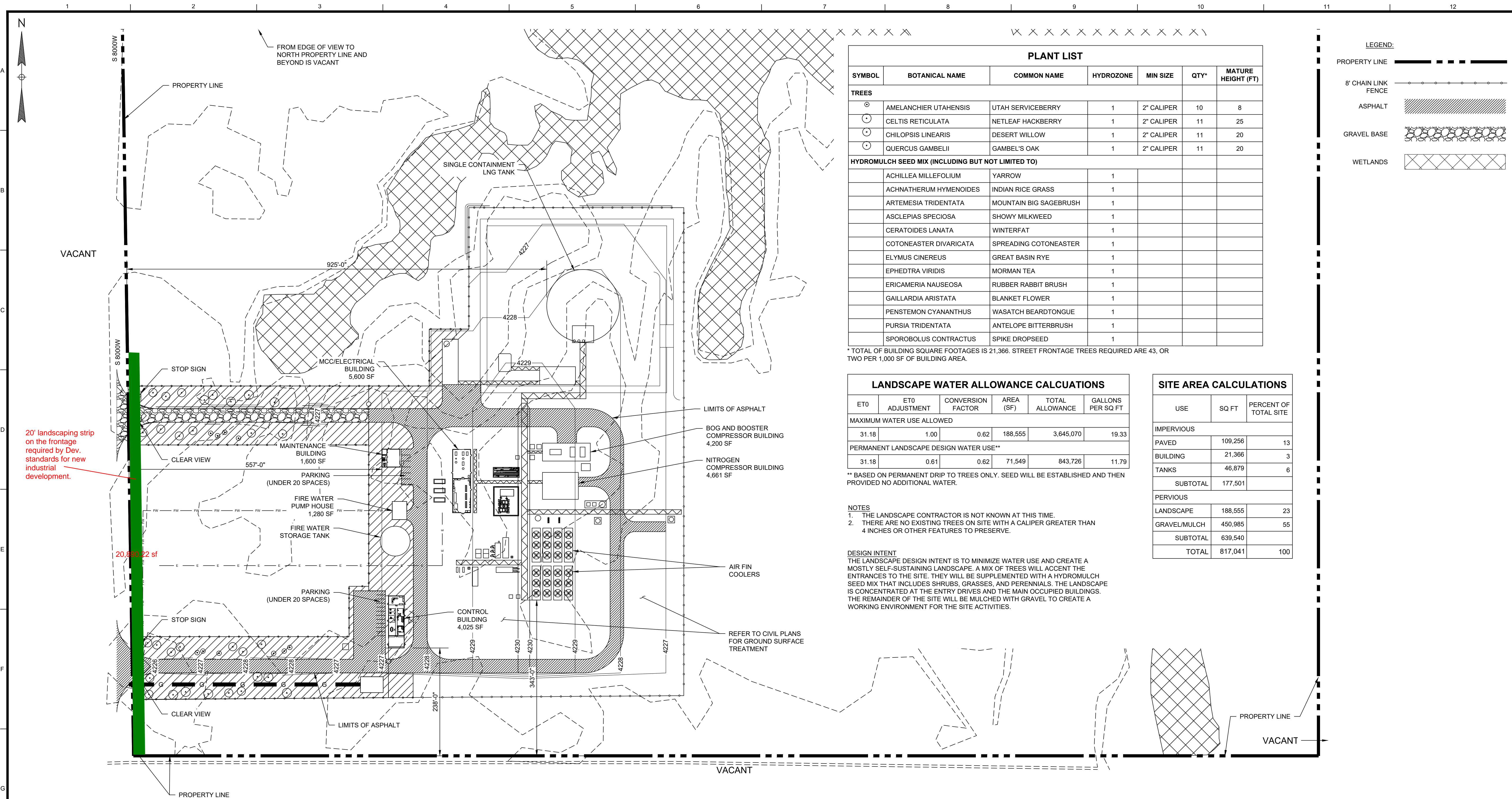


REFERENCE DRAWINGS			WORK ORDERS			REVISIONS				ENGINEERING RECORD	<div><div></div><div>Dominion Energy</div><div>DOMINION ENERGY UTAH</div></div>	LINE NUMBER	LNG FACILITY MAGNA CONTROL ROOM CONDITIONAL USE PERMIT			
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK	DRAWN BY:		FACILITY:				
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													2	REVISION		



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REFERENCE DRAWINGS			WORK ORDERS			REVISIONS				ENGINEERING RECORD	<div><div></div><div>Dominion Energy</div><div>DOMINION ENERGY UTAH</div></div>	LINE NUMBER				
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											1					



PLANT LIST						
SYMBOL	BOTANICAL NAME	COMMON NAME	HYDROZONE	MIN SIZE	QTY*	MATURE HEIGHT (FT)
TREES						
☉	AMELANCHIER UTAHENSIS	UTAH SERVICEBERRY	1	2" CALIPER	10	8
☉	CELTIS RETICULATA	NETLEAF HACKBERRY	1	2" CALIPER	11	25
☉	CHILOPSIS LINEARIS	DESERT WILLOW	1	2" CALIPER	11	20
☉	QUERCUS GAMBELII	GAMBEL'S OAK	1	2" CALIPER	11	20
HYDROMULCH SEED MIX (INCLUDING BUT NOT LIMITED TO)						
	ACHILLEA MILLEFOLIUM	YARROW	1			
	ACHNATHERUM HYMENOIDES	INDIAN RICE GRASS	1			
	ARTEMESIA TRIDENTATA	MOUNTAIN BIG SAGEBRUSH	1			
	ASCLEPIAS SPECIOSA	SHOWY MILKWEED	1			
	CERATOIDES LANATA	WINTERFAT	1			
	COTONEASTER DIVARICATA	SPREADING COTONEASTER	1			
	ELYMUS CINEREUS	GREAT BASIN RYE	1			
	EPHEDRA VIRIDIS	MORMAN TEA	1			
	ERICAMERIA NAUSEOSA	RUBBER RABBIT BRUSH	1			
	GALLARDIA ARISTATA	BLANKET FLOWER	1			
	PENSTEMON CYANANTHUS	WASATCH BEARDTONGUE	1			
	PURSLIA TRIDENTATA	ANTELOPE BITTERBRUSH	1			
	SPOROBOLUS CONTRACTUS	SPIKE DROPSEED	1			

* TOTAL OF BUILDING SQUARE FOOTAGES IS 21,366. STREET FRONTAGE TREES REQUIRED ARE 43, OR TWO PER 1,000 SF OF BUILDING AREA.

LANDSCAPE WATER ALLOWANCE CALCUATIONS					
ET0	ET0 ADJUSTMENT	CONVERSION FACTOR	AREA (SF)	TOTAL ALLOWANCE	GALLONS PER SQ FT
MAXIMUM WATER USE ALLOWED					
31.18	1.00	0.62	188,555	3,645,070	19.33
PERMANENT LANDSCAPE DESIGN WATER USE**					
31.18	0.61	0.62	71,549	843,726	11.79

** BASED ON PERMANENT DRIP TO TREES ONLY. SEED WILL BE ESTABLISHED AND THEN PROVIDED NO ADDITIONAL WATER.

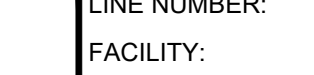
NOTES

1. THE LANDSCAPE CONTRACTOR IS NOT KNOWN AT THIS TIME.
2. THERE ARE NO EXISTING TREES ON SITE WITH A CALIPER GREATER THAN 4 INCHES OR OTHER FEATURES TO PRESERVE.

DESIGN INTENT

THE LANDSCAPE DESIGN INTENT IS TO MINIMIZE WATER USE AND CREATE A MOSTLY SELF-SUSTAINING LANDSCAPE. A MIX OF TREES WILL ACCENT THE ENTRANCES TO THE SITE. THEY WILL BE SUPPLEMENTED WITH A HYDROMULCH SEED MIX THAT INCLUDES SHRUBS, GRASSES, AND PERENNIALS. THE LANDSCAPE IS CONCENTRATED AT THE ENTRY DRIVES AND THE MAIN OCCUPIED BUILDINGS. THE REMAINDER OF THE SITE WILL BE MULCHED WITH GRAVEL TO CREATE A WORKING ENVIRONMENT FOR THE SITE ACTIVITIES.

SITE AREA CALCULATIONS		
USE	SQ FT	PERCENT OF TOTAL SITE
IMPERVIOUS		
PAVED	109,256	13
BUILDING	21,366	3
TANKS	46,879	6
SUBTOTAL	177,501	
PERVIOUS		
LANDSCAPE	188,555	23
GRAVEL/MULCH	450,985	55
SUBTOTAL	639,540	
TOTAL	817,041	100

REFERENCE DRAWINGS			WORK ORDERS		REVISIONS					ENGINEERING RECORD	<div><div><div>Dominion Energy®</div><div>DOMINION ENERGY UTAH</div></div></div>	LINE NUMBER:				
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK	DRAWN BY: L. PATY		FACILITY:				
					A	ISSUED FOR REVIEW	02/12/2020	LEP	MAS	CHECKED BY:		TITLE:				
										PROJECT ENGINEER: P. SHANNON		DESCRIPTION:				
										SURVEYOR:		ADDRESS:				
										ENGINEERING MNGR: A. SHEPPARD		LNG FACILITY CONDITIONAL USE PERMIT CONCEPTUAL LANDSCAPE PLAN				
										CONSTR MNGR:						
THE INFORMATION AND CONCEPTS CONTAINED IN THIS DOCUMENT ARE CONFIDENTIAL AND THE PROPERTY OF DOMINION ENERGY AND/OR THE CLIENT IDENTIFIED. DUPLICATION OR USE OF THIS INFORMATION AND/OR CONSTRUCTION OF SYSTEMS BASED ON THIS DOCUMENT ARE STRICTLY PROHIBITED WITHOUT WRITTEN AUTHORIZATION FROM QUESTAR.																
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