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 Mayor's Meeting

Public Meeting Agenda

Thursday, October 29, 2020 9:00 A.M.

Pursuant to HB 5002 as codified in Utah Code Ann. § 52-4-207(4), Greg Schultz has determined in his capacity as Magna Metro Township Mayors designee that this meeting and/or public hearing will be held electronically without an anchor location given the ongoing Coronavirus disease 2019 (COVID-19) pandemic, which the Mayors designee has determined to present a substantial risk to the health and safety of those who may be present at an anchor location. To participate in the meeting and to make public comments where indicated in the agenda, please use the below webinar instructions.

Location

Join meeting in WebEx
Meeting number (access code): 961 841 420
Join by phone
Tap to call in from a mobile device (attendees only)
+1-213-306-3065 United States Toll (Los Angeles)
+1-602-666-0783 United States Toll (Phoenix)
Access code: 961 841 420
Global call-in numbers
Join from a video conferencing system or application
Dial wgurr@slco.webex.com
You can also dial 173.243.2.68 and enter your meeting number.
Need help? Go to http://help.webex.com

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 purpose of the Mayor's Meeting is to allow the Mayor's Office to hear applicant and public comment, as well as agency and staff recommendations, prior to making a decision on land use applications filed with the Greater Salt Lake Municipal Services District. The Mayor's Office also hears business license related issues.

PUBLIC HEARING(S)

31249-Scott Braithwaite is requesting an Exception Request to waive Roadway Improvements (curb, gutter, and sidewalk). **Acreage:** 2.4 acres. **Location:** 2350 South 7200 West. **Zone:** M-1 (Manufacturing). **Planner:** Diana Martinez (Motion)

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File # 31249

Exception Request Summary and Recommendation
MAYOR'S MEETING

Public Body: Magna Metro Township Mayor's Meeting
Meeting Date: October 29, 2020
Parcel ID: 14-21-200-002-0000
Current Zone: M-1
Property Address: 2350 South 7200 West
Request: Exception Request for roadway improvements (curb, gutter, and sidewalk)
Applicant Name: Scott Braithwaite

MSD Planner: Diana Martinez
MSD Planning Staff Recommendation: Denial of request

PROJECT DESCRIPTION

The applicant, Scott Braithwaite, is requesting a waiver from roadway improvements for curb, gutter and sidewalk along this property frontage at 2350 South 7200 West.

SITE & VICINITY DESCRIPTION (see attached map)

The subject property is located on 7200 West, just off Highway U201. The property across 7200 West and to the east is in West Valley City's jurisdiction.

PLANNING STAFF ANALYSIS

Although this property is on the north side of Highway U201 in the industrial area of Magna, Staff believes that these required roadway improvements should be installed to start the process of getting appropriate roadway improvements in this area.

This area is part of the proposed Utah Inland Port Authority dry port; therefore, Staff believes that roadways improvements will be a necessity for this area as the inland port is developed.

The County Engineer's recommendation has been attached to this Staff Report for your review and consideration.

PLANNING STAFF RECOMMENDATION

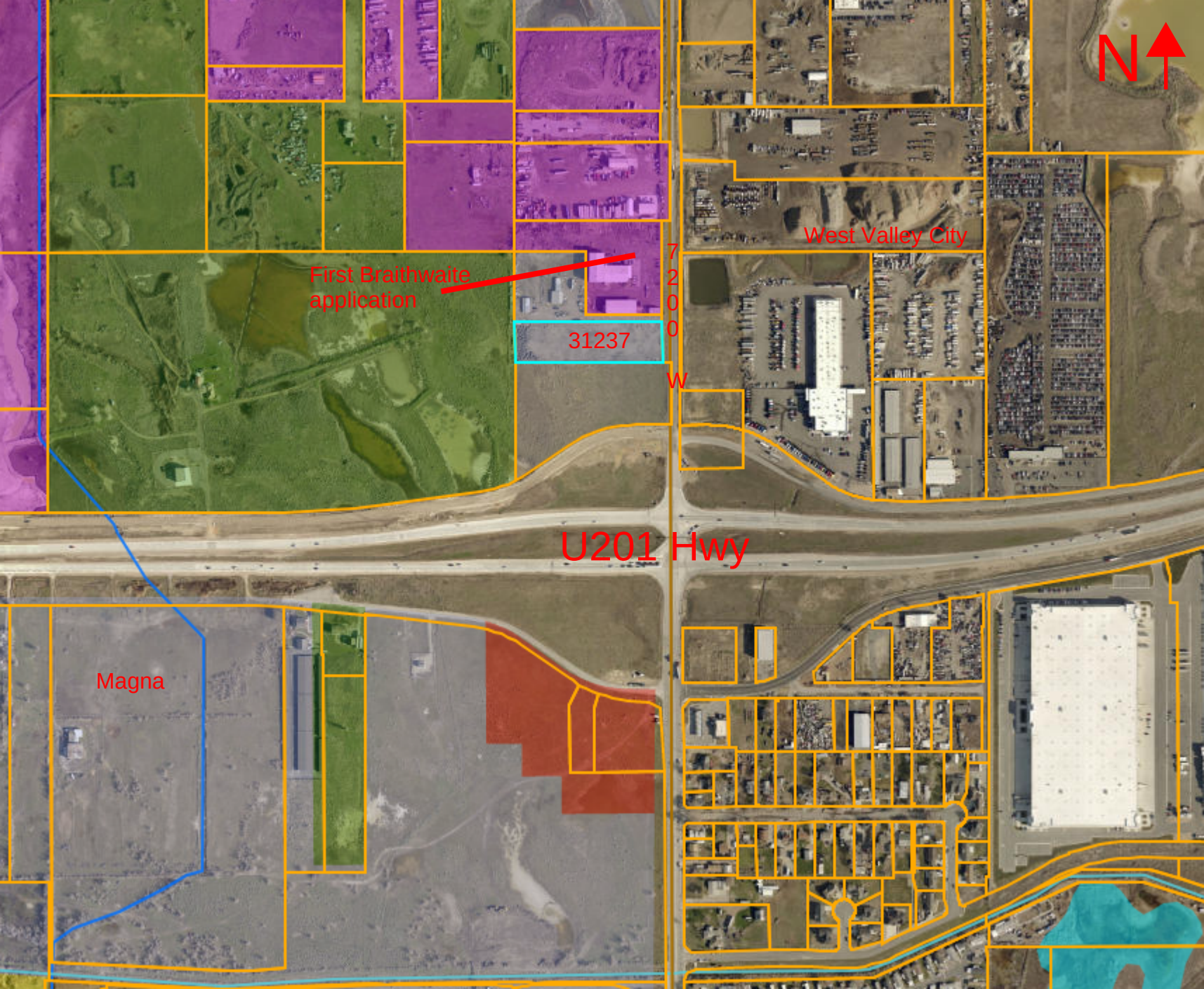
The County Engineering Department is recommending that a 10-year delay agreement be granted for the installation of curb, gutter, and sidewalk. See attached recommendation.

The MSD Planning staff recommends to the Magna Metro Mayor (or his designee) that the Exception Request for Roadway Improvements be denied, and that the roadway improvements be installed as required.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission recommends to the Mayor (or Mayor Designee) that the approval for the request a waiver of roadway improvements be approved as a ten-year delay agreement (per the County Engineer's recommendation), and that the applicant comply with the County Engineer's three conditions listed below:

1. The dedication of the previously identified right-of-way area.
2. The installation of roadway meeting the half-width requirements previously identified.
3. The regrading of the entire right-of-way are beyond the new roadway and installation of 4" (min) deep gravel in anticipation of the future improvements (curb, gutter, and sidewalk, etc.)


N
West Valley City
First Braithwaite application
7200 W
31237
U201 Hwy
Magna

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Circle as Applicable:

Plans are Conceptually O.K.

Revisions Required

Additional Items Required

Agency Review Comment Sheet

Traffic Comments

Reviewer Name: Ahmed Dahir
Phone Number: 385-468-6608
Email Address: Adahir@slco.org
Date of Review: 09/02/2020

Comments on Conceptual Plans:

1. It is the recommendation of Salt Lake County Public Works Engineering that a 10-year delay agreement be granted for the installation of curb, gutter and sidewalk; however it is also recommended that the new comments form the pending review by the Engineering Division be followed which will include:
-The dedication of the previously identified right-of-way area
-The installation of roadway meeting the half-width requirements previously identified
-The regrading of the entire right-of-way area beyond the new roadway and installation of 4" (min) deep gravel in anticipation of the future improvements (curb, gutter, sidewalk, etc.)
- The gravel elevation of where the right-of-way ends and property line starts need to be the same elevation as proposed future right-of-way as designed.

Comments and Items for Technical Review: