



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 Mayor's Meeting

Public Meeting Agenda

Tuesday, October 26, 2021 5:00 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 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)

EXP2021-000344- David George is requesting an Exception Request to waive Roadway Improvements (curb, gutter, and sidewalk). **Acreage:** 5.00 acres. **Location:** 2172 South 7200 West. **Zone:** M-2. **Planner:** Shad Cook (Motion)

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www.msd.utah.gov

File #000344

Exception Request Summary and Recommendation

Public Body: Magna Metro Township Mayor's Meeting

Meeting Date: October 26, 2021

Parcel ID: 14-21-200-025-0000

Current Zone: M-2

Property Address: 2172 South 7200 West

Request: Exception Request for roadway improvements (curb, gutter, and sidewalk)

Applicant Name: David George

MSD Planner: Shad Cook

MSD Planning Staff Recommendation: Approval with conditions

PROJECT DESCRIPTION

The applicant, David George, is requesting a waiver from roadway improvements for curb, gutter and sidewalk. This request is associated with a Conditional Use application at the same site.

SITE & VICINITY DESCRIPTION (see attached map)

The subject property is located on 7200 West and North SR-201. The property borders West Valley City to the east. The general area includes large properties in the M-1, M-2, and A-20 zoning districts. The area is primarily used for industrial uses. There are no existing stormwater system improvements in the area.

PLANNING STAFF ANALYSIS

The Magna Metro Township Planning Commission heard this request on September 6th, 2021. The Planning Commission has forwarded a positive recommendation with staff conditions.

Planning Staff has received the following recommendation from Salt Lake County Engineering:

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 on 7200 West frontage; however, it is also recommended that the new comments from the pending review by the Engineering Division be followed which will include:

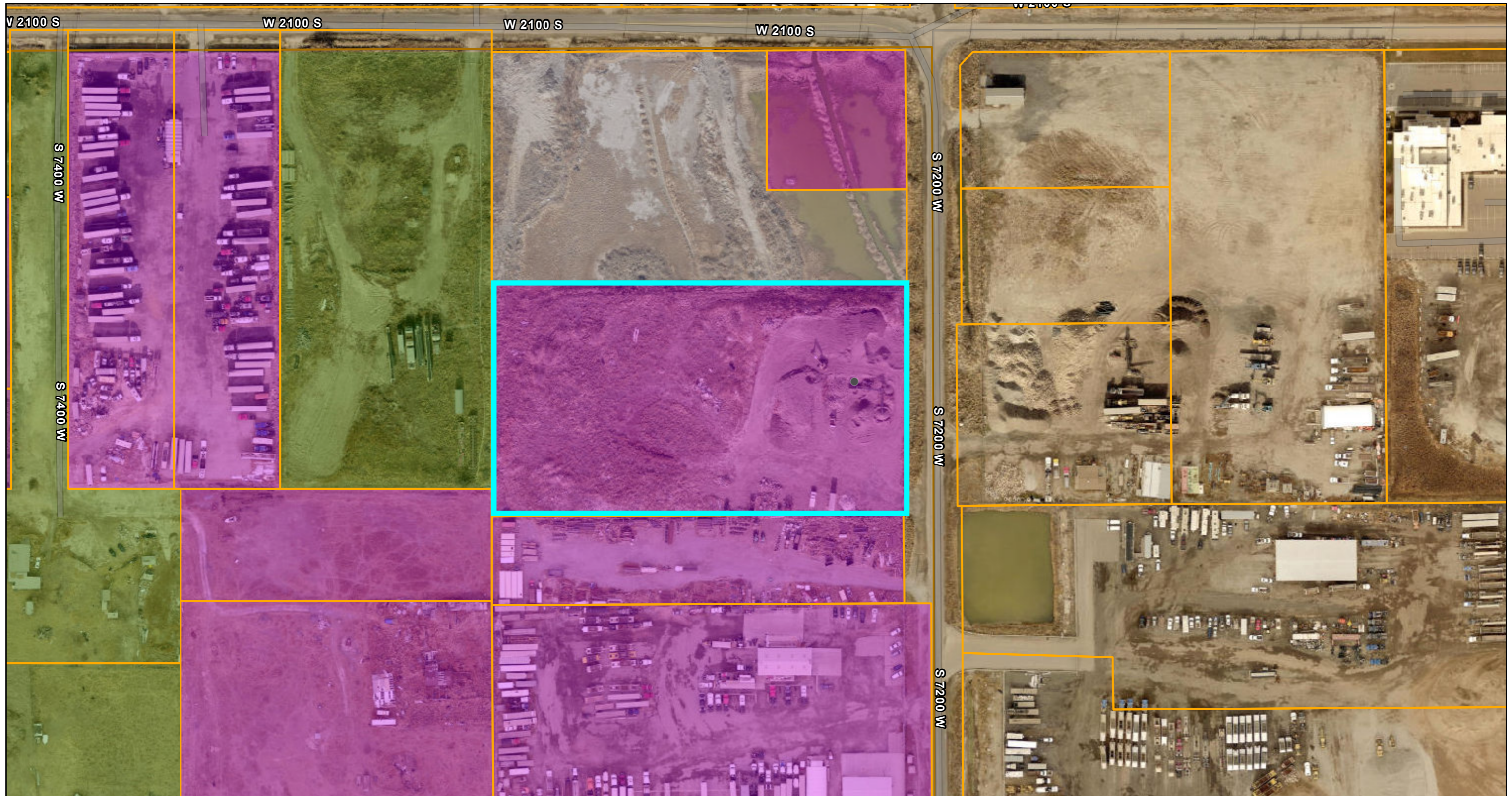
- *The dedication of the previously identified right-of-way area*
- *The installation of roadway meeting the half-width requirements previously identified*
- *The regrading of the entire right-of-way area beyond the new roadway and installation of 4" (min) deep gravel in anticipation of the future improvements (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.*

Due to the lack of an existing stormwater system in the area, and with the recommendation of Salt Lake County Engineering, MSD Planning Staff supports this exception request.

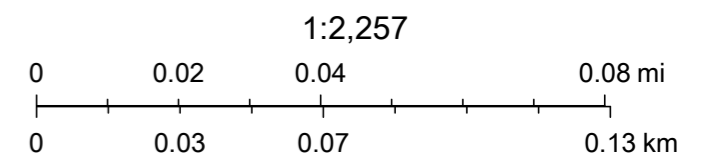
PLANNING STAFF RECOMMENDATION

The MSD Planning staff recommends that the Magna Metro Township Mayor approve the Exception Request for Roadway Improvements with a 10-year delay agreement and all technical requirements as determined by Salt Lake County Engineering.

2172 S 7200 W



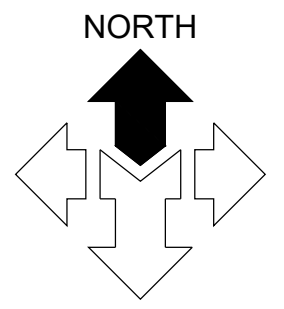
September 1, 2021



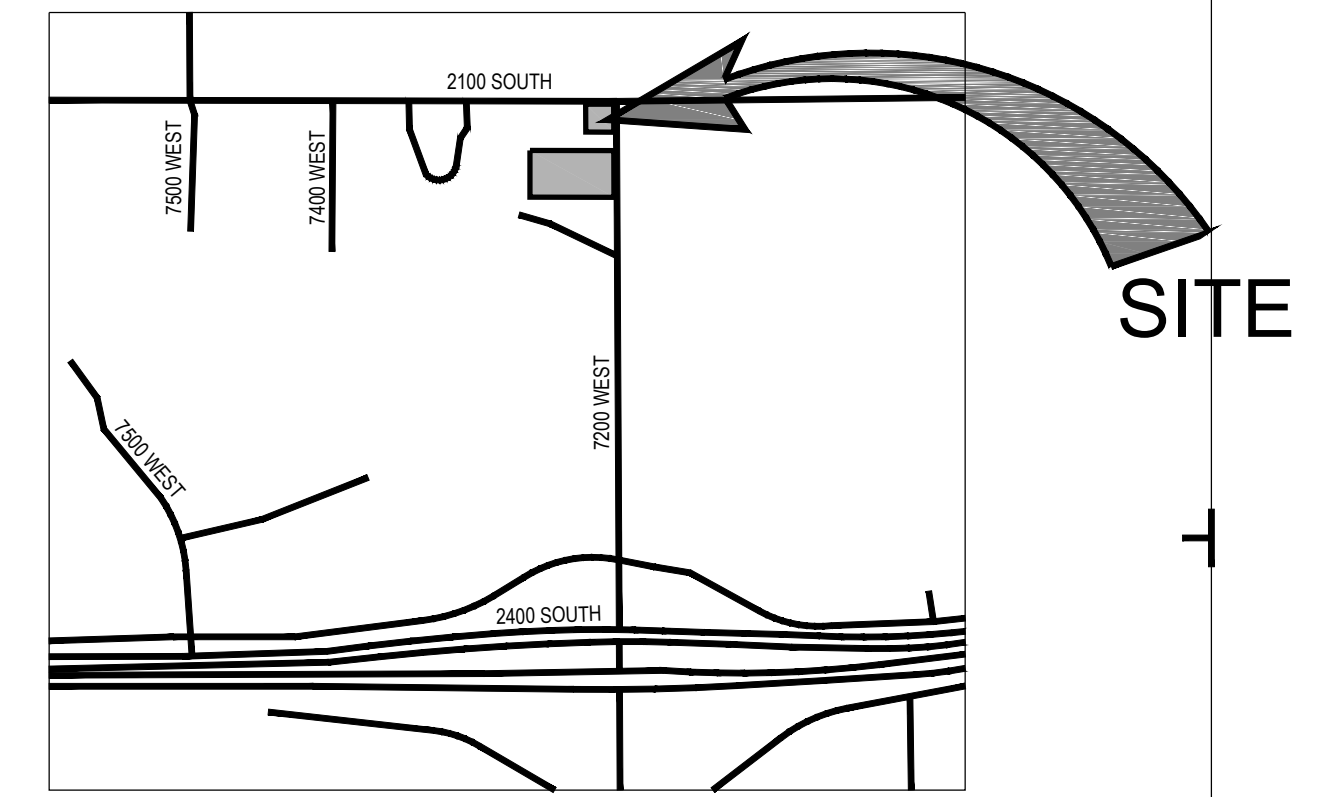
Esri Community Maps Contributors, County of Salt Lake, Utah AGRC, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, Salt Lake County Assessor,

MAGNA PROPERTIES CONSTRUCTION PLANS

2172 SOUTH 7200 WEST
MAGNA, UTAH 84044
NORTHEAST 1/4 OF SECTION 21,
TOWNSHIP 1 SOUTH, RANGE 2 WEST, S.L.B. & M



SCALE: 1" = 30'
0 15' 30' 60' 90'



VICINITY MAP
SCALE: N.T.S.

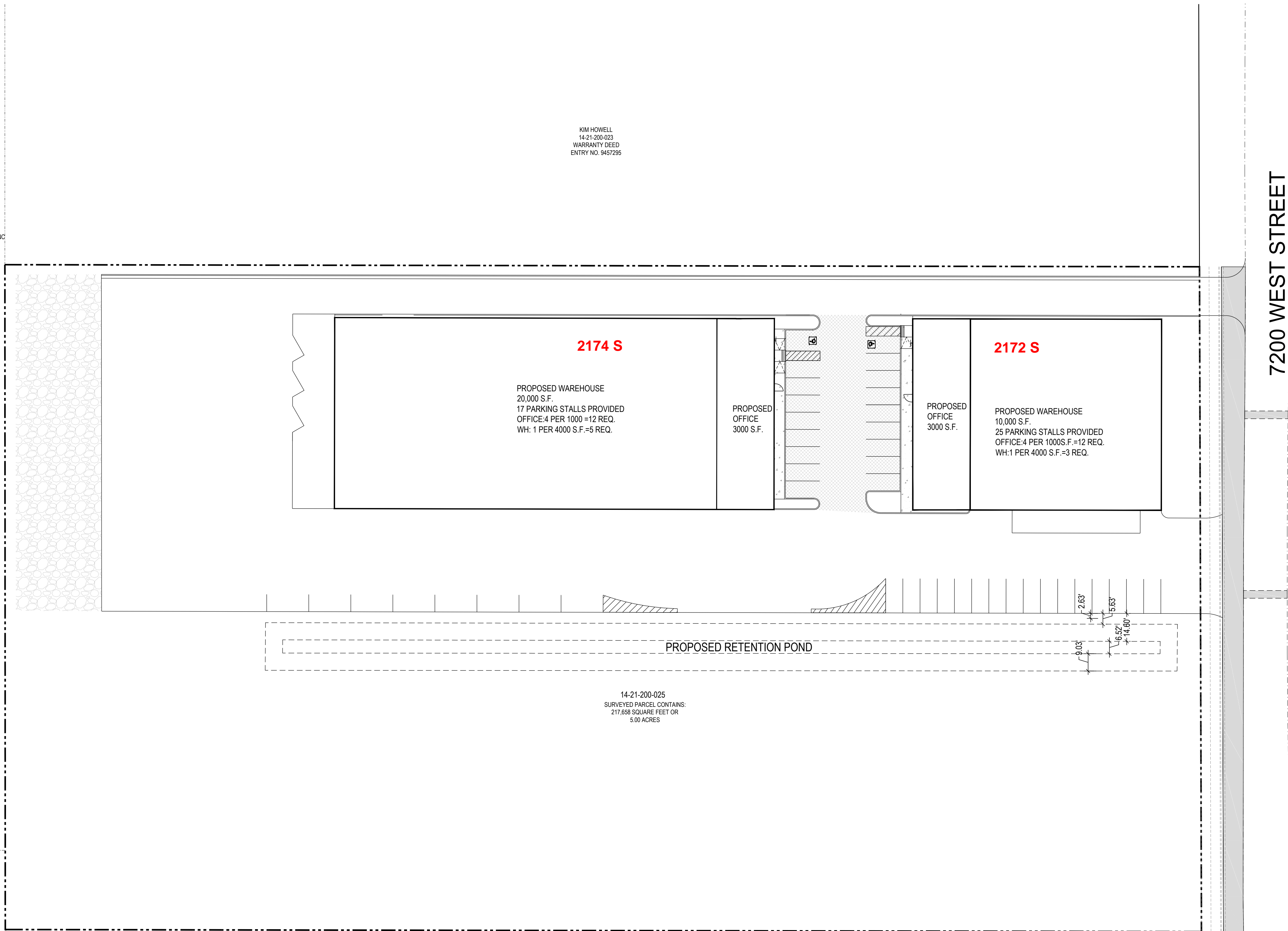
DRAWING INDEX

| SHEET | DESCRIPTION |
|-------|---|
| C0.00 | CIVIL COVER SHEET |
| C0.01 | GENERAL NOTES, LEGEND AND ABBREVIATIONS |
| C1.01 | HORIZONTAL CONTROL PLAN |
| C2.01 | GRADING AND DRAINAGE PLAN |
| C2.02 | EROSION CONTROL PLAN |
| C4.01 | SITE UTILITY PLAN |
| C5.01 | CIVIL SITE DETAILS |

WHITAKER CONSTRUCTION, INC.
14-21-200-007
WARRANTY DEED
ENTRY NO. 11578627
VARCO SURVEY
S2005-01-0031

KIM HOWELL
14-21-200-023
WARRANTY DEED
ENTRY NO. 9457295

7200 WEST STREET
(PAVED PUBLIC RIGHT OF WAY, WIDTH VARIES)



2174 S

PROPOSED WAREHOUSE
20,000 S.F.
17 PARKING STALLS PROVIDED
OFFICE: 4 PER 1000 = 12 REQ.
WH: 1 PER 4000 S.F. = 5 REQ.

PROPOSED OFFICE
3000 S.F.

2172 S

PROPOSED OFFICE
3000 S.F.

PROPOSED WAREHOUSE
10,000 S.F.
25 PARKING STALLS PROVIDED
OFFICE: 4 PER 1000S.F. = 12 REQ.
WH: 1 PER 4000 S.F. = 3 REQ.

PROPOSED RETENTION POND

14-21-200-025
SURVEYED PARCEL CONTAINS:
217,658 SQUARE FEET OR
5.00 ACRES

ALL WORK AND MATERIALS FOR WATER
MUST CONFORM TO MAGNA CITY
STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS FOR SEWER
MUST CONFORM TO MAGNA CITY
STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS MUST
CONFORM TO APWA STANDARDS AND
SPECIFICATIONS

DEVELOPER

DEVELOPER: LONG TERM LAND VENTURES LLC
CONTACT: DAVID GEORGE
EMAIL: D.GEORGE60@GMAIL.COM
PHONE: (801) 548-6302

THONON D & JOAN L CHATWIN
14-21-200-010
QUIT CLAIM DEED
ENTRY NO. 6812794

MIKE ZIMMERMAN WELL SERVICES LLC
14-21-200-030
WARRANTY DEED
ENTRY NO. 8596555



8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com

Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

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