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 Planning Commission

Public Meeting Agenda

Thursday, December 9, 2021 6:30 P.M.

Based on the LOW TRANSMISSION LEVEL in Magna of the Novel Coronavirus (COVID-19), as identified by both the State and County Health Orders, the Mayor and Council have chosen to conduct this meeting at an anchor location with public access pursuant to the public health directives.

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 MSD 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 November 18, 2021 Planning Commission Meeting Minutes. (Motion/Voting)
2) Other Business Items. (As Needed)

LAND USE APPLICATION(S)

CUP2020-000106 – Kevin Mulvey on behalf of Dominion Energy is requesting approval of a conditional use permit to add additional equipment to an existing Dominion Energy facility. **Acreage:** .33 acre. **Location:** 2868 South 8000 West. **Zone:** R-1-7/zc. **Planner:** Travis Hair (Motion/Voting)

CUP2021-000423 – Ivory Homes is requesting approval of a Community Structure Plan for the Mahogany Ridge Development. **Acreage:** 78.48 acres **Location:** 8230 West 4100 South. **Zone:** P-C. **Planner:** Travis Hair (Motion/Voting)

The Planning Commission, in its discretion, may request public input on these applications prior to acting on the application. If public input is requested, public comment will be limited to three minutes per person.

ADJOURN

Rules of Conduct for Planning Commission Meetings

PROCEDURE FOR PUBLIC COMMENT

1. Any person or entity may appear in person or be represented by an authorized agent at any meeting of the Commission.

2. Unless altered by the Chair, the order of the procedure on an application shall be:

   a. The supporting agency staff will introduce the application, including staff's recommendations and a summary of pertinent written comments and reports concerning the application

   b. The applicant will be allowed up to 15 minutes to make their presentation.

   c. The Community Council representative can present their comments as applicable.

   d. Where applicable, persons in favor of, or not opposed to, the application will be invited to speak.

   e. Where applicable, persons opposing the application, in whole or in part will be invited to speak.

   f. Where applicable, the applicant will be allowed 5 minutes to provide concluding statements.

   g. Surrebutals may be allowed at the discretion of the Chair.

CONDUCT FOR APPLICANTS AND THE PUBLIC

1. Speakers will be called to the podium by the Chair.

2. Each speaker, before talking, shall give his or her name and address.

3. All comments should be directed to the Commissioners, not to the staff or to members of the audience.

4. For items where there are several people wishing to speak, the Chair may impose a time limit, usually 3 minutes per person, or 5 minutes for a group spokesperson. If a time limit is imposed on any member or spokesperson of the public, then the same time limit is imposed on other members or spokespersons of the public, respectively.

5. Unless otherwise allowed by the Chair, no questions shall be asked by the speaker or Commission Members.

6. Only one speaker is permitted before the Commission at a time.

7. The discussion must be confined to essential points stated in the application bearing on the desirability or undesirability of the application.

8. The Chair may cease any presentation or information that has already been presented and acknowledge that it has been noted in the public record.

9. No personal attacks shall be indulged in by either side, and such action shall be sufficient cause for stopping the speaker from proceeding.

10. No applause or public outbursts shall be permitted.

11. The Chair or supporting agency staff may request police support to remove offending individuals who refuse to abide by these rules.

12. After the public comment portion of a meeting or hearing has concluded, the discussion will be limited to the Planning Commission and Staff.

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Case# CUP2021-000321

Conditional Use Summary and Recommendation

Public Body: Magna Planning Commission
Meeting Date: December 9, 2021
Parcel ID: 14-29-277-030-0000
Current Zone: R-1-7
Property Address: 2868 South 8000 West
Request: Conditional Use approval expansion of Dominion Energy facility
Applicant Name: Dominion Energy/Kevin Mulvey

MSD Planner: Travis Hair
MSD Planning Staff Recommendation: Approval with conditions

PROJECT DESCRIPTION

The applicant, Kevin Mulvey on behalf of Dominion Energy, would like to expand the existing Dominion Energy Facility located at 2868 South 8000 West to include an inspection entry on the north side of the parcel. Existing buildings are set to be renovated and existing equipment relocated. New items on-site will include an internal inspection launch, a new entrance and additional pre-cast wall.

SITE & VICINITY DESCRIPTION (see attached map)

The property is located on 8000 West immediately North of a residential area and the LDS Church directly to the East across 8000 West. The north and West are currently vacant land.

ISSUES OF CONCERN/PROPOSED MITIGATION

No issues of concern have been identified for this application.

All agency reviewers have given a conceptual ok for the project.

NEIGHBORHOOD RESPONSE

Notices were sent to the property owners within 300' of the subject property. No responses have been received as of the writing of this report.

PLANNING STAFF ANALYSIS

19.84.050 Approval/Denial Authority

The planning commission has the authority to approve, deny, or approve with conditions conditional use applications.

1. *Planning Commission Approval.*
    1. *The planning commission shall review and approve or deny each application during a public meeting.*
    2. *The planning commission's decision shall be based on information presented through the public meeting process, including: the materials submitted by the applicant, the recommendation of the director or director's designee, and input from interested parties and affected entities.*
    3. *If conditions are specified, the director or director's designee shall issue a final approval letter upon satisfaction of the planning commission's conditions of approval.*
    4. *If the applicant fails to meet all conditions of approval within twelve months of the planning commission's decision, the application is deemed denied. A twelve-month extension may be granted upon the payment of an additional filing fee equal to the original filing fee.*
    5. *A planning commission decision shall be made on a complete conditional use application within a reasonable time frame, not to exceed ninety days. The planning commission is authorized to review and take action on an application as outlined in Section 19.84.040 after having notified the applicant of the meeting date.*
    6. *Failure by the applicant to provide information that has been requested by the planning commission, the director or director's designee to resolve conflicts with the standards in Section 19.84.060 (above) may result in an application being denied.*
2. *Decision. Each conditional use application shall be:*
    1. *Approved if the proposed use, including the manner and design in which a property is proposed for development, complies with the standards for approval outlined in Section 19.84.060; or*
    2. *Approved with conditions if the anticipated detrimental effects of the use, including the manner and design in which the property is proposed for development, can be mitigated with the imposition of reasonable conditions to bring about compliance with the standards outlined in Section 19.84.060; or*
    3. *Denied if the anticipated detrimental effects of the proposed use cannot be mitigated with the imposition of reasonable conditions of approval to bring about compliance with the standards outlined in Section 19.84.060.*

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

PLANNING STAFF RECOMMENDATION

The MSD Planning Staff recommends that the Magna Planning Commission approve the Conditional Use for the expansion of the Dominion Energy facility located at 2868 South 8000 West, subject to the following conditions:

1. That the applicant complies with all Agency Reviewer recommendations and requirements prior to

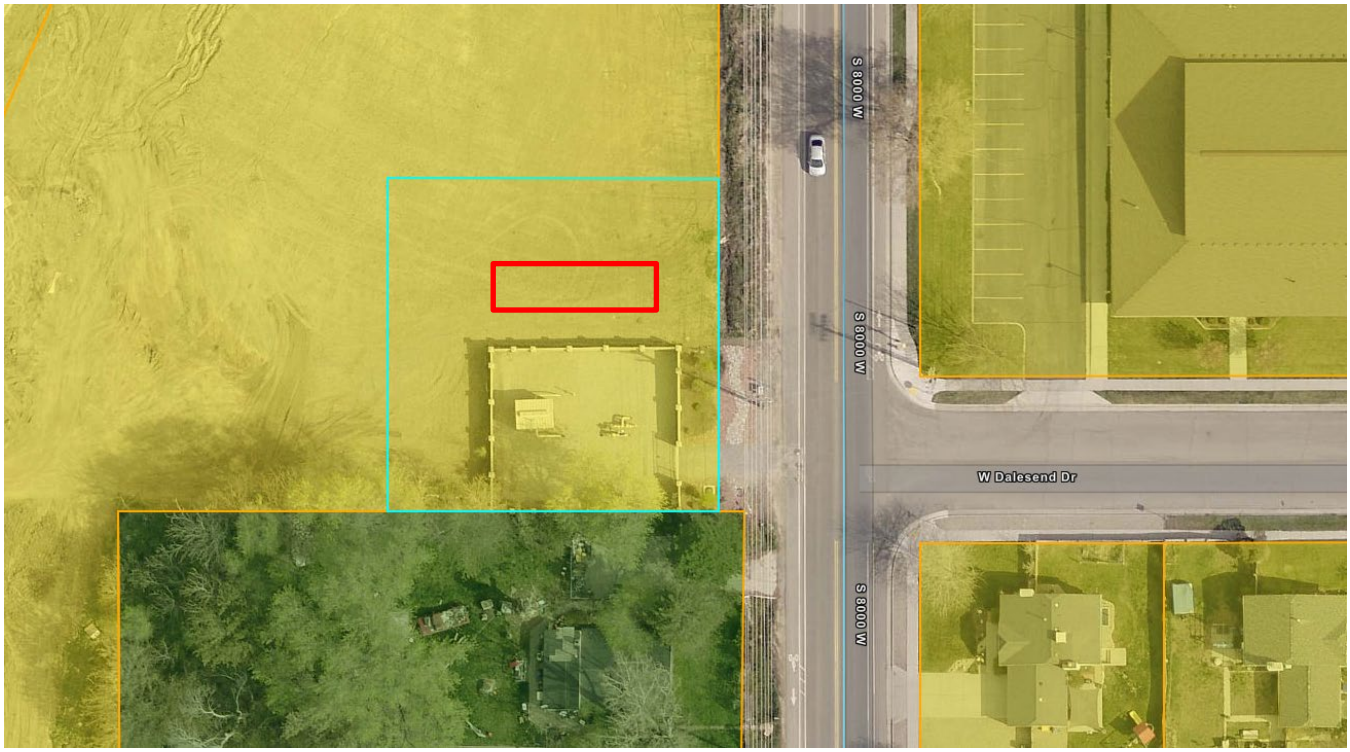
final land use approval.

2. That the applicant obtains a building or grading permits as needed for the construction of the new portion of the facility.

EXHIBITS

Exhibit A – Vicinity Map
Exhibit B – Site Plans
Exhibit C – Consolidated Review Notes

Exhibit A

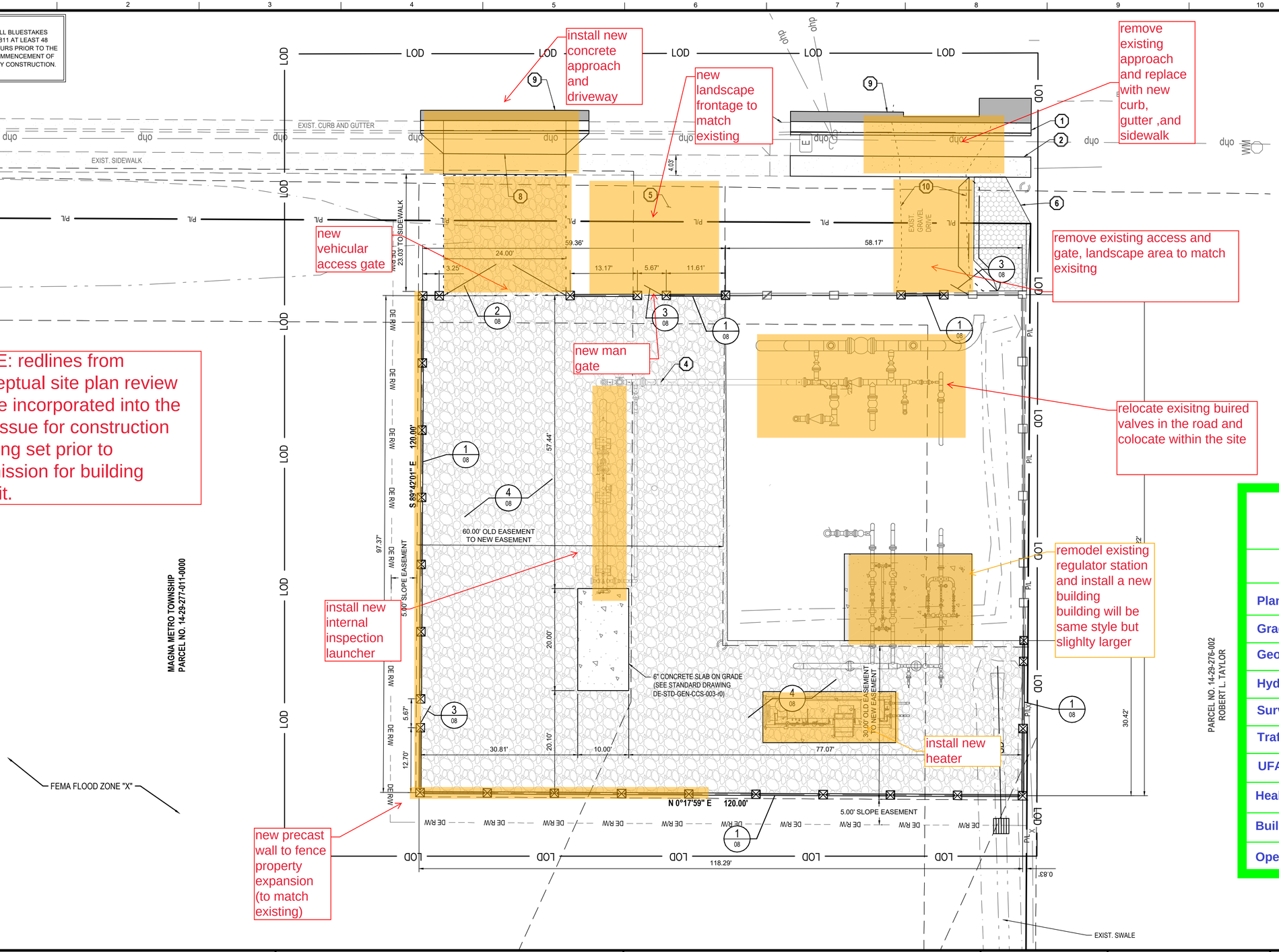


Red area approximate location of new equipment

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

NOTE: redlines from conceptual site plan review will be incorporated into the final issue for construction drawing set prior to submission for building permit.



NORTH

HORIZONTAL GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
HORZ: 1 inch = 10 ft.

BASIS OF BEARING, BASIS OF ELEVATION, AND SITE BENCHMARKS

HORIZONTAL CONTROL IS NAD1983 (2011) UTAH CENTRAL ZONE US SURVEY FEET. VERTICAL DATUM IS NAVD-88.

SCOPE OF WORK:
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. 30-INCH WIDE NO.1 CURB AND GUTTER PER SALT LAKE COUNTY STANDARD PLAN 140 — across full frontage
2. 5-FOOT WIDE NO. 1 SIDEWALK PER SALT LAKE COUNTY STANDARD PLAN 145 — across full frontage
3. TYPE H CURB RAMP PER SALT LAKE COUNTY STANDARD PLAN 135.
4. DOMINION ENERGY IHP AND HP PIPING FOR REFERENCE ONLY.
5. REFER TO LANDSCAPE PLAN PROVIDED BY OTHERS FOR LANDSCAPE INFORMATION.
6. REGRADE BETWEEN STORM DRAIN STRUCTURES AND HAND PLACE ROCK RIPRAP APRON D50 = 9 INCHES, DEPTH = 18 INCHES OVER MIN. 12 INCH GRANULAR FILTER PER SALT LAKE COUNTY STANDARD SPECIFICATION 31 77 00.
7. REPLACE ASPHALT PER SALT LAKE COUNTY STANDARD PLAN 110.
8. FLARED DRIVE APPROACH PER SALT LAKE COUNTY STANDARD PLAN 125.
9. PLACE BITUMINOUS SURFACE COURSE TO MATCH EXISTING THICKNESS (3" MIN) PER SALT LAKE COUNTY STD PLAN 240.
10. REMOVE DRIVE APPROACH ONCE NORTHERN ENTRANCE IS COMPLETE.

MAGNA METRO TOWNSHIP

Conceptual Site Plan Review

Planning	
Grading	Concept O.K. - Technical Review Required GBaptist: CUP2020-000106 2021-07-30-DEU-LNGWF-CCS-001_PH2
Geology	Concept O.K. - Technical Review Required Adahir: CUP2020-000106 2021-07-30-DEU-LNGWF-CCS-001_PH2 (1)
Hydrology	Concept O.K. - Technical Review Required Adahir: CUP2020-000106 2021-07-30-DEU-LNGWF-CCS-001_PH2 (1)
Surveyor	
Traffic	Concept O.K. - Technical Review Required Adahir: CUP2020-000106 2021-07-30-DEU-LNGWF-CCS-001_PH2 (1)
UFA	
Health	Concept O.K. - Technical Review Required bradjohnson: CUP2020-000106
Building	Concept O.K. - Technical Review Required tsorensen: CUP2020-000106 2021-07-30-DEU-LNGWF-CCS-001_PH2
Operations	Concept O.K. - Technical Review Required ksmeltzer: CUP2020-000106 2021-07-30-DEU-LNGWF-CCS-001_PH2

FOR CONDITIONAL USE PERMIT

REFERENCE DRAWINGS		
DRAWING NUMBER	REV	DRAWING DESCRIPTION
DE-STD-GEN-CCS-003-r0	0	6" CONCRETE SLAB ON GRADE
DE-X-LNGWF-PIP-001	A	INSTALL FL-13 END FACILITY & FUTURE CROSSOVER

WORK ORDERS	
WO NUMBER	DESCRIPTION
82891.23	INSTALL FL-13 END FACILITY
97651.23	RELOCATE FL-11 BLACK VALVE TO YARD
87655.22	REMODEL IHP DR STATION WA0027
87666.23	REPLACE FL-120 TAP AND PIPING
87687.22	INSTALL HP DR STATION WA1605

REVISIONS				
NO	DESCRIPTION	DATE	BY	CHECK
0	ISSUED FOR CONDITIONAL USE PERMIT	2021-07-30	ENSIGN	ERB

ENGINEERING RECORD
DRAWN BY: C.D. OESTREICH (ENSIGN)
CHECKED BY: E. BUSH
PROJECT ENGR: C. DEMIL
SURVEYOR: B. CLARK (ENSIGN)
ENGR MNGR: S. MESSERSMITH
CONSTR MNGR: D. FRANCIS

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Dominion Energy®
DOMINION ENERGY UTAH

LINE NUMBER:
FACILITY:
TITLE:
DESCRIPTION:
ADDRESS:

FL-11, 13, 120
LNG CORRIDOR WEST END CROSSOVER
WASATCH 27 EXPANSION - PHASE 2
SITE PLAN
2895 SOUTH 8000 WEST

SECTION: 29 T1S R2W
ELEVATION: 4279
LAT: 40.70745 LONG: -112.08229
SCALE: 1" = 10'

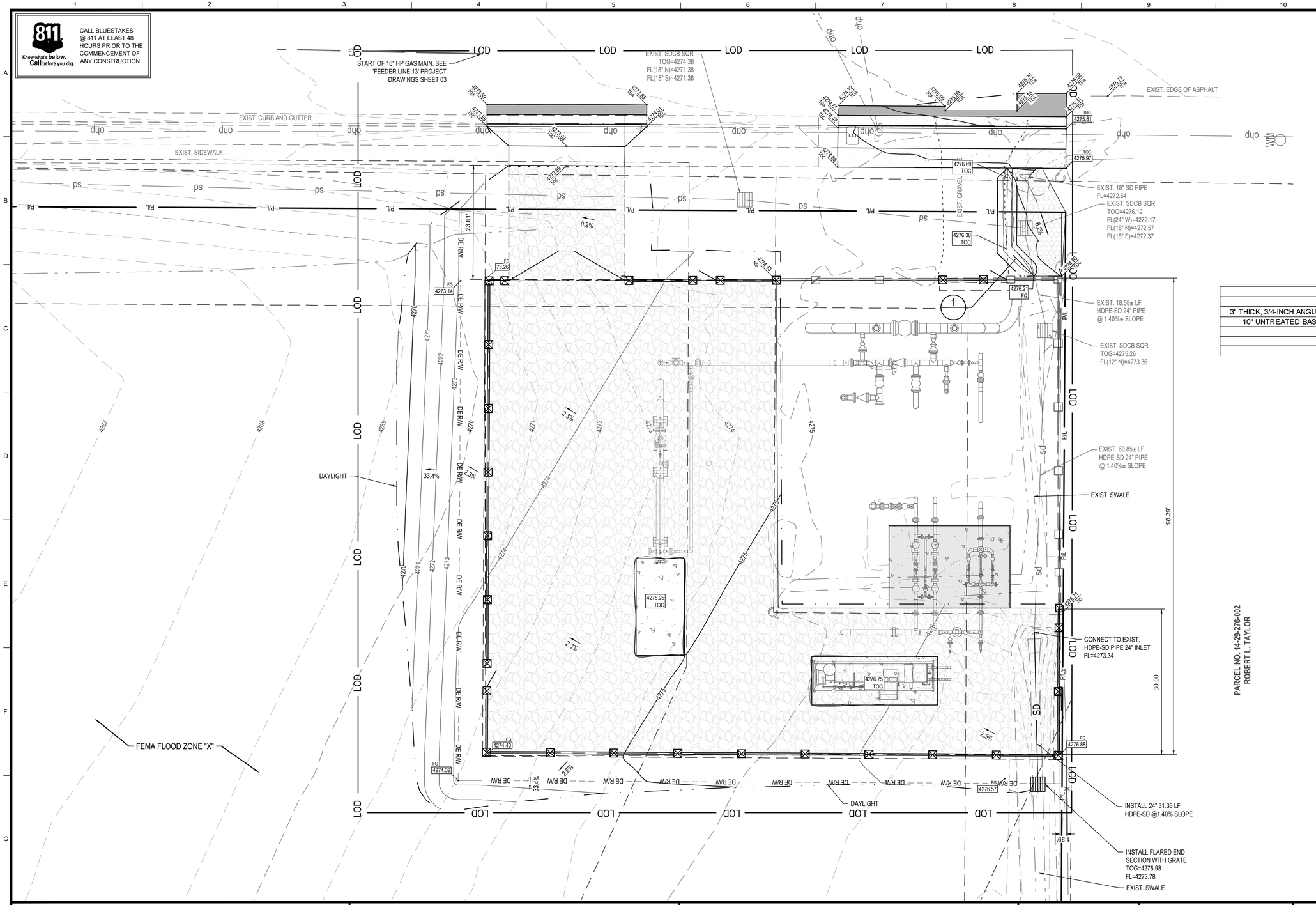
CITY	COUNTY	STATE
MAGNA	SALT LAKE	UTAH

DRAWING NUMBER	SHEET	REVISION
DEU-LNGWF-CCS-001	01 OF 02	0

DOMINION ENERGY_ANSI_D

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.



HORIZONTAL GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
HORZ: 1 inch = 10 ft.

LEGEND

3" GRAVEL OVER 10" UNTREATED BASE COURSE PER DETAIL 1 ON SHEET 6.

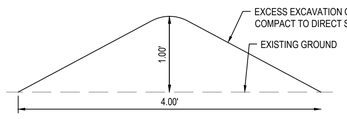
LOD AREA = 23208 SF

EARTHWORK			
MATERIAL	CUT (CY)	FILL (CY)	NET (CY)
3" THICK, 3/4-INCH ANGULAR GRAVEL, ENSURE 75% FRACTURED FACE	-	75	75
10" UNTREATED BASE COURSE COMPACTED TO 95% ASTM D-1557	-	250	250
TOPSOIL (EST. 6-INCH)	239	84	(155)
SITE WORK CUT/FILL	72	265	193
TOTAL	**311**	**674**	**363**

STORM WATER CALCULATIONS		
RETAIN 80TH PERCENTILE STORM DEPTH	0.5	INCH
REG STATION SITE GRAVEL AREA	11487	SF
80TH PERCENTILE STORM VOLUME	398	CF

NOTES

1. CLEAR AND GRUB ENTIRE SITE AND HAUL OFF SITE.
2. STRIP TOPSOIL AND HAUL OFF SITE.
3. RE-SEED DISTURBED AREA OUTSIDE FENCE LINE WITH NATIVE MIX.
4. MATCH EXISTING GRADE ON THE EXTERIOR SIDE OF THE WALL.



BERM 1 05.06
SCALE: NONE

FOR CONDITIONAL USE PERMIT

REFERENCE DRAWINGS		
DRAWING NUMBER	REV	DRAWING DESCRIPTION
DE-STD-GEN-CCS-003-r0	0	6" CONCRETE SLAB ON GRADE
DE-X-LNGWF-PIP-001	A	INSTALL FL-13 END FACILITY & FUTURE CROSSOVER

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REVISIONS				
NO	DESCRIPTION	DATE	BY	CHECK
0	ISSUED FOR CONDITIONAL USE PERMIT	2021-07-30	ENSIGN	ERB

ENGINEERING RECORD
DRAWN BY: C.D. OESTREICH (ENSIGN)
CHECKED BY: E. BUSH
PROJECT ENGR: C. DEMIL
SURVEYOR: B. CLARK (ENSIGN)
ENGR MNGR: S. MESSERSMITH
CONSTR MNGR: D. FRANCIS

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SECTION: 29 T1S R2W
ELEVATION: 4279
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TITLE: FL-11, 13, 120
DESCRIPTION: LNG CORRIDOR WEST END CROSSOVER
ADDRESS: WASATCH 27 EXPANSION - PHASE 2
GRADING PLAN
2895 SOUTH 8000 WEST

CITY	COUNTY	STATE
MAGNA	SALT LAKE	UTAH

DRAWING NUMBER	SHEET	REVISION
DEU-LNGWF-CCS-001	02 OF 02	0

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Phone: (385) 468-6700
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Circle as Applicable:

Plans are Conceptually O.K.

Revisions Required

Additional Items Required

Agency Review Comment Sheet

Planning Comments

Reviewer Name: Travis Hair
Phone Number: 385-468-6717
Email Address: thair@msd.utah.gov
Date of Review: 11/11/21

Comments on Conceptual Plans:

Comments and Items for Technical Review:

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Circle as Applicable:

Plans are Conceptually O.K.

Revisions Required

Additional Items Required

Agency Review Comment Sheet

Geology Comments

Reviewer Name: Ahmed Dahir
Phone Number: 385-468-6608
Email Address: Adahir@slco.org
Date of Review: 12/01/21

Comments on Conceptual Plans:

Comments and Items for Technical Review:

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Phone: (385) 468-6700
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Circle as Applicable:

Plans are Conceptually O.K.

Revisions Required

Additional Items Required

Agency Review Comment Sheet

Grading Comments

Reviewer Name: Greg Baptist
Phone Number: 385-468-6681
Email Address: GBaptist@msd.utah.gov
Date of Review: 05NOV2021

Comments on Conceptual Plans:

Comments and Items for Technical Review:

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Circle as Applicable:

Plans are Conceptually O.K.

Revisions Required

Additional Items Required

Agency Review Comment Sheet

Urban Hydrology Comments

Reviewer Name: Ahmed Dahir
Phone Number: 385-468-6608
Email Address: Adahir@slco.org
Date of Review: 11/08/21

Comments on Conceptual Plans:

Comments and Items for Technical Review:

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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: 12/01/21

Comments on Conceptual Plans:

Comments and Items for Technical Review:

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Circle as Applicable:

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Revisions Required

Additional Items Required

Agency Review Comment Sheet

Surveyor Comments
Reviewer Name:
Phone Number:
Email Address:
Date of Review:

Comments on Conceptual Plans:

Comments and Items for Technical Review:

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Circle as Applicable:

Plans are Conceptually O.K.

Revisions Required

Additional Items Required

Agency Review Comment Sheet

Unified Fire Authority Comments
Reviewer Name:
Phone Number:
Email Address:
Date of Review:

Comments on Conceptual Plans:

Comments and Items for Technical Review:

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Circle as Applicable:

Plans are Conceptually O.K.

Revisions Required

Additional Items Required

Agency Review Comment Sheet

Health Department Comments
Reviewer Name: Brad Johnson
Phone Number: 385-468-3898
Email Address: bradjohnson@slco.org
Date of Review: 10/29/2021

Comments on Conceptual Plans:

Concept OK. Project does not appear to fall under any applicable health regulations.

Comments and Items for Technical Review:

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Phone: (385) 468-6700
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Circle as Applicable:

Plans are Conceptually O.K.

Revisions Required

Additional Items Required

Agency Review Comment Sheet

Building Comments

Reviewer Name: **Trent Sorensen**
Phone Number: **385-468-6693**
Email Address: **tsorensen@msd.utah.gov**
Date of Review: **11/19/2021**

Comments on Conceptual Plans:

Building permits are required for the construction of the new building as well as the fence if it is taller than 7'. At time of building permit application, provide complete building plans showing compliance with current building code.

Comments and Items for Technical Review:

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Circle as Applicable:

Plans are Conceptually O.K.

Revisions Required

Additional Items Required

Agency Review Comment Sheet

Public Works Operations Comments
Reviewer Name:
Phone Number:
Email Address:
Date of Review:

Comments on Conceptual Plans:

Comments and Items for Technical Review:

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Circle as Applicable:

Plans are Conceptually O.K.

Revisions Required

Additional Items Required

Agency Review Comment Sheet

Public Utility Comments
Reviewer Name:
Phone Number:
Email Address:
Date of Review:

Comments on Conceptual Plans:

Comments and Items for Technical Review:

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Circle as Applicable:

Plans are Conceptually O.K.

Revisions Required

Additional Items Required

Agency Review Comment Sheet

Other Comments
Reviewer Name:
Phone Number:
Email Address:
Date of Review:

Comments on Conceptual Plans:

Comments and Items for Technical Review:

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File # CUP2021-000423

Summary and Recommendation

Public Body: Magna Planning Commission
Meeting Date: December 9, 2021
Parcel ID: 14-32-451-004-0000
Zone: P-C (Planned Community)
Property Address: 8230 West 4100 South
Request: Approval of Community Structure Plan
Applicant Name: Ivory Homes
Total Acreage: 78.49 acres

MSD Planner: Travis Hair
MSD Planning Staff Recommendation: Approval of Community Structure Plan

PROJECT DESCRIPTION

The applicant, Ivory Homes, is requesting approval of a community structure plan (CSP) for the Mahogany Ridge Development located at 8230 West 4100 South. This approval is the next step in developing in the Planned Community (P-C) zone. The applicant has already received approval for a rezone of the property and for a P-C Zone plan. The community structure plan is the last step in the P-C Zone process prior to being able to accept and process subdivision applications for development phases. As part of previous approvals, the applicant was approved to develop 408 to 816 residential units, with a range of 217,000 to 1,350,000 square feet of commercial/industrial use as a mixed-use development. The provided plans are essentially a more detailed version of the P-C plan that has already been approved which refines this number to 816 residential units and 5.0 acres of Commercial/Industrial space.

SITE & VICINITY DESCRIPTION (see attachments)

The property is located on the north side of 4100 South and between 8000 West and 8400 West. The property to the west includes Little Valley Gateway Property to the northeast is owned by United Fire Authority, UFA and is used as a training site for the Fire Department. Property to the north is mainly residential. The property to the south is in West Valley City and includes the Northrop Grumman manufacturing and storage site.

ISSUES OF CONCERN/PROPOSED MITIGATION

Currently, there are no major issues of concern for this application. It should be noted that as the project progresses, changes may be required to the road layout and dimensions provided as Salt Lake County Engineering reviews the project. A traffic impact study (TIS) has been submitted and conceptually approved by engineering. Minor changes and additions to that study are still being worked on but engineering has approved it for the purposes of this application. Additionally, this project is within the overpressure area and future submittals will need to be designed according to the requirements of the overpressure area zone. Specifically, this means that home orientations will need to comply with the ordinance and that could necessitate changes to local road layouts.

NEIGHBORHOOD RESPONSE

Notices were sent to the property owners within 300' of the subject property. No responses have been received as of the writing of this report.

PLANNING STAFF ANALYSIS

As required by ordinance 19.69.090, the applicant has submitted a community structure plan for the Mahogany ridge development. The plan is required to contain the following items:

19.69.090 Community Structure Plan (CSP)

Following approval of the P-C Zone Plan, a Community Structure Plan (CSP), together with a development agreement that codifies that plan, shall be submitted to the Director for review and approval by the planning commission. The CSP shall contain a contiguous area within the P-C Zone that includes one or more of the following: neighborhoods, villages, business, and research parks, and/or town centers. A CSP shall show the following:

1. Name of planned community.
2. Names, addresses, and phone numbers of applicant and property owners.
3. CSP location, legal/boundary description, acreage, scale, and north arrow.
4. Proposed land use districts (neighborhoods, villages, business and research parks, and/or town centers) boundaries, and acreage; a table showing the number of dwelling units, open space acreage, and acreage of the various non-residential land uses.
5. A master circulation system plan, including a street network, pedestrian circulation, bicycle and trail system plans (including possible equestrian trails), identification of street alignments and right- of-way widths, illustrative cross sections which accommodate and specify vehicular, pedestrian, and bicycle use in the right-of-way. Pedestrian and bicycle trail systems shall connect the land use districts, schools and open space areas and provide linkages to other trail systems in existing or future areas of the P-C Zone and adjacent facilities within the adjacent municipal jurisdictions of Salt Lake County.
6. Existing and proposed waterways and water bodies, major utilities and easements, flood boundary, and flood control facilities.
7. Adjacent parcels, their owners, and their uses.
8. Topography and significant features on or adjacent to the property.
9. Documentation of existing and proposed secondary water rights, shares, and usage, if any.
10. Open space plan providing general description and locations of major open space.
11. Standards that govern the design and maintenance of major public infrastructure improvements (including without limitation sidewalks, street lighting, paving, street furniture, etc.) and general building placement, massing, and design criteria (CSP Design Standards); and
12. Other information deemed necessary by the Director.

The planning commission should approve the CSP if it provides all of the required elements, the circulation system adequately serves the communities within the P-C Zone, the major infrastructure adequately serves the communities within the P-C Zone and the submittal doesn't include uses that were not a part of the PC Plan. After reviewing the submittal, staff and reviewers have not found anything showing that the applicant has not met these requirements.

In conjunction with the already approved development agreement the above items have been submitted and meet the requirements of the code and the development agreement. The provided and reviewed documents have been added to this report as Exhibit C

As noted in previous applications, the approved Plan has a density range of 5.45 to 10.9 units per acre and a total unit count of 408 - 816 of residential units, with approximately 217,000 to 1,350,000 square feet of commercial and industrial uses. This application refines these numbers to 816 residential units, and approximately 250,000 square feet of commercial and industrial uses on 5.0 acres.

If approved, the applicant will then move forward with subdivision applications for each phase of the development. In compliance with the development agreement and this plan.

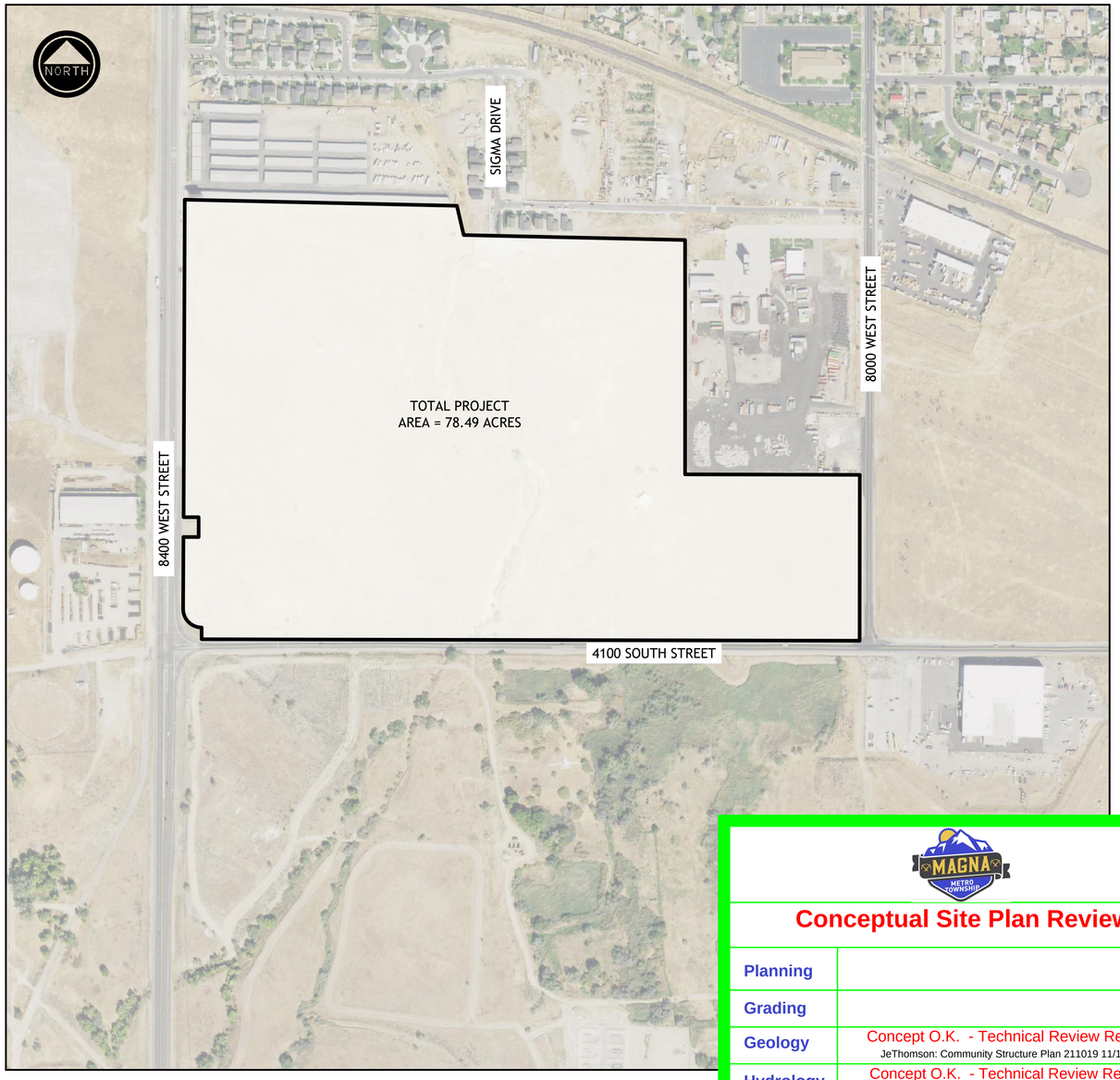
PLANNING STAFF RECOMMENDATION

The MSD Planning Staff recommends that the Magna Planning Commission forward a positive recommendation to the Magna Council for approval of the proposed Community Structure Plan with the following conditions:

1. Applicant will resolve all remaining technical issues including reviewer comments prior to or with each subdivision submittal.
2. Any future changes required by the Traffic Impact Study (if any) will be made and updated.

EXHIBITS

Exhibit A – Community Structure Plan Submittal
Exhibit B – Consolidated Review Notes
Exhibit C – Previously Approved Development Agreement with approved PC Plan



VICINITY MAP
1" = 250'

Conceptual Site Plan Review	
Planning	
Grading	
Geology	Concept O.K. - Technical Review Required JeThomson: Community Structure Plan 211019 11/19/2021
Hydrology	Concept O.K. - Technical Review Required JeThomson: Community Structure Plan 211019 11/19/2021
Surveyor	
Traffic	Concept O.K. - Technical Review Required JeThomson: Community Structure Plan 211019 11/19/2021
UFA	
Health	
Building	
Operations	

MAHOGANY RIDGE

MAGNA METRO TOWNSHIP
8230 WEST 4100 SOUTH

COMMUNITY STRUCTURE PLAN

AS-SURVEYED LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF THAT ENTIRE TRACT DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED DECEMBER 6, 2012 AS ENTRY NO. 11529897 IN BOOK 10084, AT PAGE 9622 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MAGNA METRO TOWNSHIP, COUNTY OF SALT LAKE, STATE OF UTAH. THE BOUNDARY OF SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY RIGHT OF WAY LINE OF U-111 AT A POINT WHICH IS S89°52'43"E 146.13 FEET AND N00°00'00"E 33.00 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 32, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING SEVEN COURSES: 1) N00°13'38"E 44.42 FEET; 2) THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET, A DISTANCE OF 109.96 FEET, A CHORD DIRECTION OF N44°46'22"W AND A CHORD DISTANCE OF 99.00 FEET; 3) N00°13'38"E 271.49 FEET; 4) N90°00'00"E 57.19 FEET; 5) N00°00'00"E 75.00 FEET; 6) N90°00'00"W 56.89 FEET; 7) N00°13'38"E 1200.00 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE S88°42'37"E 1028.11 FEET; THENCE S13°02'03"E 113.53 FEET; THENCE S88°42'37"E 836.39 FEET TO THE BOUNDARY OF BURNING TOWER SUBDIVISION AS RECORDED AS ENTRY NO. 9987373; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO COURSES: 1) S00°01'50"W 885.35 FEET; 2) S89°52'06"E 660.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF 8000 WEST STREET; THENCE ALONGS SAID WESTERLY RIGHT OF WAY LINE S00°01'50"W 627.01 FEET TO THE NORTH RIGHT OF WAY LINE OF 4100 SOUTH STREET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE N89°52'43"W 2485.42 FEET TO THE POINT OF BEGINNING.

CONTAINS 78.49 ACRES IN AREA

SHEET INDEX

O-1 TITLE SHEET
O-2 LAND USE MAP
O-3 OVERALL SITE PLAN
O-4 PEDESTRIAN CIRCULATION PLAN
O-5 OVERALL GRADING & UTILITY PLAN
O-6 ROAD CROSS SECTIONS

LEGEND

- SDR 35 SANITARY SEWER
- EXISTING SANITARY SEWER
- SANITARY SEWER MANHOLE
- PVC C-900 WATER LINE
- EXISTING WATER LINE
- WATER VALVE, TEE & BEND
- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PVC C-900 SEC. WATER LINE
- EXISTING IRRGATION LINE
- SEC. WATER VALVE, TEE & BEND
- PROPOSED STREET LIGHT
- EXISTING OVERHEAD UTILITY
- RCP CL III STORM DRAIN
- EXISTING STORM DRAIN
- SD COMBOBOX, CB & CO
- PROPOSED UNDER DRAIN
- EXISTING UNDER DRAIN
- UNDER DRAIN CLEANOUT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR

BENCHMARK

THE PROJECT BENCHMARK IS A 3" BRASS CAP AT THE INTERSECTION OF 4100 SOUTH STREET AND 8400 WEST STREET. ELEVATION = 4598.82

EDM Partners
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

APPLICANT:
Ivory Development
c/o Bryon Prince
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORYHOMES
Utah's Number One Homebuilder

NOTES:

1. All sanitary sewer improvements shall conform with the standards and specifications of Magna Water.
2. All culinary water improvements shall conform with the standards and specifications of Magna Water.
3. All secondary water improvements shall conform with the standards and specifications of Magna Water.
4. All improvements in the public right of way shall conform with the standards and specifications of the Greater Salt Lake Municipal Service District.
5. All private improvements shall conform to APWA standards and specifications.
6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.

LICENSED PROFESSIONAL ENGINEER
No. 368[illegible]
NICHOLAS M. MINGO
10/19/21
STATE OF UTAH

Mahogany Ridge

Title Sheet

PROJECT:	
DRAWN BY:	NMM
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: October 19 2021

SHEET NUMBER: **O-1**

C:\Users\NMM\EDM Partners Dropbox\Projects\Mahogany Ridge\Drawings\1.Title Sheet.dwg

EXISTING INDUSTRIAL

EXISTING RESIDENTIAL

KAPPA DRIVE

SIGMA DRIVE

VILLAGE DISTRICT
(4.28 ACRES)

NEIGHBORHOOD DISTRICT
(3.60 ACRES)

CONNECTION TO EXISTING
SIGMA DRIVE (50' ROW)

CONNECTION TO EXISTING
8400 WEST STREET (60' ROW)
ALIGNED WITH FUTURE CORDERO DRIVE

EXISTING
PLANNED COMMUNITY

8400 WEST STREET

NEIGHBORHOOD DISTRICT
(16.90 ACRES)

EXISTING INDUSTRIAL

EXISTING INDUSTRIAL

VILLAGE DISTRICT
(27.69 ACRES)

CORDERO DRIVE (60' ROW)

VILLAGE DISTRICT
(22.36 ACRES)

8000 WEST STREET

EXISTING INDUSTRIAL

CONNECTION TO EXISTING
4100 SOUTH STREET (60' ROW)

4100 SOUTH STREET

EXISTING MANUFACTURING

DEVELOPMENT TABLE:

TOTAL LAND AREA = 78.49 ACRES

VILLAGE DISTRICT= 54.33 ACRES
MEDIUM DENSITY MIXED USE DEVELOPMENT THAT INCLUDES RESIDENTIAL (SINGLE AND MULTI-FAMILY), OFFICE, COMMERCIAL, PUBLIC/SEMI-PUBLIC, AND RECREATION/OPEN SPACE USES. VILLAGE DISTRICT RESIDENTIAL DENSITIES ARE ANTICIPATED TO RANGE BETWEEN 6 AND 12 UNITS PER GROSS ACRE.
DENSITY RANGE: 326 - 652 UNITS

NEIGHBORHOOD DISTRICT= 20.50 ACRES
LOW DENSITY MIXED USE DEVELOPMENT THAT EMPHASIZES RESIDENTIAL (SINGLE AND MULTI-FAMILY) USES, BUT MAY ALSO INCLUDE OFFICE, COMMERCIAL, PUBLIC/SEMI-PUBLIC, AND RECREATION/OPEN SPACE USES. NEIGHBORHOOD DISTRICT RESIDENTIAL DISTRICTS ARE ANTICIPATED TO RANGE BETWEEN 4 AND 8 UNITS PER GROSS ACRE.

DENSITY RANGE: 82 - 164 UNITS

TOTAL DENSITY: 408 - 816 UNITS

NON-RESIDENTIAL DEVELOPMENT AREA RANGE= 217,000 SQ.FT. - 1,350,500 SQ.FT. (APPROX. 5 - 30 ACRES)

PUBLIC RIGHT-OF-WAY AREA = 3.66 ACRES

EDM Partners
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

NORTH

SCALE: 1" = 100'

0 50 100 200 300

APPLICANT:
Ivory Development
c/o Bryon Prince
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORYHOMES
Utah's Number One Homebuilder

NOTES:

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2. All culinary water improvements shall conform with the standards and specifications of Magna Water.
3. All secondary water improvements shall conform with the standards and specifications of Magna Water.
4. All improvements in the public right of way shall conform with the standards and specifications of the Greater Salt Lake Municipal Service District.
5. All private improvements shall conform to APWA standards and specifications.
6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.

LICENSED PROFESSIONAL ENGINEER
No. 368611
NICHOLAS M. MINGO
10/19/21
STATE OF UTAH

Mahogany Ridge

Land Use Map

PROJECT:	
DRAWN BY:	NMM
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: October 19 2021

SHEET NUMBER:
O-2

C:\Users\NMM\EDM Partners Dropbox\Projects\Mahogany Ridge\Drawings\2.Land Use Map.dwg

14-32-402-004
STOR EM MAGNA PPCO LLC
INDUSTRIAL M-1 ZONE

RESIDENTIAL R-1-15 ZONE

KAPPA DRIVE

14-32-402-032
LOT 308

14-32-402-033
LOT 309

SIGMA DRIVE

14-32-452-001 LOT 314
14-32-432-001 LOT 315
14-32-432-002 LOT 316
14-32-432-003 LOT 317
14-32-432-004 LOT 318
14-32-432-005 LOT 319
14-32-432-006 LOT 320
14-32-432-007 LOT 321
14-32-432-008 LOT 322
14-32-432-009 LOT 323
14-32-432-010 LOT 324
14-32-432-011 LOT 325
14-32-432-012 LOT 326

COMMERCIAL
1.44 ACRES

TOWNHOMES

CORDERO DRIVE

OPEN SPACE

COTTAGE A

14-32-476-002
SALT LAKE VALLEY FIRE SERVICE AREA
AGRICULTURAL A-20 ZONE

GATEWAY TO
LITTLE VALLEY
PLANNED COMMUNITY P-C ZONE

8400 WEST STREET

0.3 PSI OVERPRESSURE
ZONE BOUNDARY

PIONEER MONUMENT
TO REMAIN

COTTAGE B

CORDERO DRIVE

INDUSTRIAL OR
COMMERCIAL
3.56 ACRES

0.5 PSI OVERPRESSURE
ZONE BOUNDARY

8000 WEST STREET

14-33-351-004
MAGNA 71 LLC
INDUSTRIAL M-1 ZONE

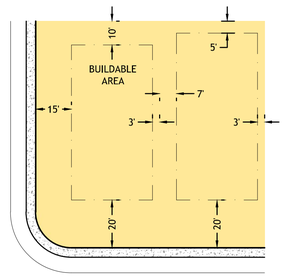
4100 SOUTH STREET

20-04-100-005
UNITED STATES OF AMERICA
MANUFACTURING M ZONE

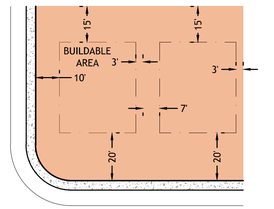
STATISTICS

TOTAL PROJECT AREA	78.5 ACRES
COTTAGE A SINGLE FAMILY RESIDENTIAL	240 UNITS
COTTAGE B SINGLE FAMILY RESIDENTIAL	81 UNITS
TOWNHOME ATTACHED RESIDENTIAL	495 UNITS
TOWNHOME AREA	17.6 ACRES
TOTAL RESIDENTIAL	816 UNITS
COMMERCIAL AREA	5.0 ACRES
PUBLIC OPEN SPACE	7.9 ACRES (10.0%)
PRIVATE OPEN SPACE	7.9 ACRES MIN. (10.0%)
TOTAL OPEN SPACE	15.8 ACRES MIN. (20.0%)

FOR PERMITTED AND CONDITION LAND USES, SETBACKS, HEIGHT RESTRICTIONS, ETC. REFER TO THE APPROVED DOCUMENTS ASSOCIATED WITH THE MAHOGANY RIDGE P-C ZONE PLAN



COTTAGE A - LOT SETBACKS
SCALE 1"=30'



COTTAGE B - LOT SETBACKS
SCALE 1"=30'

EDM Partners
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

NORTH

SCALE: 1" = 100'

0 50 100 200 300

APPLICANT:
Ivory Development
c/o Bryon Prince
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORYHOMES
Utah's Number One Homebuilder

NOTES:

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6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.

LICENSED PROFESSIONAL ENGINEER
No. 3686
NICHOLAS M. MINGO
10/19/21
STATE OF UTAH

Mahogany Ridge

Overall Site Plan

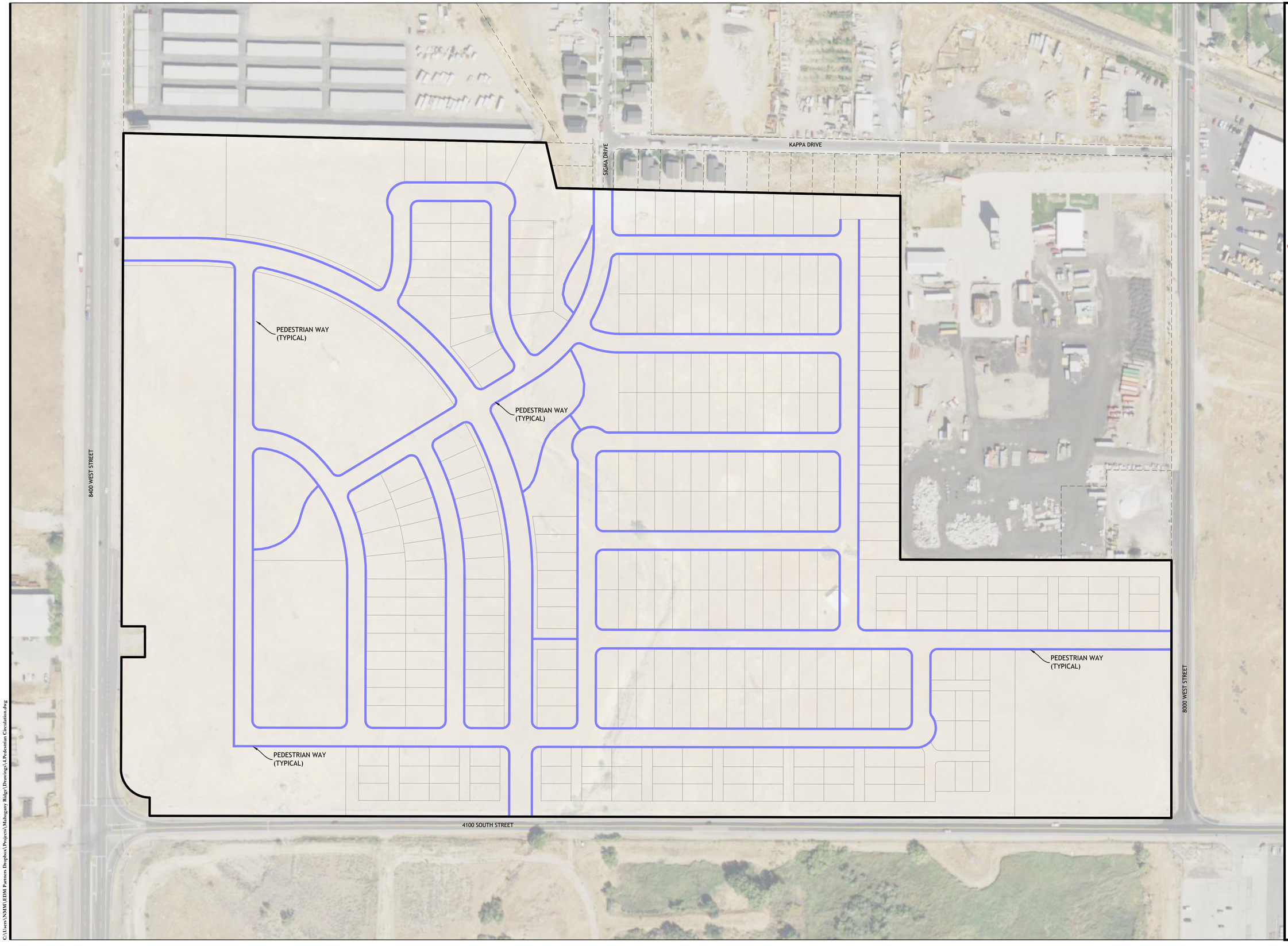
PROJECT:
DRAWN BY: NMM
REVIEWED BY: PMD
REVISIONS:

No.	DATE	REMARKS

DATE: October 19 2021

SHEET NUMBER:
O-3

C:\Users\NMM\EDM Partners Dropbox\Projects\Mahogany Ridge\Drawings\3.Overall Site Plan.dwg



EDM Partners
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

NORTH

SCALE: 1" = 100'

0 50 100 200 300

APPLICANT:
Ivory Development
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Salt Lake City, UT 84117
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LICENSED PROFESSIONAL ENGINEER
No. 368611
NICHOLAS M. MINGO
10/19/21
STATE OF UTAH

Mahogany Ridge

Pedestrian Circulation Plan

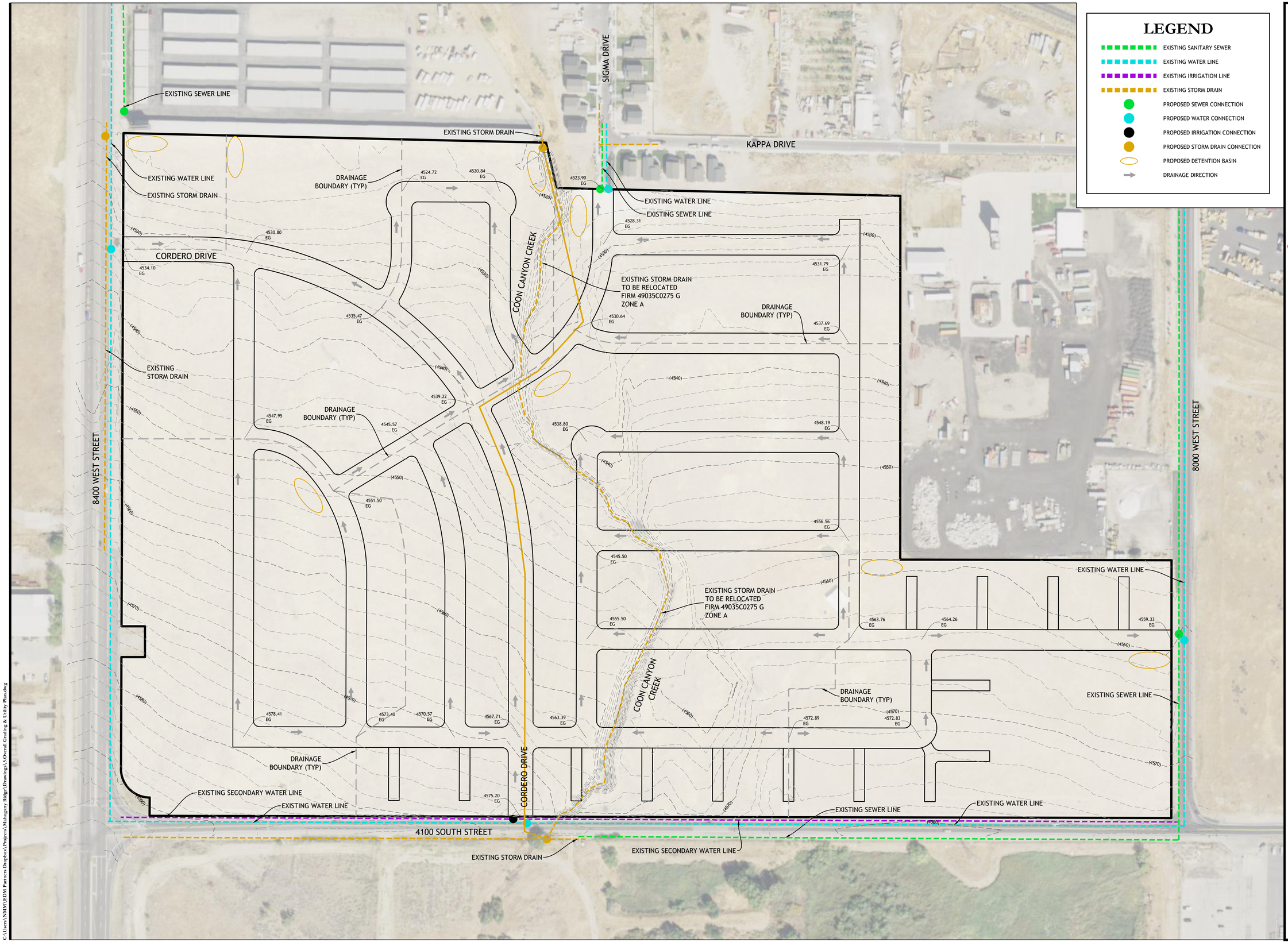
PROJECT:
DRAWN BY: NMM
REVIEWED BY: PMD
REVISIONS:

No.	DATE	REMARKS

DATE: October 19 2021

SHEET NUMBER:
O-4

C:\Users\NMM\EDM Partners Dropbox\Projects\Mahogany Ridge\Drawings\4.0 Pedestrian Circulation.dwg



LEGEND

- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING STORM DRAIN
- PROPOSED SEWER CONNECTION
- PROPOSED WATER CONNECTION
- PROPOSED IRRIGATION CONNECTION
- PROPOSED STORM DRAIN CONNECTION
- PROPOSED DETENTION BASIN
- DRAINAGE DIRECTION

EDM Partners
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

NORTH

SCALE: 1" = 100'

0 50 100 200 300

APPLICANT:

Ivory Development
c/o Bryon Prince
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

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LICENSED PROFESSIONAL ENGINEER
No. 368611
NICHOLAS M. MINGO
10/19/21
STATE OF UTAH

Mahogany Ridge

Overall Grading & Utility Plan

PROJECT:
DRAWN BY: NMM
REVIEWED BY: PMD
REVISIONS:

No.	DATE	REMARKS

DATE: October 19 2021

SHEET NUMBER: **O-5**

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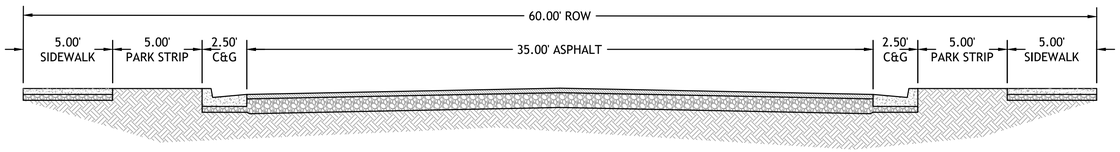
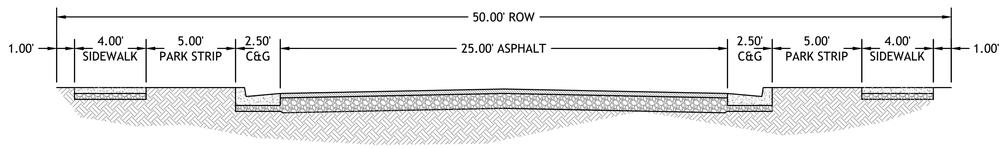
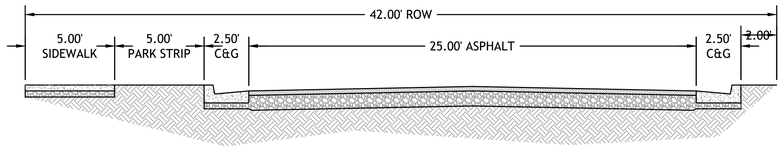
PUBLIC / PRIVATE ROAD STANDARDS



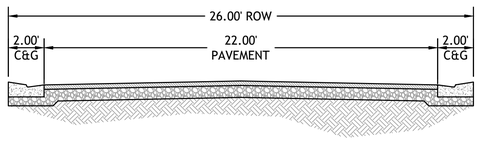
60' ROW PUBLIC STREET
NOT TO SCALE



50' ROW PUBLIC STREET
NOT TO SCALE



42' ROW PRIVATE STREET
NOT TO SCALE



26' ROW PRIVATE ALLEY
NOT TO SCALE

EDM Partners
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

APPLICANT:
Ivory Development
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Salt Lake City, UT 84117
801-747-7000

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LICENSED PROFESSIONAL ENGINEER
No. 36861
NICHOLAS M. MINGO
10/19/21
STATE OF UTAH

Mahogany Ridge

Road Cross Sections

PROJECT:	
DRAWN BY:	NMM
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: October 19 2021

SHEET NUMBER:
O-6

C:\Users\NMM\EDM Partners Dropbox\Projects\Mahogany Ridge\Drawings\6.Road Cross Sections.dwg

Planning and Development Services
2001 S State Street N3-600
Salt Lake City, UT 84190-4050
Phone: (385) 468-6700
www.msd.utah.gov

Circle as Applicable:

Plans are Conceptually O.K.

Revisions Required

Additional Items Required

Agency Review Comment Sheet

Planning Comments

Reviewer Name: Travis Hair
Phone Number: 385-468-6717
Email Address: thair@msd.utah.gov
Date of Review: 11/19/2021

Comments on Conceptual Plans:

Comments and Items for Technical Review:

Planning and Development Services
2001 S State Street N3-600
Salt Lake City, UT 84190-4050
Phone: (385) 468-6700
www.msd.utah.gov

Circle as Applicable:

Plans are Conceptually O.K.

Revisions Required

Additional Items Required

Agency Review Comment Sheet

Geology Comments

Reviewer Name: Jefferson Thomson
Phone Number: 385-468-6614
Email Address: jethomson@slco.org
Date of Review: 11/19/2021

Comments on Conceptual Plans:

Comments and Items for Technical Review:

1. Footing and foundation excavations shall be inspected and approved in writing by a Qualified Geotechnical Engineer prior to the placement of concrete forms or rebar.
2. The submitted geotechnical report indicated that "we assume that the new structures will be multi-story wood-framed residences with basements or slabs-on-grade, founded on conventional strip and spread footings." This is not consistent with the latest concept plan and therefore further geotechnical investigation may be necessary.

Planning and Development Services
2001 S State Street N3-600
Salt Lake City, UT 84190-4050
Phone: (385) 468-6700
www.msd.utah.gov

Circle as Applicable:

Plans are Conceptually O.K.

Revisions Required

Additional Items Required

Agency Review Comment Sheet

Grading Comments
Reviewer Name:
Phone Number:
Email Address:
Date of Review:

Comments on Conceptual Plans:

Comments and Items for Technical Review:

Planning and Development Services
2001 S State Street N3-600
Salt Lake City, UT 84190-4050
Phone: (385) 468-6700
www.msd.utah.gov

Circle as Applicable:

Plans are Conceptually O.K.

Revisions Required

Additional Items Required

Agency Review Comment Sheet

Urban Hydrology Comments
Reviewer Name: Jefferson Thomson
Phone Number: 385-468-6614
Email Address: jethomson@slco.org
Date of Review: 11/19/2021

Comments on Conceptual Plans:

Comments and Items for Technical Review:

1. A Flood Control Permit is still required, please contact Bonnie McCallister for requirements.
Comment will remain as a reminder.

Planning and Development Services
2001 S State Street N3-600
Salt Lake City, UT 84190-4050
Phone: (385) 468-6700
www.msd.utah.gov

Circle as Applicable:

Plans are Conceptually O.K.

Revisions Required

Additional Items Required

Agency Review Comment Sheet

Traffic Comments
Reviewer Name: Jefferson Thomson
Phone Number: 385-468-6614
Email Address: jethomson@slco.org
Date of Review: 11/19/2021

Comments on Conceptual Plans:

All roadway improvements, private or public, must comply with Salt Lake County standards. (See SLCO ordinance 14.12 and Salt Lake County Standard Plans for Public Works Construction). A performance bond is required for all improvements. A right-of-way excavation permit is required for all cuts into roadway for utility connections or for any other purpose.

Comments and Items for Technical Review:

Comments on Traffic Study:
1) Page 4: "8400 West...and that unsignalized access is not permitted"
Since 4100 South will not be realigned how will Cordero connect to 8400 West and comply with UDOT requirements? Also
2) Page 4: "4100 South is a city-maintained roadway which is classified by the Magna General Plan..."
This statement, although accurate implies that Magna owns and maintains 4100 South, which is not accurate. It is owned and maintained by West Valley City.
3) Page 4: In order to resolve item #2 and create a more accurate document it is suggested that instead of the "city-maintained" term used to describe 8000 West and Sigma Dr. that "metro township-maintained" be used instead or another clarifying term.
4) Why was the 3500 South/8400 West intersection not included in the study? The Little Valley Gateway development directly across 8400 from this proposed development necessitated improvements at that intersection.
5) Volumes at many of the 4100 South and 8000 West intersections appear to meet the threshold to require an additional movement lane. Further investigation and improvement may be necessary.
6) All recommendations from TIS are to be followed.

Planning and Development Services
2001 S State Street N3-600
Salt Lake City, UT 84190-4050
Phone: (385) 468-6700
www.msd.utah.gov

Circle as Applicable:

Plans are Conceptually O.K.

Revisions Required

Additional Items Required

Agency Review Comment Sheet

Surveyor Comments
Reviewer Name:
Phone Number:
Email Address:
Date of Review:

Comments on Conceptual Plans:

Comments and Items for Technical Review:

Planning and Development Services
2001 S State Street N3-600
Salt Lake City, UT 84190-4050
Phone: (385) 468-6700
www.msd.utah.gov

Circle as Applicable:

Plans are Conceptually O.K.

Revisions Required

Additional Items Required

Agency Review Comment Sheet

Unified Fire Authority Comments

Reviewer Name: Tom Smolka
Phone Number: 801-743-7236
Email Address: tsmolka@unifiedfire.org
Date of Review: 09/28/2021

Comments on Conceptual Plans:

tie into existing stubbed roads

Comments and Items for Technical Review:

Planning and Development Services
2001 S State Street N3-600
Salt Lake City, UT 84190-4050
Phone: (385) 468-6700
www.msd.utah.gov

Circle as Applicable:

Plans are Conceptually O.K.

Revisions Required

Additional Items Required

Agency Review Comment Sheet

Health Department Comments

Reviewer Name: Josh Wolf
Phone Number: 385.214.9932
Email Address: jowolf@slco.org
Date of Review: 09/21/21

Comments on Conceptual Plans:

Project is not located in Drinking Water Source Protection Zone. Project is not located in SLCo Protected Watershed. Project will require water and sewer letters before mylar approval.

Comments and Items for Technical Review:

Planning and Development Services
2001 S State Street N3-600
Salt Lake City, UT 84190-4050
Phone: (385) 468-6700
www.msd.utah.gov

Circle as Applicable:

Plans are Conceptually O.K.

Revisions Required

Additional Items Required

Agency Review Comment Sheet

Building Comments
Reviewer Name: **Trent Sorensen**
Phone Number: **385-468-6693**
Email Address: **tsorensen@msd.utah.gov**
Date of Review: **9/20/2021**

Comments on Conceptual Plans:

Building permits are required for the construction of the new buildings. A demolition permit is required to removed any existing buildings on the property.

Compliance with the overpressure zone requirements need to be clarified in the plans and structural calculations as applicable.

Comments and Items for Technical Review:

Planning and Development Services
2001 S State Street N3-600
Salt Lake City, UT 84190-4050
Phone: (385) 468-6700
www.msd.utah.gov

Circle as Applicable:

Plans are Conceptually O.K.

Revisions Required

Additional Items Required

Agency Review Comment Sheet

Public Works Operations Comments
Reviewer Name:
Phone Number:
Email Address:
Date of Review:

Comments on Conceptual Plans:

Comments and Items for Technical Review:

Planning and Development Services
2001 S State Street N3-600
Salt Lake City, UT 84190-4050
Phone: (385) 468-6700
www.msd.utah.gov

Circle as Applicable:

Plans are Conceptually O.K.

Revisions Required

Additional Items Required

Agency Review Comment Sheet

Public Utility Comments
Reviewer Name:
Phone Number:
Email Address:
Date of Review:

Comments on Conceptual Plans:

Comments and Items for Technical Review:

Planning and Development Services
2001 S State Street N3-600
Salt Lake City, UT 84190-4050
Phone: (385) 468-6700
www.msd.utah.gov

Circle as Applicable:

Plans are Conceptually O.K.

Revisions Required

Additional Items Required

Agency Review Comment Sheet

Other Comments
Reviewer Name:
Phone Number:
Email Address:
Date of Review:

Comments on Conceptual Plans:

Comments and Items for Technical Review:

MAHOGANY RIDGE DEVELOPMENT AGREEMENT

This Development Agreement (**"Agreement"**) is entered into this 5th day of October, 2021 (**"Effective Date"**), by and between the Magna Metro Township (**"Magna"**) and the Developer, Ivory Development, LLC (**"Developer"**), a Utah limited liability company.

RECITALS

A. Magna enters into this Agreement pursuant to the powers granted by Utah Code Annotated § 10-9a-102(2), as amended.

B. Developer owns certain real property in Magna, located at 8230 West 4100 South (the **"Property"**), more particularly described in **Exhibit A**, which it desires to develop as a mixed-use planned community (the **"Community"**), to be known as the Mahogany Ridge Master Planned Community, as shown on the PC-Plan (**"PC-Plan"**) attached hereto as **Exhibit "B."**

C. In accordance with Utah Code § 10-9a-603 and Magna Code, Chapter 19.69, Developer has prepared and submitted to Magna the PC-Plan of the proposed Community, which sets forth the number and density of the dwelling units and other structures, streets, and improvements planned for the Community.

D. The Magna Metro Township Council (the **"Council"**) approved the Rezone from A-20 to P-C on April 27, 2021, pursuant to Resolution 21-04-02 (attached hereto as **Exhibit "C"**).

E. The Council has authorized the negotiation and adoption of this Development Agreement as advancing the health, safety, and welfare of the community and the policies, goals, and objectives of any Plan in place governing development in the Magna area.

F. Developer agrees to the terms of this Agreement and acknowledges its obligation to develop the Community as depicted on the PC-Plan and pursuant to this Agreement, in a manner consistent with the expectations of the Council and the regulations of the applicable land use ordinances.

G. Consistent with the foregoing, and the provisions of Utah State law and Magna Code, the Council originally authorized execution of this Agreement, and approved the PC-Plan, on May 25, 2021 and authorized the amendments to Section 2.6.2 on July 27, 2021. (Copies of the May 25 approved minutes and July 27 approved minutes are attached as **Exhibit "D"**.)

AGREEMENT

NOW, THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, THE PARTIES AGREE AS FOLLOWS:

1. Incorporation.

1.1 Recitals. The recitals set forth above are incorporated herein by this reference.

1.2 Exhibits. The exhibits attached hereto are likewise incorporated herein by this reference:

Exhibit A	Legal Description
Exhibit B	PC-Plan
Exhibit C	Resolution Approving the PC-Plan
Exhibit D	Resolution Authorizing Execution of the Agreement
Exhibit E	Residential Architectural Precedents

2. Developer Obligations.

2.1 Before Construction. Prior to commencement of any construction on the Community site, Developer must **(a)** show satisfactory proof of each of the following: **(i)** the transfer of water rights to Magna sufficient to supply the needs of the Community; **(ii)** the payment of required performance guarantees; **(iii)** the payment of all taxes on the Property; **(iv)** the payment of electrical materials and labor; **(v)** the payment of public works testing and inspection fees; **(b)** complete a preconstruction meeting with representatives of the Council; and **(c)** satisfy all development processes in accordance with Magna Code Chapter 19.69, including submission and approval of a community structure plan.

2.2 Construction of the Community. Developer agrees to complete the Community in accordance with the PC-Plan, Magna Code Chapter 19.69, and other associated Magna ordinances. Any variation therefrom shall require an amendment under Section 6.6 hereof.

2.2.1 Dedication of Public Infrastructure. Developer will dedicate to Magna all roads and other applicable public infrastructure within the Community (the **"Public Infrastructure"**).

2.2.2 Building Permits. All infrastructure, roadways, and improvements associated with the Community must be completed, inspected, approved, and, where applicable, appropriately dedicated prior to the issuance of any building permits for the Project or any phase thereof.

2.2.3 Geotechnical Studies. Installation of improvements and building construction must follow the recommendations of any geotechnical report applicable to the Property.

2.2.4 Drainage. Improvements in the Community must be completed in a manner that controls runoff from impervious cover.

2.3 Community Particulars. The PC-Plan contemplates the construction of up to 816 residential units in multiple phases, along with a minimum 5 acres of non-residential land uses. Developer agrees to develop the Community accordingly, subject to the provisions of Utah law and Magna's ordinances, policies, standards, and procedures in effect as of the date of this Agreement (**"Vested Laws"**). Development of the Community shall therefore accord with the Vested Laws, any applicable future laws (as defined in Section 3.3. hereof), the PC-Plan and this Agreement.

2.3.1 Utility Easements. Prior to construction, Developer shall convey or dedicate or cause to be conveyed or dedicated to the applicable public entity or other applicable utility provider, at no cost, such required utility easements on or across the Community as necessary to facilitate the extension of required utility services to be constructed to and throughout the Community.

2.3.2 Roads, Driveways, and Sidewalks. Roads, driveways, and sidewalks within the Community shall be consistent with the approved road details, as shown in **Exhibit "B"** hereto, subject to technical review and approval by Salt Lake County Engineering.

a. Sidewalks and Private Driveways. Sidewalks and private driveways shall be designed to provide unobstructed access to the residences within the Community by residents, service providers, and public safety personnel and apparatus.

b. Private Roads. Private roads in the Community, will be owned by the property owners and maintained by the homeowner's association created pursuant to Section 2.5 hereof.

c. Ingress/Egress. Developer shall, at all times, provide the Community with two points of ingress/egress, including temporary access during construction.

d. Garages. Garages must be maintained as off-street parking space and shall not be used or converted in a manner that will eliminate covered off-street parking.

2.3.3 Project Amenities and Landscaping.

a. Amenities. Developer shall provide open space, services, and amenities for the use of the Community residents consistent with the

Community amenities and open space plan as shown in **Exhibit "B"** hereto, and the provisions of the PC-Plan.

b. Open Space. Open Space shall be defined as all public and private open space, including but not limited to parks and privately owned areas outside of the public right of way.

b. Landscaping. Developer shall install and maintain landscaping consistent with the Landscape Design Guidelines Summary as shown in (**Exhibit "B"**). Landscaping for each residential unit shall be installed within nine (9) months of issuance of a certificate of occupancy, and shall include an automatic, underground sprinkler system.

2.3.4 Residential Dwelling Design Elements. The Community will consist of single-family homes, cluster homes, and townhomes, to be constructed consistent with the particulars set forth in **Exhibit "B"**.

a. Construction Particulars:

i. Dwellings will be designed to have a variety of exterior elevations with strict avoidance of tract housing, file plans, repetitive use of architectural themes and colors. It will be required for the massing of homes to be scaled in such a way that it relates to the residents living within the Village and Neighborhood Districts and is in harmony with the surrounding area. A variety of building forms, wall planes, and roof lines will ensure that building massing does not become overpowering.

ii. All exterior walls facing a public road shall include appealing architectural features such as multiple roofline pitches and gables, dormers, wall articulation including insets and pop-outs.

iii. The exterior design and materials must be similar with the exterior elevations set out in **Exhibit "E."** The exterior materials shall be hard surface materials, including brick, stucco, stone, and cementitious siding. Natural wood, metal, and vinyl and aluminum siding may be used to enhance architectural features.

iv. Each dwelling unit shall include an attached two-car garage. The garage will be designed to accommodate side by side or tandem parking.

2.3.5 Variation. The Parties acknowledge that the final layout of the Community may vary from that shown on the PC-Plan due to unforeseeable market forces and other factors. However, pursuant to Section 2.2 hereof, any such variation, shall require an

amendment under Section 6.6. In no event may such variation increase the number or density of the dwelling units.

2.4 Assurance for Completion of Improvements. If and to the extent required by the Vested Laws, Developer agrees to provide a performance guarantee for all infrastructure improvements that will be dedicated to Magna, required landscaping, and project amenities unless otherwise provided by Chapter 10-9a of the Utah Code. The performance guarantee must comply with Magna Code Section 19.02.110. Partial releases of any such required security will be made as work progresses based on the Vested Laws.

2.5 Recordation of Project Declaration. Prior to the conveyance of any lot in the Community, Developer shall cause to be recorded against the Community a Declaration which shall:

2.5.1 Run with the land regardless of ownership;

2.5.2 Provide for the creation of a homeowner's association responsible to maintain common areas within the Community and with the requisite authority to assess maintenance fees and enforce the requirements of the Declaration; and

2.5.3 Set forth reciprocal Covenants, Conditions, and Restrictions regarding acceptable aspects of acceptable building styles, architectural details, exterior materials, dwelling sizes, and other design guidelines Magna and Developer may deem necessary and appropriate.

2.6 District Development Standards.

2.6.1 Neighborhood District Development Standards. In addition to the Construction Particulars identified for the Community, the following development standards are expressly incorporated for each Neighborhood District:

a. For all residential areas of Neighborhood Districts with a residential density between 4 and 8 units per gross acre, the development standards are defined in Exhibit B. For purposes of this Agreement, "gross acre" means the entire acreage within a District, inclusive of open space, private roads, and other rights of way. Roads dedicated to public use are not included in calculation of "gross acre."

2.6.2 Village District Development Standards. In addition to the Construction Particulars identified for the Community, the following development standards are expressly incorporated for each Village District:

b. For all residential areas of Village Districts with a residential density between 9 and 20 units per gross acre, the development

standards are defined in Exhibit B. For purposes of this Agreement, "gross acre" means the entire acreage within a District, inclusive of open space, private roads, and other rights of way. Roads dedicated to public use are not included in calculation of "gross acre."

a. For all mixed-use areas of Village Districts, the development standards are defined in Exhibit B.

b. For all commercial areas of Village Districts, the development standards are defined in Exhibit B.

3. Vested Rights and Reserved Legislative Powers.

3.1 Zoning; Vested Rights. The Property is zoned Planned Community (PC), a zone which accommodates and allows the development contemplated by this Agreement and depicted in the PC-Plan.

3.1.1 Rights to Develop. To the maximum extent permitted at both law and equity, the Parties intend that this Agreement grant Developer all rights to develop the Project in fulfillment of this Agreement, the Vested Laws, the Zoning Map, and the PC-Plan, except as specifically provided herein.

3.1.2 Vested Rights. City and Master Developer intend that this Agreement confirms that the Project is vested in accordance with the PC-Plan without modification or interference by City except as specifically provided herein. The Parties specifically intend that this Agreement grant to Developer "vested rights" as that term is construed in Utah's common law and pursuant to Utah Code Ann. 10-9a-509. By way of further clarification, the Property is vested with the right to develop and locate on the Property the uses, designs, and densities set forth in the PC-Plan, and to develop in accordance with dimensional requirements as allowed by applicable law. As of the date of this Agreement, Magna confirms that the uses, configurations, densities, and other development standards reflected in the PC-Plan are approved under, and consistent with, Magna's existing laws, Zoning Map, and General Plan, including, without limitation, the approved PC-Plan allowing for up to 816 residential units. Developer shall have the vested right to develop and construct the Community in accordance with the PC-Plan. The Property is also vested with access to all Magna roads, described below, which adjoin or traverse any portion of the Property. The Parties intend that the rights granted to the Property hereunder are contractual and constitutional vested rights and include the rights that exist as of the Effective Date under statute, common law and at equity.

3.2 Reserved Legislative Powers. Developer acknowledges that Magna is restricted in its authority to limit its police power by contract and that the limitations to that power set forth herein are intended to reserve to Magna all of the police power that cannot be so limited.

3.2.1 Modification to Developer's Vested Rights. Notwithstanding the retained power of Magna to enact such legislation under its police powers, such legislation shall only be applied to modify Developer's vested rights where Magna finds, on the record, demonstrable by clear and convincing evidence, that such modification is necessary to prevent physical harm to a third party, which harm did not exist at the time of the execution of this Agreement, and which, if not addressed, would jeopardize a compelling, countervailing public interest as contemplated in Utah Code § 10-9a-509(1)(a)(ii)(A).

3.2.2 General Application. Any proposed change affecting Developer's vested rights, pursuant to Section 3.2.1 hereof, shall be of general application to all development activity in Magna, and, unless Magna, in good faith, declares an emergency, Developer shall be entitled to prior written notice and an opportunity to be heard with respect to any such proposed change and its applicability to the Community project under the compelling, countervailing public interest exception to the vested rights doctrine.

3.3 Future Laws. "**Future Laws**" means the ordinances, policies, standards, and procedures in effect in Magna at a particular time in the future when and if Developer submits a development application for any part of the Community project. Without waiving any rights granted by this Agreement, Developer may at any time, choose to submit a development application for the entire Community project under Magna's Future Laws so long as Developer is not then in breach of this Agreement. The Parties agree that, unless Developer so elects, the Future Laws shall not apply to Developer's submission for approval of any community structure plan, project pan/subdivision plat, or site plan approval consistent with the PC-Plan and Chapter 19.69 of the Magna Code.

4. Term.

4.1 Effective Date. This Agreement is effective upon the date indicated in the preamble.

4.2 Recordation. Upon its execution, Magna shall cause this Agreement to be recorded in the office of the Salt Lake County Recorder.

4.3 Duration. This Agreement shall run with the land and continue in full force and effect until 20 years after the Effective Date. All of the Developer's obligations and duties shall survive termination of this Agreement.

5. Reimbursement. If the Developer's development of the Property triggers the need for any "oversized" or "system" improvements, as system improvements are defined by Utah Code Sections 11-36a-101, et seq., then Developer and City shall enter into a separate reimbursement or pioneering agreements to set the terms for the repayment that assure a full reimbursement in a commercially reasonable period of time and on commercially reasonable terms. For purposes of this Section 5, system improvements shall mean those improvements that are not "project improvements" as defined in Utah Code Section 11-36-102.

6. General Provisions.

6.1 Governing Law. (a) The laws of the State of Utah shall govern the interpretation and enforcement of this Agreement. **(b)** Venue for any action in connection with this Agreement shall be proper only in Salt Lake County, Utah, and the Parties waive any objection thereto.

6.2 Remedies. In any action brought in connection with this Agreement, **(a)** the non-defaulting party shall be entitled to all remedies available both at law and in equity, and **(b)** the prevailing party shall be entitled to reasonable attorney's fees and court costs.

6.3 Waiver. A delay in the exercise of any right or remedy shall not constitute a waiver thereof, nor shall a Party's waiver of a breach of any provision of this Agreement be construed as a waiver of any other breach of this Agreement.

6.4 Headings. The headings in this Agreement are for convenience only; they shall not be read to control or affect the meaning of any of its provisions.

6.5 Integration. This Agreement, including the exhibits, constitutes the entire agreement between the parties hereto and supersedes all prior written or oral agreements.

6.6 Amendment. This Agreement may be amended by the mutual written consent of the Parties or their successors or assigns. Such an amendment shall take effect upon its execution by both parties and shall be recorded with the Salt Lake County Recorder.

6.7 Conflicting Terms. Except as otherwise specifically and clearly stated herein, this Agreement, its exhibits, and additional documents or agreements that may be entered by or among the Parties which govern the development of the project ("Development Documents") are to be interpreted to be complimentary to one another. However, should a conflict exist among the Development Documents, the hierarchy of governing provisions shall be as follows:

(i) This Agreement, and the ordinance adopting this Agreement, as defined herein;

(ii) The rules, regulations, official policies, standards and specifications applicable to the development of the Property, including the applicable City ordinances, resolutions, state law, and federal law, shall be those in effect as of the Effective Date.

6.8. Severability. Should any provision of this Agreement be declared void or unenforceable by a court of competent jurisdiction, such provision shall be severed from this Agreement, which shall otherwise remain in full force and effect, provided that such severance does not defeat either the fundamental purpose of this Agreement or Developer's ability to complete the Project.

6.9 Communication between the Parties. Notice, consent, approval, and other communication between the Parties, provided for herein or given in connection herewith, shall be

validly served if made in writing and delivered **(a)** in person or by either **(b)** nationally recognized overnight courier, or **(c)** by registered or certified U.S. mail, return receipt requested, addressed as follows:

If to Magna: **Magna Metro Township**
8952 W Magna Main St
Magna, UT 84044

With copies to:

Magna Clerk
2001 S State St #N2-700
SLC, UT 84190

Greater Salt Lake
Municipal Services District
2001 S State St #N3-600
SLC, UT 84190

If to Developer: **Ivory Development, LLC**
978 East Woodoak Lane
Salt Lake City, UT 84117

or to such other addresses as either party may from time to time designate serve in like manner. Any such change of address shall be given at least 10 days before the date on which the change is to become effective.

6.10 Effective Date of Service. Service in person or by nationally recognized overnight courier shall be deemed delivered upon receipt. Service by mail shall be deemed delivered 72 hours following deposit in the U.S. mail.

6.11 Consent Not Unreasonably Withheld. If any plan or action of either Party requires the approval or consent of the other, such approval or consent shall not be unreasonably withheld.

6.12 Conferring regarding Denials. Should the Municipal Services District staff recommend denial of any development application by Developer, Magna and Developer shall meet within 10 business days thereafter to resolve the issues raised in the recommendation.

6.13 Authority. The Parties represent **(a)** that they have full power and authority to enter into this Agreement, **(b)** that all necessary actions have been taken to give full force and effect thereto, and **(c)** that the individuals executing this Agreement are authorized and empowered to bind the Parties on whose behalf each is signing.

6.14 Binding Effect. The benefits and burdens of this Agreement shall be binding upon and shall inure to the benefit of the Parties and their respective legal representatives, successors in interest, and assigns.

6.15 Third Parties. There are no third-party beneficiaries to this Agreement, and no person or entity not a party hereto shall have any right or cause of action hereunder.

6.16 No Agency Created. This Agreement creates no partnership, joint venture, or agency relationship between the parties.

6.17 Agreement Runs with the Land. The agreements, benefits, burdens, rights and responsibilities contained herein shall be deemed to run with the land and shall be binding on and shall inure to the benefit of all successors in ownership of the Property, or portion thereof, as applicable, with respect to that portion of the Property owned by such successors in ownership. Nothing in this Agreement shall apply to residents or property owners who purchase developed lots or units within the Community.

6.18 Obligations and Rights of Mortgage Lenders. The holder of any mortgage, deed of trust, or other security arrangement with respect to any portion of the Property shall not be obligated under this Agreement to construct or complete improvements or to guarantee such construction or completion, but shall otherwise be bound by all of the terms and conditions of this Agreement which pertain to any portion of the Property in which it holds an interest. Any such holder who comes into possession of any portion of the Property, pursuant to a foreclosure of a mortgage or a deed of trust, or deed in lieu of such foreclosure, shall take such portion of the Property, subject to any pro rata claims for payments or charges against such portion thereof, deed restrictions, or other obligations which accrue prior to the time such holder comes into possession. Nothing in this Agreement shall be deemed or construed to permit or authorize any such holder to devote the Property, or portion thereof, to any uses, or to construct any improvements thereon, other than those uses and improvements provided for or authorized by this Agreement, as would be the case in any assignment, and thus shall be subject to all of the terms and conditions of this Agreement, to include the obligations related to the completion of amenities and improvements.

6.19 Further Action. The Parties hereby agree to execute and deliver such additional documents and to take all further actions as may become necessary or desirable to fully carry out the provisions and intent of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written:

MAGNA
A Utah political subdivision

_____
MAYOR

ATTEST:

_____
MAGNA CLERK/RECORDER

APPROVED AS TO FORM:

_____
MAGNA ATTORNEY

STATE OF UTAH)
) **SS.**
COUNTY OF SALT LAKE)

On this _____ day of _____, 2021, appeared before me _____, personally known to me or identified on the basis of satisfactory evidence to be the Mayor of Magna, who acknowledged to me that he executed the foregoing instrument on behalf of Magna.

WITNESS MY HAND AND OFFICIAL SEAL:

_____
Notary Public

IVORY DEVELOPMENT, LLC
Developer

Bryon Prince, Vice President

STATE OF UTAH)
) **ss.**
COUNTY OF SALT LAKE)

On this 5TH day of OCTOBER, 2021, appeared before me BRYON PRINCE, personally known to me or identified on the basis of satisfactory evidence to be the Vice President of Ivory Development LLC, who acknowledged to me that he executed the foregoing instrument on behalf of Ivory Development LLC.

PETER STEVEN GAMVROULAS
NOTARY PUBLIC · STATE OF UTAH
COMMISSION# 698412
COMM. EXP. 01-10-2022

WITNESS MY HAND AND OFFICIAL SEAL:

Notary Public

4825-8709-0912 | GR022-004

EXHIBIT A

A PARCEL OF LAND BEING A PART OF THAT ENTIRE TRACT DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED DECEMBER 6, 2012 AS ENTRY NO. 11529897 IN BOOK 10084, AT PAGE 9622 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MAGNA METRO TOWNSHIP, COUNTY OF SALT LAKE, STATE OF UTAH. THE BOUNDARY OF SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY RIGHT OF WAY LINE OF U-111 AT A POINT WHICH IS S89°52'43"E 146.13 FEET AND N00°00'00"E 33.00 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 32, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING SEVEN COURSES: 1) N00°13'38"E 44.42 FEET; 2) THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET, A DISTANCE OF 109.96 FEET, A CHORD DIRECTION OF N44°46'22"W AND A CHORD DISTANCE OF 99.00 FEET; 3) N00°13'38"E 271.49 FEET; 4) N90°00'00"E 57.19 FEET; 5) N00°00'00"E 75.00 FEET; 6) N90°00'00"W 56.89 FEET; 7) N00°13'38"E 1200.00 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE S88°42'37"E 1028.11 FEET; THENCE S13°02'03"E 113.53 FEET; THENCE S88°42'37"E 836.39 FEET TO THE BOUNDARY OF BURNING TOWER SUBDIVISION AS RECORDED AS ENTRY NO. 9987373; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO COURSES: 1) S00°01'50"W 885.35 FEET; 2) S89°52'06"E 660.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF 8000 WEST STREET; THENCE ALONGS SAID WESTERLY RIGHT OF WAY LINE S00°01'50"W 627.01 FEET TO THE NORTH RIGHT OF WAY LINE OF 4100 SOUTH STREET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE N89°52'43"W 2485.42 FEET TO THE POINT OF BEGINNING.

CONTAINS 78.49 ACRES IN AREA

Exhibit B

MAHOGANY RIDGE

Magna, Utah

IVORYHOMES

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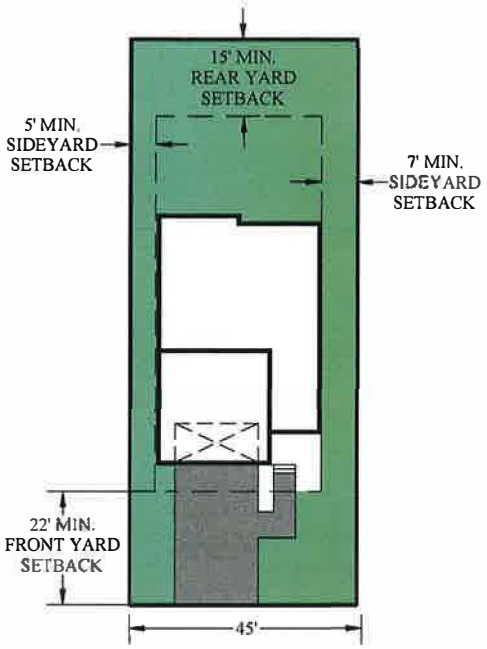
Neighborhood District

Homes within the Neighborhood District will be traditional single family detached homes on lots 4,500 square feet or larger, with a minimum lot width of 45 feet. The homes within the Neighborhood District will feature medium sized yards, front or side load garages, and will be located in the northeast area of the Mahogany Ridge community. The images below generally illustrate the architectural character of homes within the Neighborhood District.

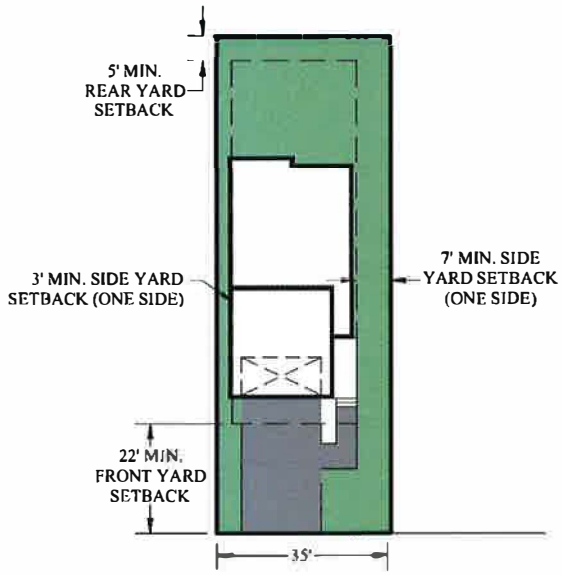


Village District

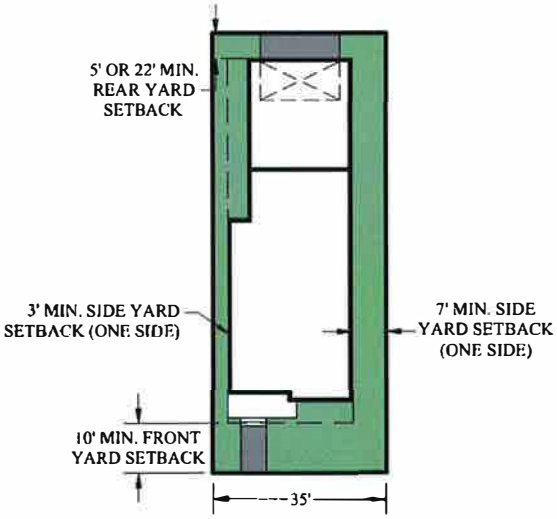
Homes in the Village District will include a variety of housing types including, but not limited to, single family, cluster homes with shared driveways, and townhomes.

The homes within the Village District may be attached or detached, and will have two-car garages that can be accessed from the front or rear of the home. The images below generally illustrate the architectural character of homes within the Village District designation. Homes closer than five feet (5') to the property line require a firewall per International Building Code (IBC).

Front-Load Cottage

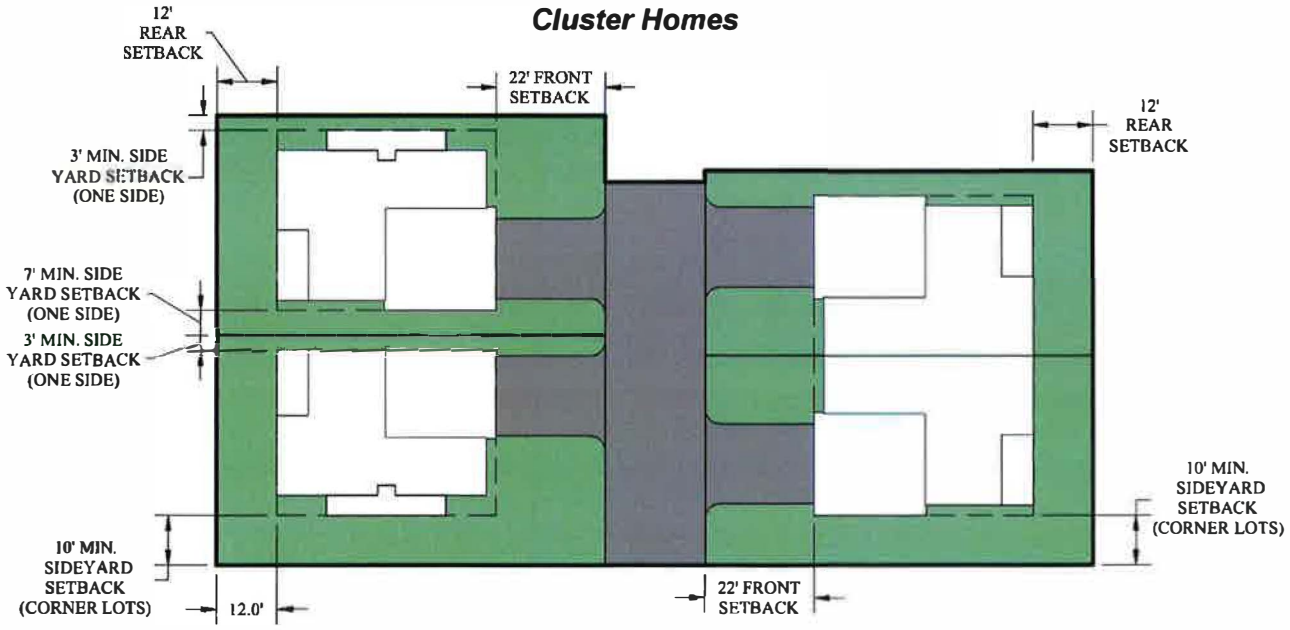


Rear-Load Cottage



Rear-yard setbacks on rear-load cottages & townhomes shall be either 5' or 22'. In the event that the rear-load townhome has a 22' rear setback, the front setback shall be 10' instead of 22'. All rear-load towns & cluster homes shall have garage access from private lanes only.

Cluster Homes

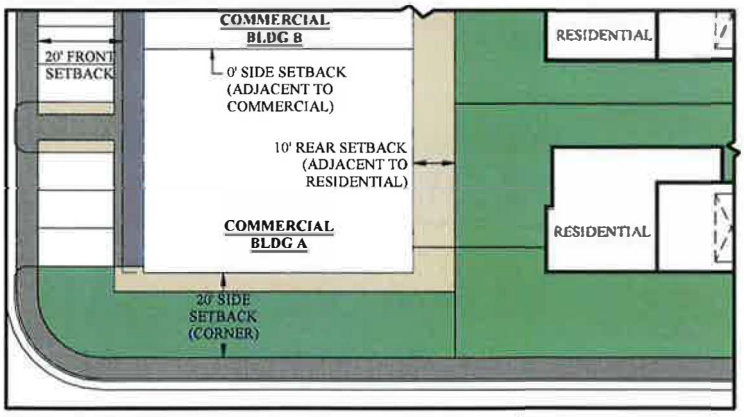


Note: All rear-load townhomes and cluster homes shall have garage access from private lanes only.

Commercial

Along the 4100 South and 8400 West corridors, Mahogany Ridge will offer a variety of commercial opportunities within the Village District. Commercial development at Mahogany Ridge will include small scale retail shops, restaurants, and a convenience stores/fuel station, along with industrial uses along 4100 South. The intent of the commercial development will be to provide uses that support the daily needs of the surrounding residents within buildings that are consistent with the architectural character of the surrounding residential neighborhoods. The commercial areas will include a minimum of 5 acres of commercial and/or industrial uses. The images below generally illustrate the architectural character of buildings constructed within the Village District.

Commercial Example



Residential Bulk & Intensity Requirements

	Village District				Neighborhood District
	Cluster	Front Load	Rear Load	Town-homes	
Min. Lot Area	NA	3,500 sqft	3,500 sqft	As shown on plat	4,500 sqft
Minimum Lot Width (Measured at Setback)	NA	35'	35'	NA	45'
Min. Front Yard Setback	12' to any public ROW, 5' to adjacent homes, 10' to adjacent shared driveways or private ROWs	22'	10'	10' or 22' on Rear-Load** 22' on Front Load	22' (20' on cul-de-sacs)
Minimum Side Yard Setback (Interior Lots)	3' on one side & 7' on one side	3' on one side & 7' on one side	3' on one side & 7' on one side	10' (must comply with fire code)	5' on one side & 7' on one side
Minimum Side Yard Setback (Corner Lots)	15'	15'	15'	15'	15'
Minimum Rear Yard Setback (Interior Lots)	12' to any public ROW, 5' to adjacent homes, 10' to adjacent shared driveways or private ROWs	10'	5' or 22'	5' or 22'	15'
Minimum Rear Yard Setback (Corner Lots)	12' to any public ROW, 5' to adjacent homes, 10' to adjacent shared driveways or private ROWs	10'	5' or 22'	5' or 22'	15'
Maximum Building Height	45'	45'	45'	45'	35'

*Irregular shaped lots located along the circular portion of a cul-de-sac or a knuckle portion of a street may be reduced to a minimum of thirty five (35') of frontage at the right of way line of a public street.
**In the event that the rear-load townhome has a 22' rear setback, the front setback shall be 10' instead of 22'.

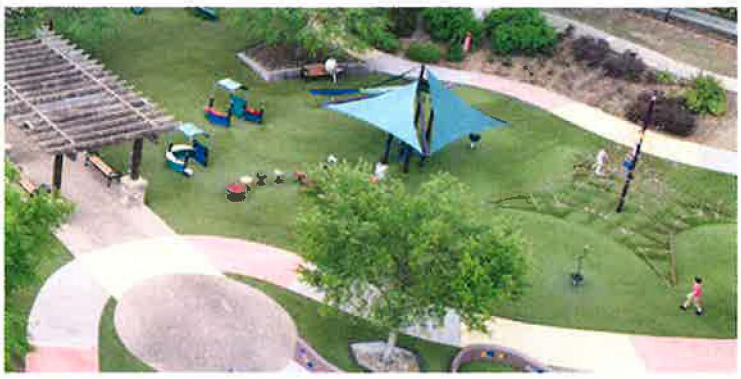
Mixed Use and Commercial Setback Standards

Front Setback	20'
Side Setback (Adjacent to other commercial)	0'
Side Setback (Adjacent to residential)	10'
Corner Setback	20'
Rear Setback (Adjacent to other commercial)	0'
Rear Setback (Adjacent to residential)	10'

Parking

1. ***Rear-Load Driveways:*** All rear loaded units shall have a driveway/apron between the curb and the garage of either 5' or 22' (nothing in between). All rear-load driveways shall be on private lanes.
2. ***Townhome Parking:***
   - ***a.*** Private Parking: Each townhome unit will include a two car garage which will equal two stalls of private parking. Private parking is allowed in garages, on private driveways, or in private designated parking stalls.
   - ***b.*** All driveways less than 22' long shall not be allowed to be used as private or guest parking. All driveways less than 16' wide can only be used/counted as one parking stall.
   - ***c.*** Private Driveway Guest Parking: If a townhome unit does not use their driveway for its required two stalls of private parking and provides the driveway as two guest parking stalls, additional guest parking will be required for these units at a ratio of 1 guest parking stall per 6 units.
   - ***d.*** Additional Guest Parking: If a townhome unit does not provide two guest parking stalls in the driveway, guest parking will be required for these units at a ratio of 1 guest parking stall per 3 units.
   - ***e.*** The minimum allowable parking stall size for guest off-street parking is 18' long and 9' wide.
   - ***f.*** The minimum allowable parking stall size within a driveway is 22' long by 8' wide.
3. ***Commercial Parking:***
   - ***a.*** Retail, personal service, and repair businesses: 5 parking spaces per 1,000 square feet.
   - ***b.*** Medical and dental office and clinics: 4 parking spaces per 1,000 square feet.
   - ***c.*** Other professional and business offices, including financial: 4 parking spaces per 1,000 square feet.

Amenities Options

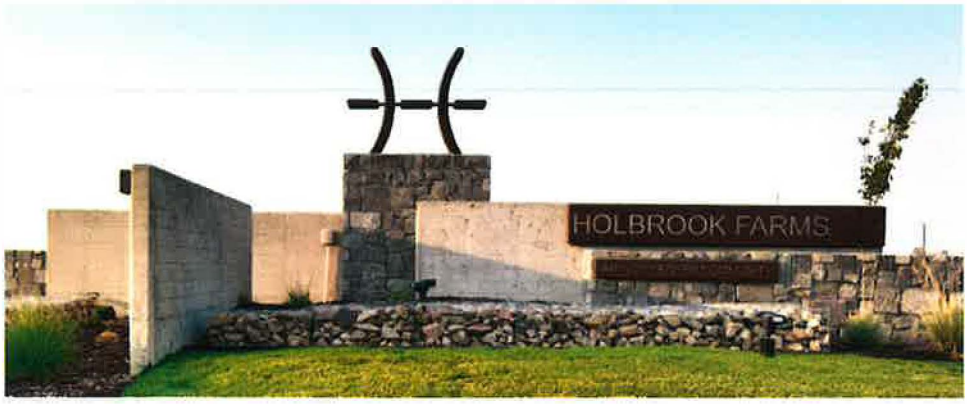


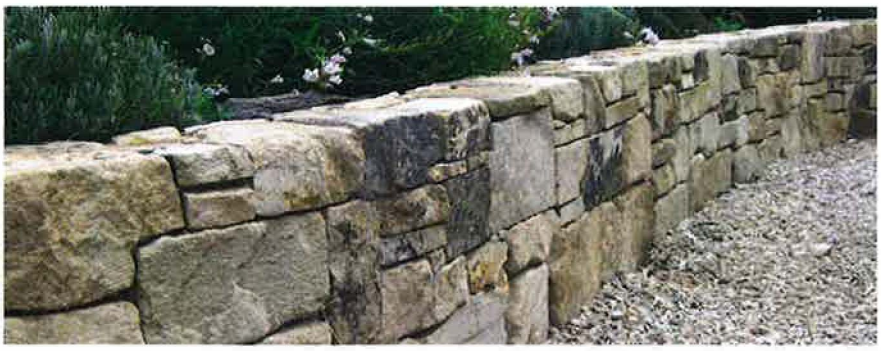
Amenities Options

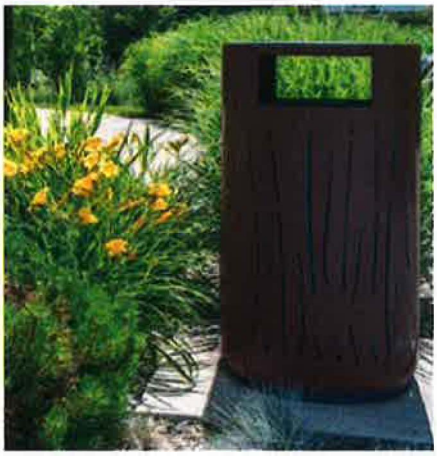
Monumentation & Theming

Mahogany Ridge will feature a cohesive and coordinated monumentation and theming style that is unique to the community and identifiable to the residents. This style will used throughout the community for site features and elements such as monument signs, wayfinding signage, site furnishings, lighting, raised planters, check dams, and site retaining walls. The selected materials will be chosen for their design aesthetic as well as durability, cost, and availability, which may include wood, brick, concrete, natural stone, and steel. These materials are typically cost effective, durable, and readily available, and with a variety of color combinations they will be used throughout the community to create a cohesive exterior theme.

Primary entry monuments and secondary monument signs will be integrated into the Mahogany Ridge community at strategic locations to identify primary entry points and the different neighborhoods within the community. Primary monuments will generally be significant in size, but at a pedestrian scale, and may include enhanced landscape improvements and lighting. Secondary monument signage will typically be smaller than primary monuments, but will maintain similar materials, styles, scale, and landscape improvement as primary monuments.







FOCUS
ENGINEERING & SURVEYING

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Midvale, UT 84047
P (801) 352-0075 F (801) 352-7989

Landscape Design Guidelines Summary

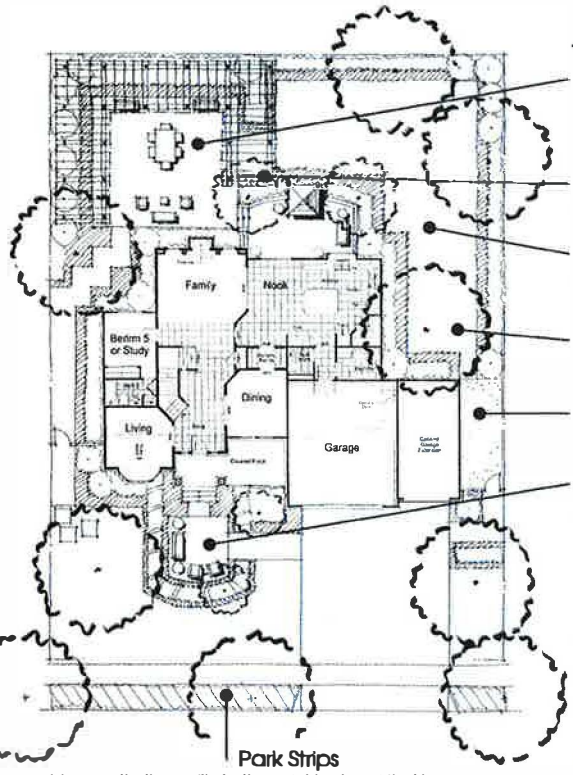
The following exhibits outline the landscape and irrigation efficiency standards for the residential uses at Mahogany Ridge.

IVORYHOMES

WATER-WISE LANDSCAPING

PROTO-TYPE

R. MICHAEL KELLY



Water-Wise Landscape Ideas

Generous paved **patios and terraces** provide not only outdoor living spaces and entertainment opportunities, but they reduce the amount of watering in your yard. Remember: it's important to shade these paved surfaces...

An **arbor, trellis, or roofed garden structure** can help define spaces but also add shade and help to reduce evaporation.

Reduce the amount of **lawn** to that necessary for outdoor activities. A good goal for the front yard is a maximum of 60 to 70 per cent of the total planted area.

Place **shade trees** to maximize their effect on solar modification or protection from wind.. Consider needs for both the yard and the house.

Consider making **utility areas** or out-of-sight side yards a hard-surface pavement or gravel surface to reduce water useage.

Consider using additional **pavements** in the front yard. They can provide an inviting entry space. It will also reduce the area requiring irrigation.

Space plants adequately to provide, at maturity, coverage and shade for the soil.

A **wood bark** mulch in newly -planted beds can help condition soil and reduce evaporation from the soil surface.

Consider alternate surfaces in play areas such as sand or wood chips made especially for play areas.

Street Trees

...can contribute to the neighborhood aesthetic, but they also shade and cool pavements. This can help reduce ambient temperatures and help reduce cooling costs. Planting and caring for street trees is an important element in improving your community's long-term sustainability.

Installation:
Your community may have street trees that have been installed. In other cases, you may be expected to provide and plant the street trees. In either case, your street trees will be part of an overall community street tree plan. Check the covenants or other materials you received and make sure that you plant required street trees in accordance with the plan provided.

Maintenance:
You have an important responsibility to properly maintain your street trees. If one home owner neglects to plant or properly maintain street trees in front of their home, the entire neighborhood feels the effect.

- Be certain that adequate **water** is provided to your street trees so that they will be healthy.
- **Prune** as necessary to prevent problems or disease, but don't over-prune to modify the natural shape of the tree.
- **Staking** is not normally necessary, but if your tree is not growing straight, it may be important.
- Trees should be **fertilized** annually. Commercial fertilizers are available in many forms. Check with your local nurseryman for recommendations.

Park Strips

...add an aesthetic quality to the neighborhood that becomes a communal benefit. But being surrounded by pavements, park strips are hot and dry out quickly, so lawn is not the best choice for these areas. A good alternative is to plant your park strip with a single groundcover. The simplicity of a single material will be sufficient to provide individual identity for your home, but keep the overall neighborhood fabric from becoming too busy. Some good choices for park strip plantings are:

- *Ajuga reptans (carpet bugle): short, dark green and bronze with purple flowers in summer;*
- *Cerastium tomentosa (snow in summer): short, blue-grey with white flowers in late spring;*
- *sedum spurium (dragon's blood sedum): short, bronze-green with red blossoms in spring;*
- *Thymus serphyllum (mother of thyme): short, soft green with lavender flowers in summer; and*
- *Vinca minor (dwarf periwinkle): trailing, deep rich green with purple flowers in spring.*

Gravel and rock are discouraged because they add to the problem of reflected, radiant heat. However, use pavers to provide pedestrian access.

Ideas for Irrigation Systems

An automatic irrigation system, when properly maintained and monitored, can reduce water waste.

Make sure that lawn areas and shrub beds are on separate water valves. Shrubs use much less water than lawn, so should be watered less. Separating the valves and monitoring water needs will save water.

When laying out your system, also consider microclimates. The north and east sides of your house will be in shade longer than the south and west sides.

Drip irrigation systems can be effective in shrub beds and will help conserve water.

Water your yard during early-morning hours to help minimize evaporation.

Suggested Plant List - Water-Wise Plants

First, these lists are not exhaustive. They are meant to give some examples of the plant materials that can be used to save water, but allow interest and variety in your landscape. Consult with a nurseryman or landscape architect to explore other possibilities—there are many.

Shade Trees
Use to provide shade to protect plantings and reduce evapo-transpiration from plant materials. Shade will reduce water use of plant materials in the hot summer months. Consider placement in relation to predominant solar aspect and use to reduce solar impact of summer sun on the house. This can reduce the amount of energy used to cool your home.

Acer glabrum	Rocky Mountain Maple
Celtis occidentalis	Common Hackberry
Sophora japonica	Japanese Pagoda tree

Accent Trees
Use in areas where large trees are not practical. Can help with solar modification as well as adding aesthetic enhancements.

Acer campestre	Hedge Maple
Crataegus phaenopyrum	Washington Thorn
Koelreuteria paniculate	Goldenrain Tree

Evergreen Trees
Use in locations where you would shade trees, but find the year-round foliage of an evergreen advantageous. Remember that using evergreens to shade the house can reduce the valuable solar benefits of the winter sun. And make sure you have the space for it to grow!

Picea pungens	Colorado Spruce
Pinus spp.	Pine

Tall Shrubs
These are shrubs that will grow to 6 feet tall or more. Verify their potential size and carefully consider their placement. Use to accent or soften architectural lines. May be valuable at corners and beside tall architectural elements. Planted in masses, or groupings, they can help screen for privacy or views. They can create shade to affect microclimates in planting beds.

Amelanchier alnifolia	Serviceberry
Cotoneaster spp.	Cotoneaster
Ligustrum vulgare	Common Privet
Physocarpus monogyna	Mountain Ninebark

Medium Shrubs
These are shrubs that will grow from only 2 feet tall to about 5 feet tall. Become familiar with the plants' individual characteristics to understand their ultimate height and spread. Shrubs should be planted so that when they mature to their ultimate size they should touch—without overcrowding—in order to fill the shrub bed. This will shade the soil surface and help conserve water by reducing evaporation.

Cotoneaster spp.	Cotoneaster
Juniperus spp.	Juniper
Pinus mugo mughus	Mugho Pine
Potentilla fruticose	Shrubby Cinquefoil
Yucca spp.	Adam's Needle

Groundcovers
Groundcovers are a valuable tool to help cover the soil and reduce evaporation thereby helping to conserve water. Most will spread over time and effectively cover bare soil. Be careful with those that can be extremely aggressive.

Ajuga reptans	Carpet Bugle
Hypericum calycinum	Creeping St. Johnswort
Thymus serphyllum	Mother of Thyme
Vinca minor	Dwarf Periwinkle

Vines
Vines can add interest to your garden and can also help modify micro-climatic conditions. A vine climbing over a trellis or arbor can provide some shade where there is not sufficient space for a tree.

Lonicera spp.	Honeysuckle
Polygonum aubertii	Silverlace Vine

Perennial Flowers
Colorful flowers always bring a garden to life. A water-wise landscape does not need to forgo their color. The right combinations can provide year-round color. These flowers are all water-wise and should be used freely to brighten your garden.

Alyssum saxatile	Basket of Gold
Echinacea purpurea	Purple Coneflower
Gaillardia spp.	Blanket flower
Hemerocallis spp.	Daylily
Heuchera sanguinea	Coral bells
Iris spp.	Iris
Lavendula angustifolia	English Lavender
Rudbeckia spp.	Black-eyed Susan

These Landscape standards are intended to apply to front yard landscaping and attempt to quantify the goals set forth in the Ivory Homes document: Water-wise Landscaping.

Lots up to 4,500 square feet

Interior lot
Front yard trees: minimum 2 trees. May be shade, accent or evergreen
Street Trees: At least one per lot
Shrubs: minimum 15. May be tall or medium shrubs.
Groundcover or Perennial Flowers: Minimum 15
Lawn: Maximum 60% exclusive of park strips. See General Standards below.

Corner lot
Front yard trees: minimum 2 trees. May be shade, accent or evergreen
Street Trees: one (1) tree on each street frontage.
Shrubs: minimum 30. May be tall or medium shrubs.
Groundcover or Perennial Flowers: Minimum 20
Lawn: Maximum 70% exclusive of park strips. See General Standards below.

General Standards:

Lawn. It is understood that driveways and walks are a part of the front yard; otherwise, 100% of the front yard shall be planted either with lawn or be provided as shrub bed. The maximum allowable amount of lawn is specified above.

Shrub beds are to be planted with shrubs at appropriate spacings:

- 6 feet on center for tall shrubs;
- 4 feet on center for medium shrubs;
- 12 to 24 inches for groundcovers and perennials; and
- Exposed soil surfaces in shrub beds are to be covered with mulch.

Front yard Trees are those trees required to be installed in the front yard. These are to be installed by the Homeowner.

Street Trees. Street trees are to be provided by Ivory Homes and installed by the homeowner per the community Street Tree Planting Plan. If driveway or utilities locations conflict with the street tree's placement, it may be eliminated or may require adjustment to the tree's location.

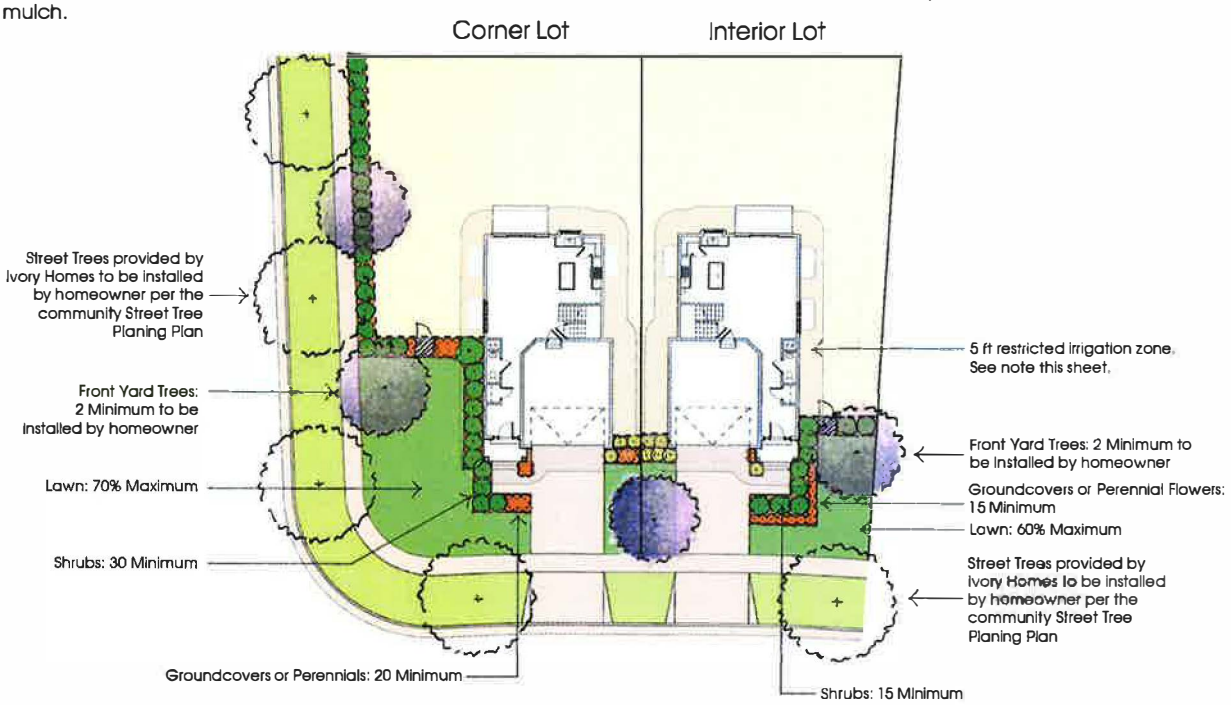
All trees and shrubs shall be selected from the **Suggested Plant List: Water-wise Plants**, as provided by Ivory Homes.

Landscaping. To protect and preserve the integrity of the footings and foundations of the home and other structures constructed on the Property after Closing, Buyer shall not install or have installed any sod or other water-intensive plants directly abutting any foundation. As required in the CC&Rs, Buyer shall be responsible to maintain a minimum of five (5) feet between the exterior of the foundation and any sod or other water-intensive plants ("Restricted Landscape Zone"). If approved as part of the Buyer's landscape plan under the CC&Rs, the Restricted Landscape Zone may be used as a planting bed, subject to restrictions in the CC&Rs regarding slope, grading, and drainage and subject to the restrictions below regarding irrigation systems.

Irrigation. To preserve and protect the integrity of the footings, foundation, and exterior of the home, upon Closing Buyer shall place, install or cause to be placed and installed all irrigation/sprinkler system spray heads, lines, valves and, stop & waste valves, a minimum of five (5) feet from the foundation of the home. Only hand watering or drip irrigation is allowed within five (5) feet of the foundation. Additionally, Buyer shall be responsible to ensure that water spray from an irrigation/sprinkler head does not hit the foundation, home exterior, or within the five (5) foot Restricted Landscape Zone.

Installation. All front and rear yard landscaping must be installed within 9 months of occupancy.

CC & Rs. Refer to the subdivision CC & Rs and regulations relating to landscaping and irrigation requirements.



The landscape designs shown are examples only and are intended to show one possible compliance with the standards outlines herein. You may provide a completely different design to accomplish the same objectives.

IVORYHOMES

Landscape Standards

These Landscape standards are intended to apply to front yard landscaping and attempt to quantify the goals set forth in the Ivory Homes document; Water-wise Landscaping.

Lots 4,500 square feet and larger

Interior lot
Front yard trees: minimum 2 trees. May be shade or evergreen. Accent trees may be used in addition.
Street Trees: At least one per lot
Shrubs: minimum 25. May be tall or medium shrubs.
Groundcover or Perennial Flowers: Minimum 30
Lawn: Maximum 70% exclusive of park strips. See General Standards below

Corner lot
Front yard trees: minimum 2 trees. May be shade or evergreen
Street Trees: One (1) tree on each frontage.
Shrubs: minimum 50. May be tall or medium shrubs.
Groundcover or Perennial Flowers: Minimum 50
Lawn: Maximum 75% exclusive of park strips. See General Standards below.

General Standards:

Lawn. It is understood that driveways and walks are a part of the front yard; otherwise, 100% of the front yard shall be planted either with lawn or be provided as shrub bed. The maximum allowable amount of lawn is specified above.

Shrub beds are to be planted with shrubs at appropriate spacings:

- 6 feet on center for tall shrubs;
- 4 feet on center for medium shrubs;
- 12 to 24 inches for groundcovers and perennials; and
- Exposed soil surfaces in shrub beds are to be covered with mulch.

Front yard Trees are those trees required to be installed in the front yard. These are to be installed by the Homeowner.

Street Trees. Street trees are to be provided by Ivory Homes and installed by the homeowner per the community Street Tree Planting Plan. If driveway or utilities locations conflict with the street tree's placement, it may be eliminated or may require adjustment to the tree's location.

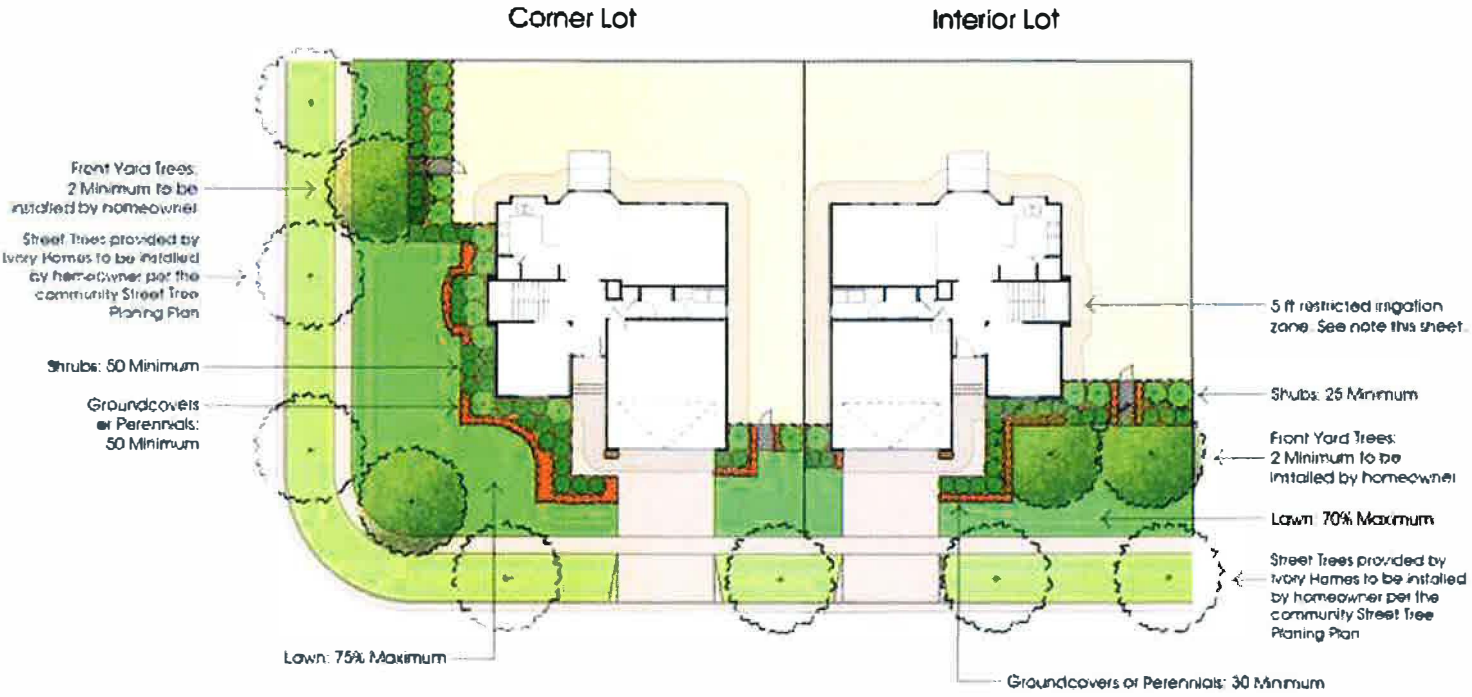
All trees and shrubs shall be selected from the **Suggested Plant List: Water-wise Plants**, as provided by Ivory Homes.

Landscaping. To protect and preserve the integrity of the footings and foundations of the home and other structures constructed on the Property after Closing, Buyer shall not install or have installed any sod or other water-intensive plants directly abutting any foundation. As required in the CC&Rs, Buyer shall be responsible to maintain a minimum of five (5) feet between the exterior of the foundation and any sod or other water-intensive plants ("Restricted Landscape Zone"). If approved as part of the Buyer's landscape plan under the CC&Rs, the Restricted Landscape Zone may be used as a planting bed, subject to restrictions in the CC&Rs regarding slope, grading, and drainage and subject to the restrictions below regarding irrigation systems.

Irrigation. To preserve and protect the integrity of the footings, foundation, and exterior of the home, upon Closing Buyer shall place, install or cause to be placed and installed all irrigation/sprinkler system spray heads, lines, valves and, stop & waste valves, a minimum of five (5) feet from the foundation of the home. Only hand watering or drip irrigation is allowed within five (5) feet of the foundation. Additionally, Buyer shall be responsible to ensure that water spray from an irrigation/sprinkler head does not hit the foundation, home exterior, or within the five (5) foot Restricted Landscape Zone.

Installation. All front and rear yard landscaping must be installed within 9 months of occupancy.

CC & Rs. Refer to the subdivision CC & Rs and regulations relating to landscaping and irrigation requirements.



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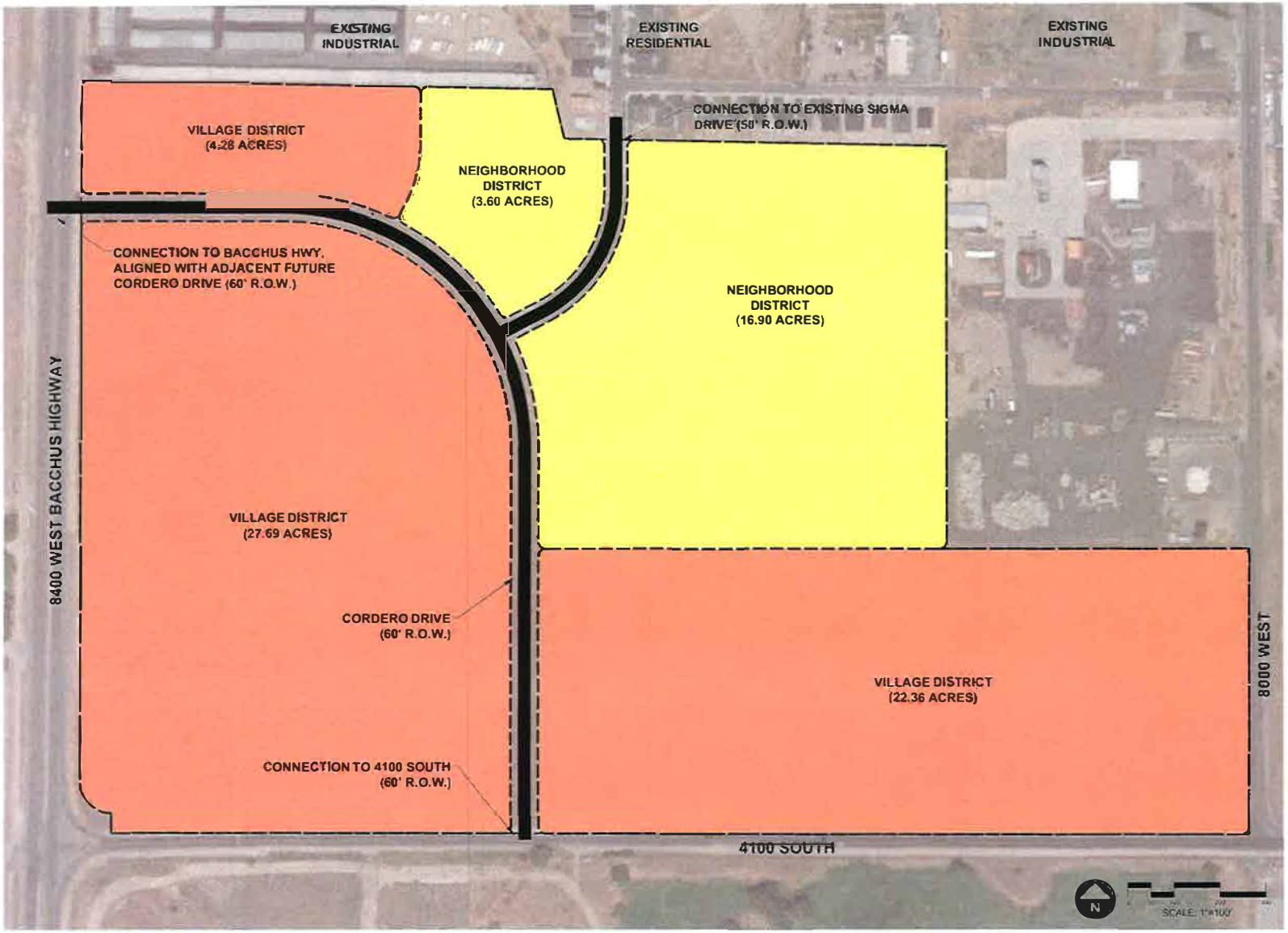


DEVELOPMENT TABLE:

TOTAL LAND AREA = 78.49 ACRES

VILLAGE DISTRICT = 54.33 ACRES
MEDIUM DENSITY MIXED USE DEVELOPMENT THAT INCLUDES RESIDENTIAL (SINGLE AND MULTI-FAMILY), OFFICE, COMMERCIAL, PUBLIC/SEMI-PUBLIC, AND RECREATION/OPEN SPACE USES. VILLAGE DISTRICT RESIDENTIAL DENSITIES ARE ANTICIPATED TO RANGE BETWEEN 6 AND 12 UNITS PER GROSS ACRE.
DENSITY RANGE: 326 - 652 UNITS

NEIGHBORHOOD DISTRICT = 20.50 ACRES
LOW DENSITY MIXED USE DEVELOPMENT THAT EMPHASIZES RESIDENTIAL (SINGLE AND MULTI-FAMILY) USES, BUT MAY ALSO INCLUDE OFFICE, COMMERCIAL, PUBLIC/SEMI-PUBLIC, AND RECREATION/OPEN SPACE USES. NEIGHBORHOOD DISTRICT RESIDENTIAL DISTRICTS ARE ANTICIPATED TO RANGE BETWEEN 4 AND 8 UNITS PER GROSS ACRE.
DENSITY RANGE: 82 - 164 UNITS

TOTAL DENSITY: 408 - 816 UNITS

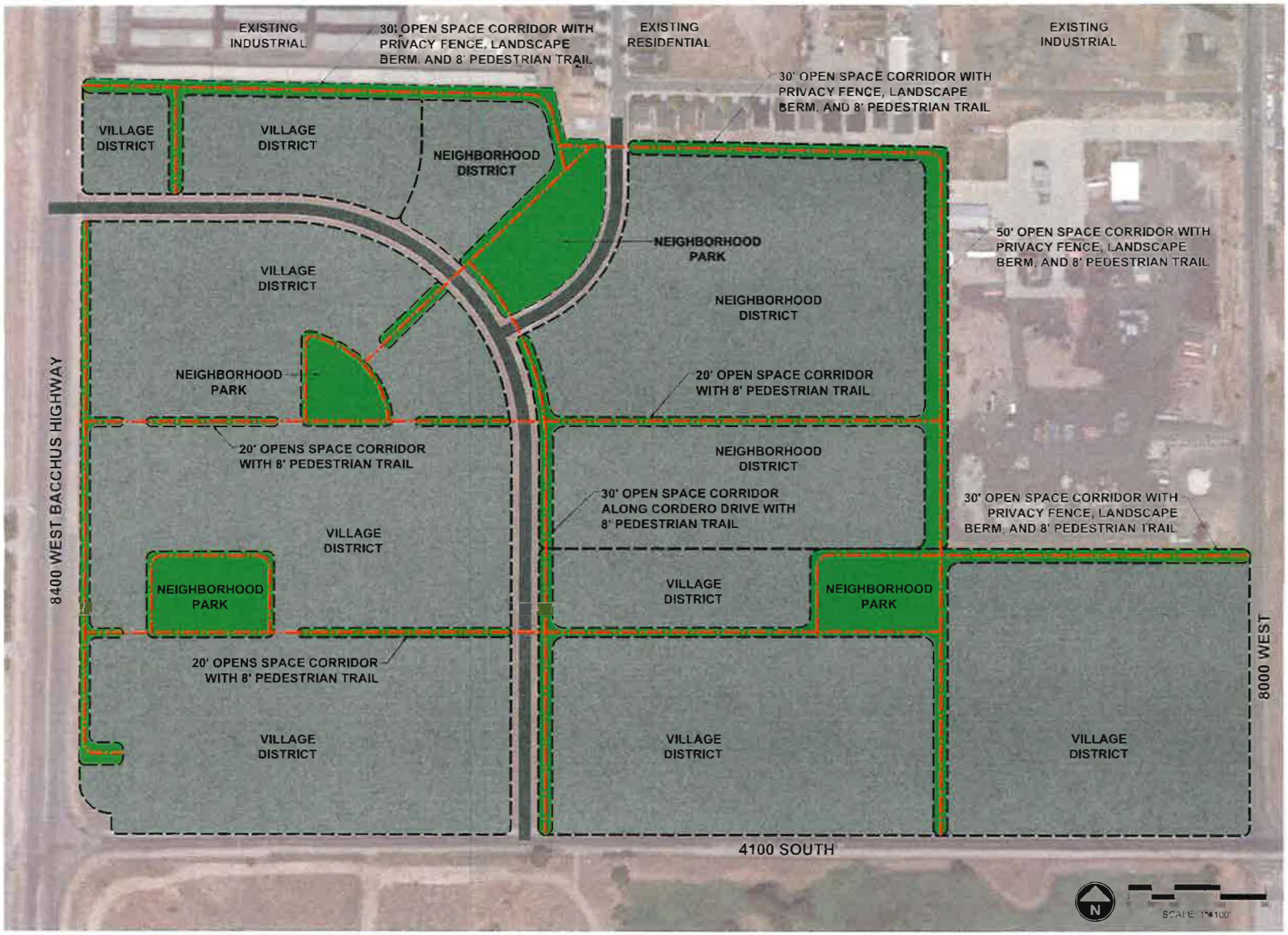
NON-RESIDENTIAL DEVELOPMENT AREA RANGE = 217,000 SQ.FT. - 1,350,500 SQ.FT. (APPROX. 5 - 30 ACRES)

PUBLIC RIGHT-OF-WAY AREA = 3.66 ACRES

IVORYHOMES LDG

MAHOGANY RIDGE PC-PLAN
ZONE and PLAN
MARCH 2021

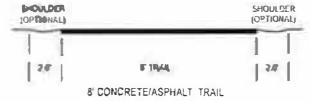
PERMITTED USES	CONDITIONAL USES
Residential uses of all types on a range of lot sizes, including: single family attached, multi-family, townhomes, loft apartments, residential above ground floor retail, commercial, office uses, and condominiums.	Drive-through food service.
Retail, service, office, restaurant, and entertainment.	Industrial.
Mix of permitted uses within individual structures (office/commercial, office/residential, retail/residential).	
Convenience store with fuel stations.	
Home-based businesses.	
Public facilities (schools, libraries, and civic buildings).	
Common areas (plazas, playgrounds, and trails).	
Churches.	
Day-care facilities.	
Open spaces (landscaped areas, areas in natural vegetation, parks, and recreation areas).	
Self storage.	
Other accessory uses which are ancillary to, and designed to serve, all of the above uses.	



OPEN SPACE LEGEND:

NEIGHBORHOOD PARKS, AND OPEN SPACE TRAIL CORRIDORS = 10.62 ACRES (13.5%)
AMENITIES SUCH AS PAVILIONS, PICNIC TABLES AND BENCHES, PLAYGROUND EQUIPMENT, SPORTS COURTS AND MULTI-PURPOSE FIELDS, AND CLUBHOUSE.

8' PEDESTRIAN TRAIL
CONCRETE AND/OR ASPHALT MULTI-PURPOSE PEDESTRIAN TRAIL



8' CONCRETE/ASPHALT TRAIL

CONCRETE TRAIL

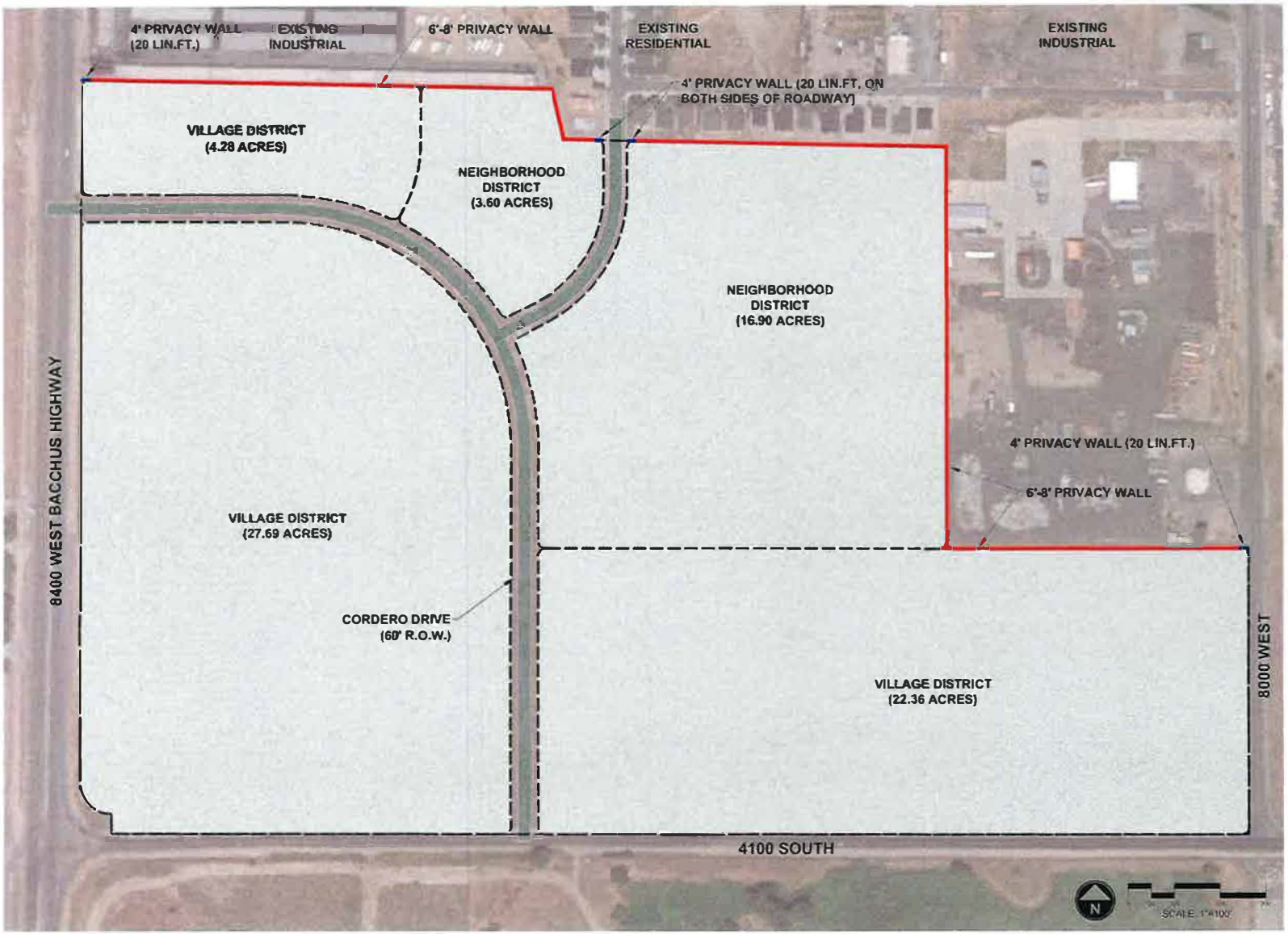
ASPHALT TRAIL

COMMUNITY PARK

THE LOCATION OF OPEN SPACE AND NEIGHBORHOOD PARKS MAY CHANGE TO ACCOMMODATE THE FINAL DESIGN OF ROADS, INFRASTRUCTURE, AND NON-RESIDENTIAL LAND USES. FINAL DESIGN AND LOCATION OF OPEN SPACE AND NEIGHBORHOOD PARKS TO BE DEFINED IN THE COMMUNITY STRUCTURE PLAN.

IVORYHOMES LDG

MAHOGANY RIDGE PC-PLAN
TRAILS AND OPEN SPACE
MARCH 2021



WALL PLAN LEGEND:

6'-8' PRIVACY WALL
PRIVACY WALL TYPE MAY INCLUDE PRECAST CONCRETE PANELS AND COLUMNS, SPLIT FACE BLOCK, MASONRY, OR DECORATIVE VINYL. ACTUAL WALL DESIGN AND MATERIALS ARE TO BE DETERMINED.

3'-4' PRIVACY WALL
THESE WALLS SHALL MATCH THE 6'-8' PRIVACY WALL MATERIAL, COLOR, AND DESIGN AND SHALL BE INSTALLED AT ROADWAY ENTRANCES TO THE COMMUNITY OR WHERE THE PRIVACY WALLS TERMINATE AT PROPERTY CORNERS.

SPLIT FACE BLOCK WALL

PRECAST CONCRETE WALL

VINYL FENCE

IVORYHOMES LDG

MAHOGANY RIDGE PC-PLAN
WALL PLAN
MARCH 2021

MAHOGANY RIDGE

MAGNA METRO TOWNSHIP
8230 WEST 4100 SOUTH

PC - PLAN

VICINITY MAP
1" = 250'

AS-SURVEYED LEGAL DESCRIPTION

[illegible] 11529847 IN BOOK 10084 AT PAGE 4622 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MAGNA METRO TOWNSHIP, COUNTY OF SALT LAKE, STATE OF UTAH [illegible]

[illegible] HAVING A RADIUS OF 70.00 FEET, A DISTANCE OF 109.96 FEET, A CHORD DIRECTION OF N44°46'22" W AND A CHORD DISTANCE OF 99.00 FEET; 3) N00°13'38" E 271.49 FEET; 4) N90°00'00" E 57.19 FEET; 5) N00°00'00" E 75.00 FEET; 6) N90°00'00" W 56.84 FEET; 7) N00°13'38" E 1200.00 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE S88°42'37" E 1028.11 FEET; THENCE S13°02'03" E 113.53 FEET; THENCE S88°42'37" E 836.39 FEET TO THE [illegible]

[illegible]

SHEET INDEX	
O-1	TITLE SHEET
O-2	LAND USE AND OWNERSHIP MAP
O-3	UTILITY PLAN
O-4	ROAD CROSS SECTIONS

BENCHMARK

THE PROJECT BENCHMARK IS A 3" BRASS CAP AT THE INTERSECTION OF 4100 SOUTH STREET AND 8400 WEST STREET. ELEVATION = 4598.82

EDM Partners
2835 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

OWNER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORYHOMES
Utah's Number One Homebuilder

NOTES:

1. All sanitary sewer improvements shall conform with the standards and specifications of Magna Water.
2. All culinary water improvements shall conform with the standards and specifications of Magna Water.
3. All secondary water improvements shall conform with the standards and specifications of Magna Water.
4. All improvements in the public right of way shall conform with the standards and specifications of the [illegible]
5. [illegible]
6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.

Mahogany Ridge

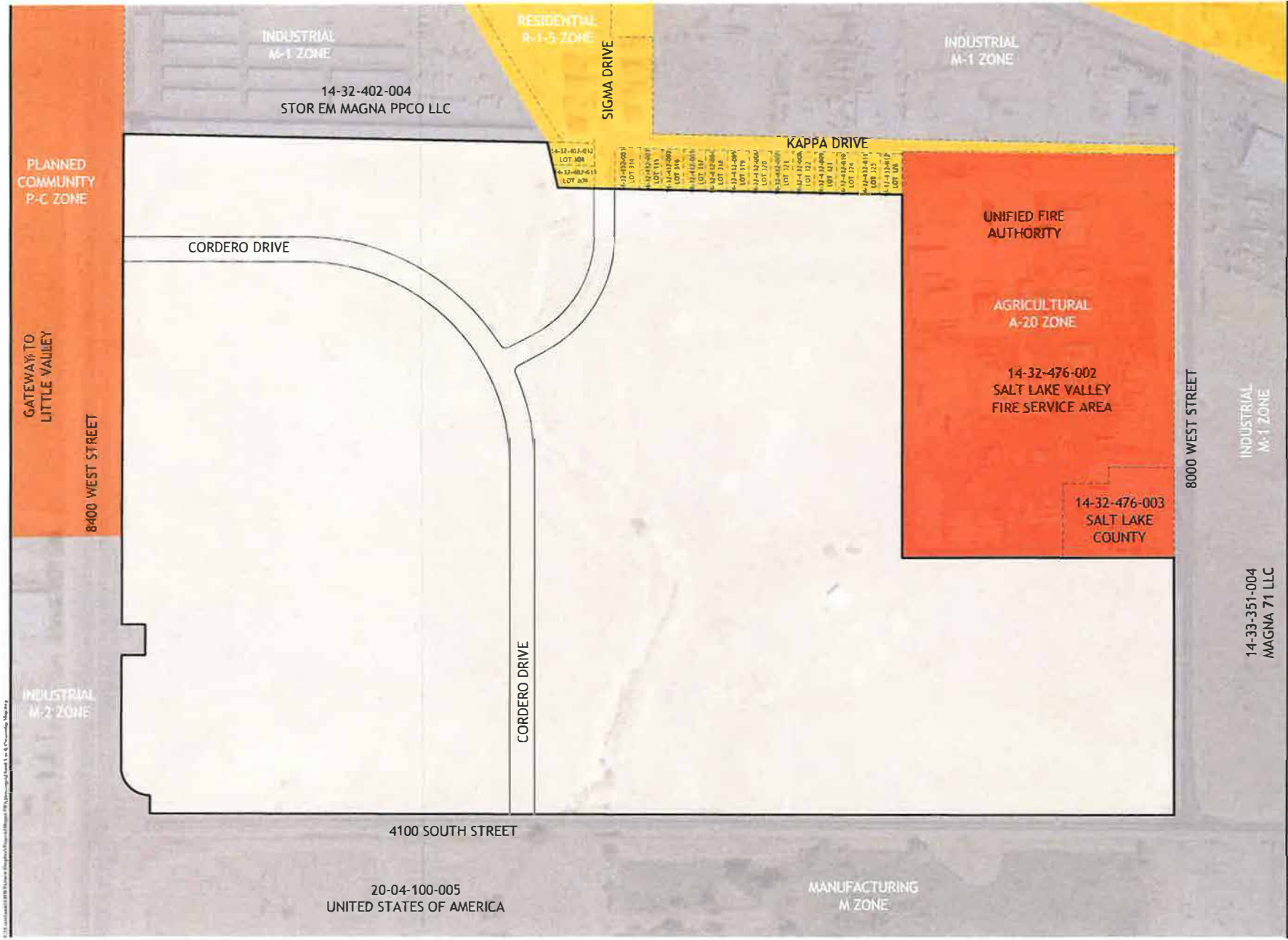
Title Sheet

PROJECT:
DRAWN BY: NMM
REVIEWED BY: PMD
REVISIONS:

No.	DATE	REMARKS

DATE: February 26, 2021

SHEET NUMBER:
O-1



EDM Partners

2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

SCALE: 1" = 100'
0 50 100 200 500

OWNER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORYHOMES
Utah's Number One Homebuilder

NOTES:
1. All sanitary sewer improvements shall conform with the standards and specifications of Magna Water.
2. All culinary water improvements shall conform with the standards and specifications of Magna Water.
3. All secondary water in accordance shall conform with the standards and specifications of Magna Water.
4. All improvements in the public right of way shall comply with the standards and specifications of the Greater Salt Lake Municipal Services District.
5. All private improvements shall conform to APWA standards and specifications.
6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.

Mahogany Ridge

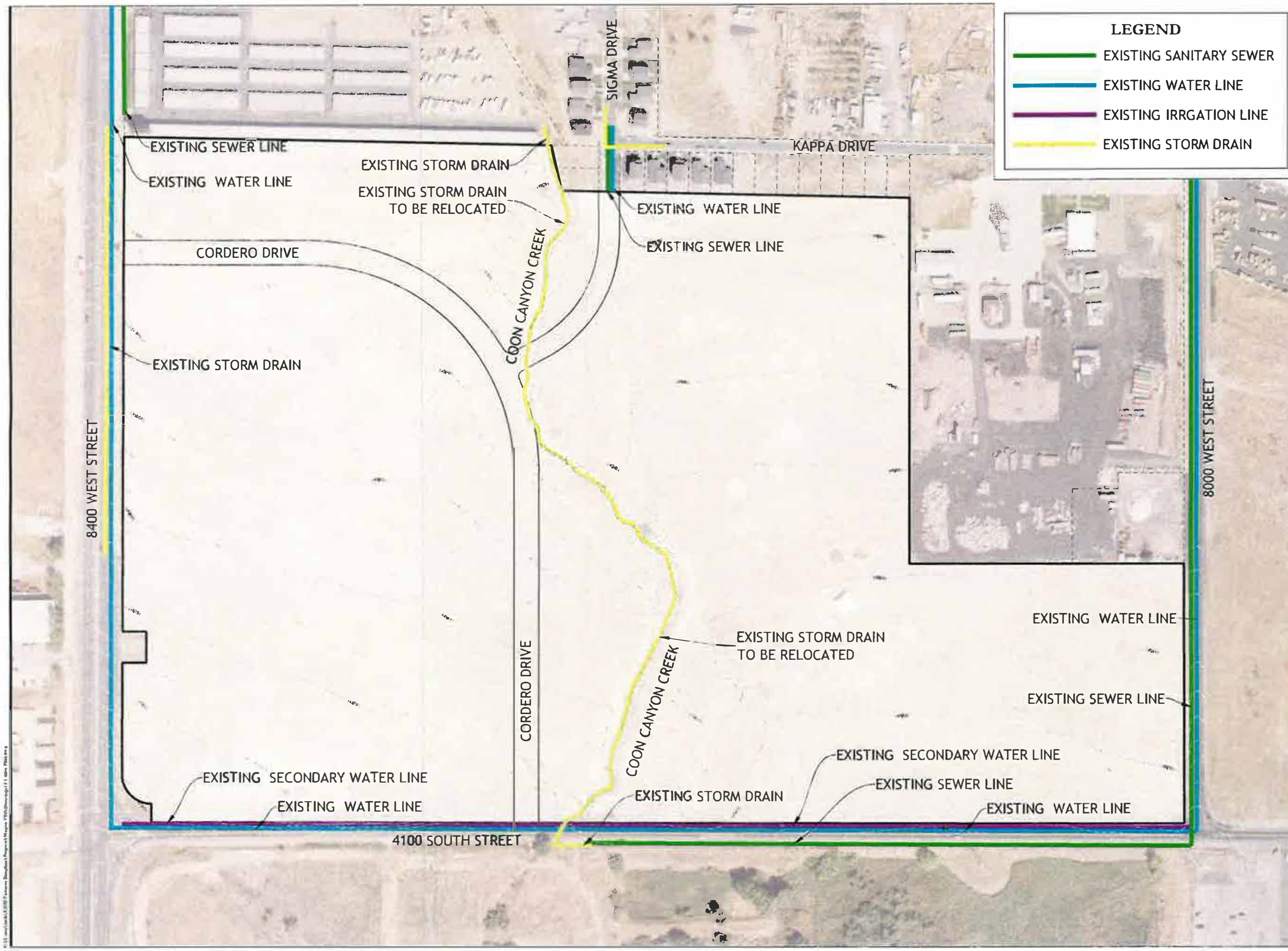
Land Use &
Ownership Map

PROJECT:
DRAWN BY: NMM
REVIEWED BY: PMD
REVISIONS:

No.	DATE:	REMARKS

DATE: February 26, 2021

SHEET NUMBER:
O-2



EDM Partners

SCALE 1" = 100'

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Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

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3. All secondary water improvements shall conform with the standards and specifications of Magna Water.
4. All improvements in the public right of way shall conform with the standards and specifications of the Greater Salt Lake Municipal Service District.
5. All private improvements shall conform to [illegible] standards and specifications.
6. [illegible] prior to beginning work.

NICHOLAS MINGO — STATE OF UTAH

Mahogany Ridge

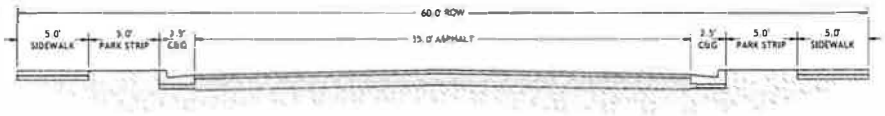
Utility Plan

PROJECT:
DRAWN BY: NMM
REVIEWED BY: PMD
REVISIONS:
No. DATE REMARKS

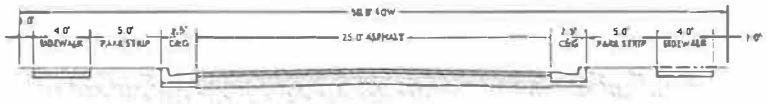
DATE: February 26, 2021

SHEET NUMBER: **O-3**

PUBLIC / PRIVATE ROAD STANDARDS



60' ROW PUBLIC STREET
NOT TO SCALE



50' ROW PUBLIC STREET
NOT TO SCALE

42' ROW PRIVATE STREET
NOT TO SCALE

26' ROW PRIVATE ALLEY
NOT TO SCALE

EDM Partners
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Utah's Number One Homebuilder

NOTES:
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2. All culinary water improvements shall conform with the standards and specifications of Magna Water.
3. All secondary water improvements shall conform with the standards and specifications of Magna Water.
4. All improvements in the public right of way shall conform with the standards and specifications of the Greater Salt Lake Municipal Service District.
5. All private improvements shall conform to APWA standards and specifications.
6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.

Mahogany Ridge

Street Sections

PROJECT:	
DRAWN BY:	NMM
REVIEWED BY:	PMD
REVISIONS:	
No. DATE:	REMARKS

DATE: February 26, 2021

SHEET NUMBER:
O-4

Exhibit C

MAGNA METRO TOWNSHIP
ORDINANCE

ORDINANCE NO. 21-04-02 Apr. 11 27, 2021

AN ORDINANCE, AMENDING TITLE 19, ENTITLED "ZONING" OF THE MAGNA METRO TOWNSHIP CODE OF ORDINANCES, 2017, BY RECLASSIFYING CERTAIN PROPERTY LOCATED IN MAGNA METRO TOWNSHIP FROM THE A-20 (AGRICULTURAL) TO PLANNED COMMUNITY (P-C) ZONE.

The Magna Metro Township, Salt Lake County, State of Utah, ordains as follows:

Section 1: Section, 19.06.020, The Zoning Map of the Magna Metro Township, Magna Municipal Code of Ordinances 2017, is hereby amended, as follows:

The property described in **Application REZ2021-000256** filed by Ivory Homes and located at 8230 West 4100 South., within Magna Metro Township, is hereby reclassified from the A-20 zone to P-C zone, said property being described as follows:

PARCEL #:14-32-451-004-0000

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PART OF THAT ENTIRE TRACT DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED DECEMBER 6, 2012 AS ENTRY NO. 11529897 IN BOOK 10084, AT PAGE 9622 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MAGNA METRO TOWNSHIP, COUNTY OF SALT LAKE, STATE OF UTAH. THE BOUNDARY OF SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY RIGHT OF WAY LINE OF U-111 AT A POINT WHICH IS S89°52'43"E 146.13 FEET AND N00°00'00"E 33.00 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 32, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING SEVEN COURSES: 1) N00°13'38"E 44.42 FEET; 2) THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET, A DISTANCE OF 109.96 FEET, A CHORD DIRECTION OF N44°46'22"W AND A CHORD DISTANCE OF 99.00 FEET; 3) N00°13'38"E 271.49 FEET; 4) N90°00'00"E 57.19 FEET; 5) N00°00'00"E 75.00 FEET; 6) N90°00'00"W 56.89 FEET; 7) N00°13'38"E 1200.00 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE S88°42'37"E 1028.11 FEET; THENCE S13°02'03"E 113.53 FEET; THENCE S88°42'37"E 836.39 FEET TO THE BOUNDARY OF BURNING TOWER SUBDIVISION AS RECORDED AS ENTRY NO. 9987373; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO COURSES: 1) S00°01'50"W 885.35 FEET; 2) S89°52'06"E 660.00 FEET

TO THE WESTERLY RIGHT OF WAY LINE OF 8000 WEST STREET; THENCE ALONGS SAID WESTERLY RIGHT OF WAY LINE S00°01'50"W 627.01 FEET TO THE NORTH RIGHT OF WAY LINE OF 4100 SOUTH STREET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE N89°52'43"W 2485.42 FEET TO THE POINT OF BEGINNING.

CONTAINS 78.49 ACRES IN AREA

Pursuant to Section 19.90.060 of the Magna Metro Township, Code of Ordinances, 2017, development of property is subject to the following conditions:

1. That the P-C Plan as proposed by the applicant (Ivory Homes) be followed and approved as part of the Rezone for the subject property.

Section 2: The map showing such change shall be filed with the Magna Metro Township Planning Commission in accordance with Section 19.06.020 of the Magna Municipal Code of Ordinances, 2017.

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

IN WITNESS WHEREOF, the Magna Metro Township Council has approved and adopted this ordinance this 27th day of April, 2021.

FOR THE MAGNA METRO TOWNSHIP:

Dan W. Peay

Dan W. Peay, Mayor

APPROVED AS TO FORM:

Paul H. Ashton

Paul H. Ashton
Metro Township Attorney

ATTESTED

Sherrie Swensen
Salt Lake County Clerk
Metro Township Clerk – Recorder

Date ordinance published in newspaper:

Effective Date of Ordinance:

VOTING:

Council Member Hull voting "AYE"

Mayor Peay voting "AYE"

Council Member Peel voting "AYE"

Council Member Pierce voting "AYE"

Council Member Prokopis voting "AYE"

Exhibit D

DATE TUESDAY MAY 25, 2021

THE MAGNA METRO TOWNSHIP COUNCIL, STATE OF UTAH, MET ON TUESDAY, MAY 25, 2021, PURSUANT TO ADJOURNMENT ON TUESDAY, MAY 11, 2021, AT THE WEBSTER CENTER LOCATED AT 8952 WEST MAGNA MAIN STREET (2700 SOUTH), MAGNA, UT 84044.

COUNCIL MEMBERS PRESENT: BRINT PEEL
TRISH HULL
AUDREY PIERCE
STEVE PROKOPIS
DAN PEAY, Mayor

OTHERS IN ATTENDANCE: PAUL ASHTON, LEGAL COUNSEL, MAGNA METRO TOWNSHIP
GREG SCHULZ, STAFF, MAGNA METRO TOWNSHIP

♦♦♦ ♦♦♦ ♦♦♦ ♦♦♦ ♦♦♦

Mayor Peay, Chair, presided.

♦♦♦ ♦♦♦ ♦♦♦ ♦♦♦ ♦♦♦

Staff Meeting

The Council discussed the following agenda items:

- Budget Year 2022 Magna capital projects prioritization for consideration by the Greater Salt Lake Municipal Services District
- Magna Transportation Plan
- Council policy considerations regarding the creation of the 2022 Magna Budget
- Magna 4th of July update
- Other business
  - Schedule economic development update on June 8, 2021, to include presentations from the Greater Salt Lake Municipal Services District and Salt Lake County's Economic Development Division, and discussion about developing a city hall.

Council Member Peel, seconded by Council Member Hull, moved to close the staff meeting and go into the public meeting. The motion passed unanimously.

♦♦♦ ♦♦♦ ♦♦♦ ♦♦♦ ♦♦♦

Public Meeting

♦♦♦ ♦♦♦ ♦♦♦ ♦♦♦ ♦♦♦

Council Member Hull delivered the following "Reading/Thought":

"It always seems impossible until it's done." Nelson Mandela

♦♦♦ ♦♦♦ ♦♦♦ ♦♦♦ ♦♦♦

Pledge of Allegiance

The Pledge of the Allegiance to the Flag of the United States of America was recited.

♦♦♦ ♦♦♦ ♦♦♦ ♦♦♦ ♦♦♦

Approval of Minutes

Council Member Hull, seconded by Council Member Peel, moved to approve the minutes of the Magna Metro Township meeting held on April 27, 2021. The motion passed unanimously.

♦♦♦ ♦♦♦ ♦♦♦ ♦♦♦ ♦♦♦

Citizen Public Input

Greg Schulz stated he received several phone calls today regarding the overgrown grass at Magna Copper Park. He has a call into Patrick Leary, Associate Director, Salt Lake County Park's Division.

Council Member Prokopis stated the majority of it got cut today and is raked into piles, probably for pick up.

Council Member Hull asked if that job could be outsourced.

Mr. Schulz stated if the Magna Metro Township decided to pull that in-house, it could send the County a 90-day letter letting it know, but that is the most extreme case. It is expensive to take care of a park, especially that park. He would drive by the other parks later and see if the grass was overgrown there too.

♦♦♦ ♦♦♦ ♦♦♦ ♦♦♦ ♦♦♦

Special Recognition

The Council reviewed a letter of congratulations and thanks to Kathryn (Kate) Davies who is leaving the Greater Salt Lake Municipal Services District. Ms. Davies' hard work contributing to Magna Metro Township's future is appreciated.

Kate Davies, Long Range Planner, Greater Salt Lake Municipal Services District, stated it has been a pleasure to work with the Magna Metro Township. Before leaving the GSLMSD, she will leave documentation for the next person, so they are prepared.

Greg Schulz stated Ms. Davies' farewell is Thursday.

Council Member Peel, seconded by Council Member Hull, moved to approve and send the thank you letter to Kate Davies. The motion passed unanimously.

♦♦♦ ♦♦♦ ♦♦♦ ♦♦♦ ♦♦♦

Reports from Community Stakeholders

Magna Chamber of Commerce

Sara VanRoosendaal stated the Magna Chamber of Commerce will hold a luncheon on Jun 17, 2021. Also, it is pushing information out on social media for the Council regarding the 4th of July events. However, there has been some confusion as to whether that information is coming from the Chamber or the Council. She has been getting feedback and responding to it, but the Council should be doing that. She recommended the Council set up and maintain social media accounts for the Magna Metro Township.

Greg Schulz stated he will open a Facebook account under Magna City.

Council Member Pierce stated if the Council sets up a Facebook account, it should say Magna Metro Township on it and it needed to be authenticated so people knew it was an official site for an official jurisdiction.

Council Member Prokopis stated there is already a Magna Metro Township Facebook account that says he is the administrator for it, but he did not sign up for it. That already has 8,000 followers, so he thought the Council could take ownership over that.

Ms. VanRoosendaal stated that is a Facebook group, which is different from a Facebook page. The Council needed a Facebook page to represent it.

Council Member Hull asked if the Council should set up a Twitter or Instagram account too.

Ms. VanRoosendaal stated the Magna Metro Township does have a Twitter account called Magna Utah, which was set up years ago when Twitter was in the beginning stages. That filters over to the Magna Chamber, but she could convert that and make it identifiable for the Magna Metro Township. The Magna Metro Township does not have an Instagram account. The Magna Chamber's Instagram account gets a lot of feedback referencing things in the community because a lot of people think they are communicating with the Council, when in fact, they are communicating with third parties.

Paul Ashton suggested Greg Schulz work with someone who is aware of social media to get social media accounts set up.

♦♦♦ ♦♦♦ ♦♦♦ ♦♦♦ ♦♦♦

Reports from other Municipal Service Providers

Unified Police Department (UPD) and Salt Lake Valley Law Enforcement Service Area (SLVLESA)

Chief Del Craig stated the UPD was able to obtain funding for SLVLESA for two additional sergeants. That will allow the Magna Precinct to have all of its first line supervisors on the ground in Magna. They will not be shared with Kearns any longer, although they will aid each other as needed. This will help the Magna Precinct carry out its community initiatives and provide better overwatch.

Detective Russ Buhler reviewed the SafeCam program, which helps deter crime in neighborhoods and around businesses. If a homeowner or business has a security camera, they can register it online with the UPD, and the UPD will give them a sticker to put in a window. That will let the UPD know of the camera and that the homeowner or business is willing to let it have access to the data if there is crime in the area. The UPD will not tap into the camera and will not ask for personal information, such as passwords.

Unified Fire Authority (UFA)

Council Member Prokopis stated 33 new recruits graduate tomorrow night and start this week in the fire stations.

Code Enforcement ~ Greater Salt Lake Municipal Services District

Tom Zumbado, Code Enforcement Officer, Greater Salt Lake Municipal Services District, stated since the last meeting, there have been 29 new cases, the majority of which are junk haul. Weed cases are also steadily increasing. Code Enforcement has also closed 35 cases. Currently, there are 62 opened cases in the Magna Metro Township, a decrease of 13 from the last report.

One area of concern the Council needs to be aware of is a half-mile stretch past 7200 West along California Avenue. That area has turned into an impromptu homeless encampment, with junk, garbage, offal, biosolids, and puddles of waste, which were attracting mosquitos and larger more predatory insects. Dogs and about a dozen people are living in that area, with about 10 vehicles, i.e. camper trailers, utility trailers, and other vehicles. Those people have even set up a roadblock on the road. Code Enforcement was made aware of this by the Unified Police Department (UPD) and went out to see it. It started a case on it yesterday, and also notified Kennecott Utah Copper,

the adjacent landowner. It is in the public right of way, so Code Enforcement is going to have to get into abatement to bring it into compliance. It is going to have to lean on the UPD to deal with the vehicles, and lean on Kennecott for cleanup, since a lot of the junk is on its property. It has also notified the Salt Lake County Health Department. The listed owner of the property south of that road is Salt Lake County/Salt Lake City, but he would have to do some digging to see who owned that particular property. When he was there, he explained to everyone that they would have to start looking for alternative locations for their encampment or start taking advantage of the services available to them through the County's Human Services Department of welfare systems. He advised that people do not go out there on their own. He would keep the Council informed of what was going on.

Council Member Hull asked if Code Enforcement had talked to the Magna Mosquito Abatement District.

Mr. Zumbado stated no, it has not. He did want to get a large presence together for the next inspection in a month.

Council Member Hull stated the Mosquito Abatement sends 16- to 20-year-olds out to inspect the swamp areas and to spray. She was concerned for their safety if they ran into this encampment.

Mr. Zumbado stated Code Enforcement is coordinating efforts to ensure people's safety and make sure efforts are not duplicated. They Mosquito Abatement District could at least be given a heads-up about the conditions there.

Magna Mosquito Abatement District

Council Member Pierce stated the Mosquito Abatement District is not spraying yet; it is trapping mosquitos to see what the numbers are before it sprays. However, it should be made aware of this issue. The people spraying may not know how to respond to this encampment, and the people in the encampment could be affected by the chemicals that are sprayed.

♦♦♦ ♦♦♦ ♦♦♦ ♦♦♦ ♦♦♦

Council Business

Council Reports

Unified Police Department (UPD) and Salt Lake Valley Law Enforcement Service Area (SLVLESA)

Council Member Prokopis stated the UPD is working on its budget. Budgets are tight, with questionable sales tax revenue and other things, but Sheriff Rosie Rivera and the command staff worked hard to limit the increase in costs to 3.5 percent this year. The Magna

Precinct is looking at more of a 10 percent increase over last year's costs, which is about $600,000. That is for the two new Sergeants Chief Craig mentioned, which are about $160,000 each, fully equipped with car, etc., as well as an additional officer. Then, with the exit of Taylorsville, the UPD is going to be heavy by 12 people in the organization. The board has opted to do a $25,000 retirement incentive rather than a buyout to try to get eight people to retire. That will leave it with 4 people heavy who are now on loan to Covid efforts. In order to afford the costs, SLVLESA will have to dip into fund balance, as it is up against its cap. It is looking for a sponsor for a bill for the next legislative session to try to get its cap raised in order for it to be viable.

Appointments

The Council reviewed the appointments of Steve Prokopis, Audrey Pierce, Michael Jensen, Darren Lewis, and John Sudbury as members of the Magna Facilities Naming Ad Hoc Committee, the scope of work of which is specific to the possible naming of a facility in Magna-Copper Park. The work of the committee will end no later than October 1, 2021.

Council Member Peel, seconded by Council Member Hull, moved to approve the appointments. The motion passed unanimously.

The Council reviewed the appointments of Steve Prokopis, Trish Hull, Dan Cripps, J Todd Richards, and Mark Elieson to serve on the Accessory Dwelling Unit Ordinance Ad Hoc Committee. The work of the committee will end no later than October 1, 2021.

Council Member Peel, seconded by Council Member Hull, moved to approve the appointments. The motion passed unanimously.

Development Agreement

Travis Hair, Planner, Greater Salt Lake Municipal Services District, reviewed the development agreement between the Magna Metro Township and Ivory Homes LLC for the Mahogany Ridge Planned Community Development located at approximately 4000 South and 8400 West (U-111). He stated this is the development agreement for the Ivory/SLR property on the south side of Magna – the Northrop Grumman property. The Council requested that the Magna Planning Commission review the agreement required in a Planned Community (P-C) Zone. The Planning Commission has reviewed it and recommended approval, without any changes to it.

Ivory Development, LLC, will have to come back to the Planning Commission for approval of its more detailed plans and for each subsequent subdivision phase. This initial development agreement is going to guide some of those approvals down the road, so in addition to having to

comply with all the code requirements, Ivory Development is going to have to comply with the entire development agreement as well.

The exhibits to the agreement outline the different districts and how those are going to be handled in terms of setbacks. Also in the agreement, are some examples of what amenities might look like, and Ivory Development anticipates installing trails and parks' systems as well. The additional open space and common space will come through as part of each of the subdivisions, but what is in the agreement now comprises about 13.5 percent of the overall acreage between the neighboring parks and trail open space. Additionally, in the development agreement are the initial road connections that Ivory Development knows it will need, and they are similar to those used in neighboring developments. There will be additional roads as well. Road standards will need to be worked out with the County's Public Works Engineering Department, and it will have to sign off on them Besides the housing districts, there will be some commercial and industrial components as well.

Mr. Jay Springer, Legal Counsel, Council Office, Greater Salt Lake Municipal Services District (GSLMSD), stated the P-C ordinance requires that a development agreement and a P-C Plan be approved by the Planning Commission and the Council. The P-C plan has been incorporated into the development agreement as exhibits. As long as Ivory Development stays within the general idea of the PC plan and complies with ordinance, there will not need to be further review of the development agreement. It will stand through the next two stages of the application unless those stages differ significantly from the development agreement.

Paul Ashton asked if the Planning Commission held a public hearing, and if so, whether there was feedback.

Mr. Springer stated the Planning Commission did hold a public hearing, but he could not recall any public comment.

Mr. Hair stated the Planning Commission did not get any public comment. The Planning Commission had some questions about the privacy walls and some other things that will come in other stages.

Council Member Prokopis stated the Unified Fire Authority (UFA) is concerned with having residential so close to industrial use, and that privacy sound wall is of great concern to it. The UFA gets complaints about its activities from the limited residential that is there now. It wants a sound wall with a solid masonry fence around its property to limit the number of complaints.

Mr. Hair stated Ivory Development plans to work with the UFA as it develops that and to find and install sufficient water.

Mr. Springer stated the next steps for Ivory Development are designs, and those designs will be more detailed. Specific questions can be raised now and addressed at a later point when the process is further along.

Mr. Ashton stated it looked like a good agreement and he recommended the Council approve it with the P-C Plan so Ivory Development can proceed to the next step.

Council Member Prokopis asked if the Planning Commission had any concerns. He thought there were some issues regarding conditional uses.

Mr. Springer stated there were some issues that Ivory Development worked out with the Planning Commission. For example, the Planning Commission wanted to know whether the units per acre included public development, and whether the 6 units per acre meant something different after development and public streets. It also wanted to know how the zones were to be structured, and that there be flexibility for the Magna Metro Township Council to impose higher height restrictions if residential abutted industrial, etc. A lot of those things were worked out, and ordinances were clarified to make sure this development agreement was consistent with those. At this stage, all that was really talked about was density and the total number of units, as well as where the main thoroughfares were going to be, and all of that has been incorporated into this development agreement. He thought the development agreement was ready for approval. If there are substantive changes, the ordinance requires those to come back to the Council for approval.

Mr. Ashton asked if there was a formula for handling open space, and if balconies, roads, common areas were included as open space as opposed to green space.

Mr. Hair stated the dedicated open space comprises 13.5 percent of the total acreage. Ivory Development is required to have 20 percent for open space and the common areas, and the Planning Commission will be making sure it gets to that full 20 percent.

Bryon Prince, Vice President, Ivory Development, LLC, stated the P-C Ordinance does require there to be 20 percent open space, which is about 15 acres. The exhibit was intended to show Ivory Development's vision for major programmable spaces, i.e. parks, trail corridors, but that is not set in stone. That will be done in the community structure plan, which is the next stage.

For this project, Ivory Development has to comply with the Magna Metro Township's ordinances, the Overpressure Zone, and this development agreement. Ivory Development's standards in the development agreement are much higher than what is in the P-C Ordinance. For example, the base density in the Village District could go up to 20 units per acre, but the development agreement limits that to a maximum of 12 units an acre. The development agreement also defines setbacks, lot width, and heights that go beyond compliance with the ordinance. For Ivory Development, it provides very clear predictability from a design standpoint; for the staff, it gives them a very clean document to administer this process going forward. This is the first of probably four steps.

With regard to the UFA's concern about the wall, Ivory Development is proposing a solid masonry wall around the UFA area and some trees. More detail will be provided about that at the community structure plan stage.

Council Member Hull, seconded by Council Member Prokopis, moved to approve the development agreement.

Mr. Springer asked that the Council specifically include in the motion the P-C Plan included in the development agreement to avoid getting hung up on a technicality.

Council Member Hull, seconded by Council Member Prokopis, amended the motion to approve the development agreement, including the P-C Plan between Ivory Homes, LLC, and the Magna Metro Township, for the Mahogany Ridge Planned Community Development. The motion passed unanimously.

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Ordinance – Set Public Hearing

The Council reviewed Ordinance No. 21-05-01, which amends the Magna Municipal Code Chapter 19:74 Flood Damage Prevention Code Amendments to bring floodplain hazard regulations into compliance with federal and state law.

Council Member Hull, seconded by Council Member Peel, moved to set the date of Tuesday June 8, 2021, at 7:30 p.m., to accept public comment and consider Ordinance No. 21-05-01. The motion passed unanimously.

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THERE BEING NO FURTHER BUSINESS to come before the Council at this time, the meeting was adjourned.

SHERRIE SWENSEN
METRO TOWNSHIP CLERK

By _____
Deputy Clerk

_____
CHAIR, MAGNA METRO TOWNSHIP COUNCIL

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DATE TUESDAY JULY 27, 2021

THE MAGNA METRO TOWNSHIP COUNCIL, STATE OF UTAH, MET ON TUESDAY, JULY 27, 2021, PURSUANT TO ADJOURNMENT ON TUESDAY, JULY 13, 2021, AT THE HOUR OF 6:00 P.M. AT THE WEBSTER CENTER AT 8952 WEST MAGNA MAIN STREET (2700 SOUTH), MAGNA, UT 84044.

COUNCIL MEMBERS PRESENT: TRISH HULL
BRINT PEEL
AUDREY PIERCE
STEVE PROKOPIS
DAN PEAY, Mayor

OTHERS IN ATTENDANCE: PAUL ASHTON, LEGAL COUNSEL, MAGNA METRO TOWNSHIP
RORI ANDRESON, INTERIM ADMINISTRATOR

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Mayor Peay, Chair, presided.

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Council Workshop Meeting

The Council discussed the following agenda items:

Closed Session

Council Member Peel, seconded by Council Member Hull, moved to close the staff meeting and go into the public meeting. The motion passed unanimously.

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Business Meeting

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Council Member Hull delivered the following "Reading/Thought":

"Human beings are works in progress that mistakenly think they're finished." – Daniel Gilbert

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DATE TUESDAY JULY 27, 2021

Pledge of Allegiance

The Pledge of Allegiance to the Flag of the United States of America was recited.

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Council Financial Report

Dave Sanderson stated the provided preliminary financial report outlines the administrative budget, expenses, and the projected expense amount.

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Citizen Public Input

Todd Richards, Magna Town Council, stated Night Out Against Crime was originally scheduled for Monday night but has since been postponed. Magna Town Council is working with Magna in Motion and Community that Cares to host a Night Out Against Crime jointly.

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Action Items

Resolution 2021-07-02 – Contract with DS Accounting Services, LLC

The Council reviewed the following Resolution approving a contract between Magna Metro Township and DS Accounting Services, LLC:

RESOLUTION NO. 2021-07-02 Date: July 27, 2021

A RESOLUTION OF THE MAGNA METRO TOWNSHIP COUNCIL APPROVING A CONTRACT BETWEEN MAGNA METRO TOWNSHIP AND DS ACCOUNTING SERVICES, LLC (DAVID SANDERSON) FOR FINANCIAL MANAGEMENT SERVICES

WHEREAS, the Magna Metro Township ("Magna") is a Metro Township pursuant to Utah Code Section 10-2a-401 et. seq.

WHEREAS, the Magna Metro Township Council ("Council") is a Metro Township Council pursuant to Utah Code Section 10-3b-504, with the Mayor acting as Chair of the Council pursuant to Utah Code Section 10-3b-503.

WHEREAS, DS Accounting Services, LLC provides financial management services to local governments.

DATE TUESDAY JULY 27, 2021

WHEREAS, the attached agreement was negotiated between DS Accounting Services, LLC and Magna to fulfill Magna's needs for a financial manager.

NOW, THEREFORE BE IT RESOLVED by the Magna Metro Township Council, the Council approves and adopts the attached contract for financial management services from DS Accounting Services, LLC (David Sanderson), marked Attachment "A" to this resolution, for the benefit of Magna, and authorizes the Mayor to sign the same.

APPROVED AND ADOPTED in Magna, Salt Lake County, Utah this 27th day of July, 2021.

MAGNA METRO TOWNSHIP

By: /s/ DAN. W. PEAY
Mayor

ATTEST:

By: /s/ SHERRIE SWENSEN
Salt Lake County Clerk
Metro Township Clerk/Recorder

Council Member Hull, seconded by Council Member Pierce, moved to approve Resolution 2021-07-02. The motion passed unanimously.

2022 Preliminary Budget

Dave Sanderson stated the MSD met with Mayor Peay, Paul Ashton and himself to discuss the budget. The MSD made an adjustment to the 2019-2020 budget because it found errors where the MSD paid $325,000 that Magna Metro Township should have paid for. The funds were removed from the fund balance.

Council Member Hull, seconded by Council Member Prokopis, moved to approve the preliminary budget. The motion passed unanimously.

Revised Development Agreement with Ivory Homes LLC

Travis Hair, Planner, MSD, stated Ivory Homes is requesting a change to the development agreement in section 2.6.2 – Village District Development Standards. They are requesting to change the density from 6 to 12 units to 9 to 20 units.

Brian Prince, Ivory Development Homes LLC, stated Mahogany Ridge development is a master plan that was rezoned for a planned community zone. He is requesting the density change to allow the development agreement to align with P-C code and overpressure

zones. If the density is not changed, the plats will show areas that are below density and areas that are above.

Council Member Hull, seconded by Council Member Prokopis, moved to instruct Planning staff to move forward with the proposed development agreement change and direct Mayor Peay to sign the agreement. The motion passed unanimously.

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Discussion Items

Magna Storm Drain Master Plan

Greg Loscher, Bowen Collins and Associates, provided a handout presenting the Magna Storm Water Master Plan 2021. He reviewed the description of the study area, previous storm drainage studies, storm drainage facility inventory, hydrologic analysis, hydraulic analysis, and recommended capital improvement plan.

Crystal Hulbert, Engineer, Salt Lake County Engineering and Flood Control, stated the Council can e-mail her with any concerns or feedback it has.

Magna Metro Township Administrator

Paul Ashton stated a search committee was formed to search for a new Administrator. Before finalizing the scope of work, the Council needs to determine what type of employee it wants to hire, an Administrator or a City Manager. The Administrator would have similar duties of the previous Administrator. The City Manager would be an employee of the Metro Township, will receive benefits, and few different job duties.

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Community Stakeholder & Municipal Service Provider Reports

The reviewed or received an update on the following:

- Magna in Motion
- Magna Chamber of Commerce
- Magna United/Magna "Community that Cares" Program
- Unified Police Department (UPD)
- Unified Fire Authority (UFA)
- GSLMSD Code Enforcement
- WFWRD
- Magna Mosquito Abatement
- Magna Water District

DATE TUESDAY JULY 27, 2021

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THERE BEING NO FURTHER BUSINESS to come before the Council at this time, the meeting was adjourned.

SHERRIE SWENSEN
METRO TOWNSHIP CLERK

By _____
Deputy Clerk

_____
CHAIR, MAGNA METRO TOWNSHIP COUNCIL

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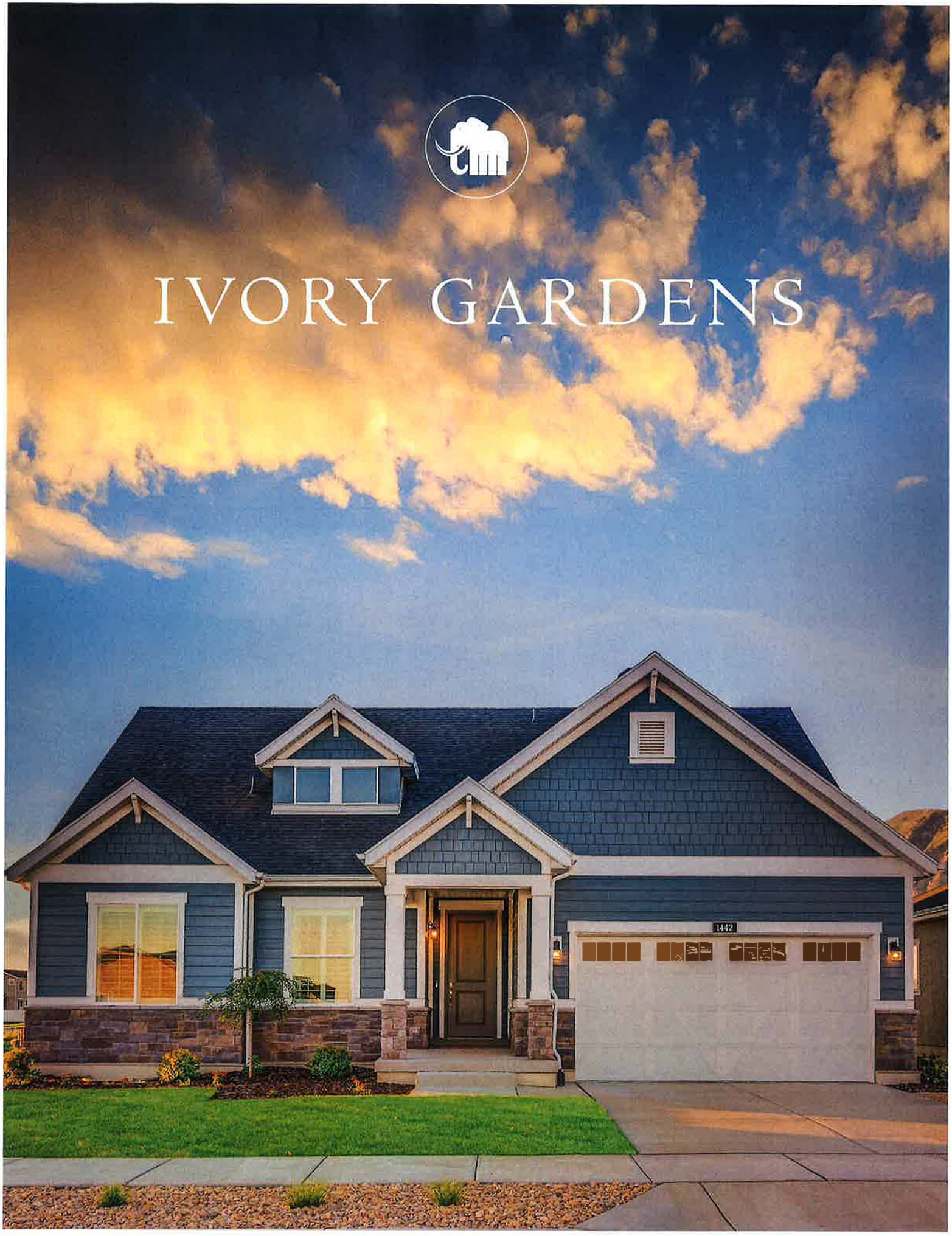
Exhibit E

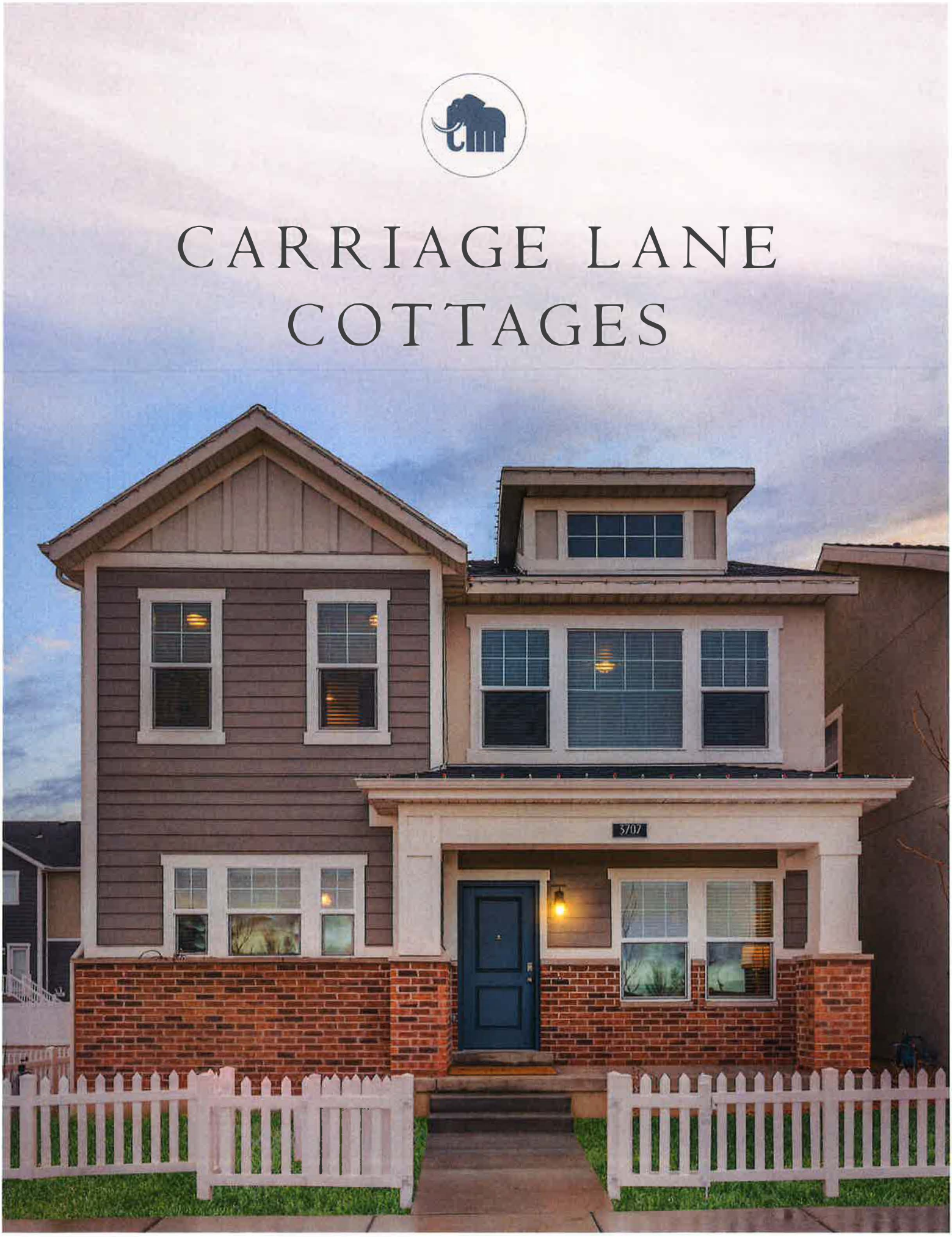
IVORY COLLECTION

2200 Farmhouse


IVORY GARDENS
1442

PARKSIDE COTTAGES

CARRIAGE LANE COTTAGES



elevationA - MODERN FARMHOUSE

elevationB - MODERN PRAIRIE

elevationC - SCANDINAVIAN INSPIRED

02.18.21

STREET SCENE

IVORY HOMES | HOLBROOK

LEHI, UTAH

woodley architectural group,inc
colorado // 731 southpark dr. suite B
littleton, co 80120 / 303.683.7231
california // 2943 pullman st. suite A
santa ana, ca 92705 / 949.553.8919