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, January 13, 2022 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) Election of Chair and Vice Chair 2022. (Motion/Voting)
2) 2022 Planning Commission Meeting Schedule for Approval. (Motion/Voting)
3) Approval of the December 9, 2021 Planning Commission Meeting Minutes. (Motion/Voting)
4) Other Business Items. (As Needed)

LAND USE APPLICATION(S)

CUP2021-000449 - AT&T is requesting conditional use approval for an 80-foot monopine (stealth monopole facility) proposed to be located in Copper Club Golf Course. **Acreage:** 88.01 acres. **Location:** 8940 West 2600 South. **Zone:** A-1/zc (Agricultural Zone). **Planner:** Molly Gaughran (Motion/Voting).

CUP2021-000477 – Chinar Properties QOZB is requesting approval of a conditional use permit for a site development plan for a 5-unit multi-tenant commercial building. **Acreage:** .92 acre. **Location:** 2870 South 8400 West. **Zone:** C-2 (Commercial). **Planner:** Brian Tucker (Motion/Voting)

SUB2021-000442 – Dominion Energy is requesting approval of a 1 lot subdivision, creating a separate lot for Dominion's LNG Facility. **Acreage:** 80.37 acres. **Location:** 1731 South 8000 West. **Zone:** C-2 (Commercial). **Planner:** Brian Tucker (Motion/Voting)

PUD2021-000353 – D.R. Horton is requesting approval of the proposed Gateway to Little Valley Phase 3 Preliminary Plat. The plat contains 109 Lots and 43 Units. **Acreage:** 36.919 acres. **Location:** 4000 South 8400 West. **Zone:** P-C. **Planner:** Shad Cook (Motion/Voting)

PUD2020-000052 – D.R. Horton is requesting approval of the proposed Gateway to Little Valley Phase 2B Preliminary Plat. The plat contains 50 units. **Acreage:** 4.452 acres. **Location:** 4000 South 8400 West. **Zone:** P-C. **Planner:** Shad Cook (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. Surrebuttals 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.

Magna Metro Township

8952 W Magna Main St
Magna, UT 84044
Phone: (385)258-3690
www.magnametrotownship.org

Magna Metro Township Planning Commission

2022 Regular Meeting Schedule

Meeting Place: Webster Center (8952 W Magna Main St Magna, UT 84044)

Time: 6:30PM (*Unless otherwise posted)*

Pursuant to State Law and Magna Ordinance, Commissioners may participate electronically

The Public is Welcome to Attend

Thursday January 13, 2022

Thursday February 10, 2022

Thursday March 10, 2022

Thursday April 14, 2022

Thursday May 12, 2022

Thursday June 9, 2022

Thursday July 14, 2022

Thursday August 11, 2022

Thursday September 8, 2022

Thursday October 13, 2022

Thursday November 10, 2022

Thursday December 8, 2022

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The Public May Attend. Meetings May Be Closed For Reasons Allowed By Statute.

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MEETING MINUTE SUMMARY
MAGNA PLANNING COMMISSION MEETING
Thursday, December 9, 2021 6:30 p.m.

Approximate meeting length: 59 minutes
Number of public in attendance: 3
Summary Prepared by: Wendy Gurr
Meeting Conducted by: Commissioner Cripps

*NOTE: **Staff Reports** referenced in this document can be found on the State website, or from Planning & Development Services.

ATTENDANCE

Commissioners and Staff:

Commissioners	Public Mtg	Business Mtg	Absent
Dan Cripps (Chair)	x	x	
Ammon Lockwood			x
Aaron Weight (Vice Chair)	x	x	
Mark Elieson	x	x	
Todd Richards	x	x	
Sara VanRoosendaal			x
Jed Taylor (Alternate)			x
Devin Everett	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Travis Hair	x	x
Shad Cook		
Molly Gaughran		
Melissa Anderson	x	x
Jay Springer	x	x

BUSINESS MEETING

Meeting began at – 6:31 p.m.

1) Approval of the November 18, 2021 Planning Commission Meeting minutes.
Motion: To approve the November 18, 2021 Planning Commission Meeting minutes as presented.
Motion by*:* Commissioner Elieson
2nd by: Commissioner Richards
Vote*:* Commissioners voted unanimous in favor (of commissioners present)

2) Other Business Items (as needed)

No other business items to discuss.

Commissioner Weight motioned to close the business meeting, Commissioner Elieson seconded that motion.

LAND USE APPLICATION(S)

Hearings began at – 6:35 p.m.

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)

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

Greater Salt Lake Municipal Services District Planner Travis Hair provided an analysis of the Staff Report.

Commissioner Richards said on the agenda, the application number is different than on the application. Mr. Hair said the agenda is correct. Commissioner Richards said current gate, will they put the precast cement. Mr. Hair said will remove the existing gate and replace. Existing approach will be replaced with new curb, gutter, and sidewalk. Commissioner Richards asked they clean up the thistles around the property. Mr. Hair said can note and have them maintain. Commissioner Cripps asked retention area is Township or Ivory Homes. Mr. Hair said Township.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant
Name: Titus Cordingly
Address: 99 South Autumn Breeze Lane. Layton
Comments: Mr. Cordingly said the long facility building north, this site will act as the west interconnect, upsizing piping, and interconnection. Remodeling the valving and moving into the site not out in the road. Remodel and expand the site. Anything they do will match existing, new access will look like the old to the north and remove the south. Frontage will look the same extended to the north, storm drain collection and runs and extends out to the retention pond.

Commissioner Weight asked about smell. Mr. Cordingly said would be no different.

Commissioner Richards motioned to open the public meeting, Commissioner Elieson seconded that motion.

Speaker # 2: Citizen
Name: Bryon Prince
Address: 978 Woodoak Lane, SLC
Comments: Mr. Prince said the site is surrounding the CW Farms Park. When developed, dedicated two acres to the Township for a park and storm drain retention facility. Plan was to develop the park, Council approved the sale of additional to Dominion. What is the timing of construction start and do they plan to start to deliver next spring. Worked with Greg Schulz during the agreement and proceeds of land sale would go to additional improvements.

Commissioner Richards said at the last Township meeting, they approved 40,000 for the additional improvements to the park, unofficially. Mr. Prince said that sounded right.

Speaker # 3: Applicant
Name: Titus Cordingly
Address: 99 South Autumn Breeze Lane. Layton
Comments: Mr. Cordingly said would like to get started building early spring and four to five months to construct. All materials pinned down and equipment, ongoing through into August.

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

DRAFT

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #CUP2020-000106 request approval of a conditional use permit to add additional equipment to an existing Dominion Energy facility with staff recommendations.

Motion by*:* Commissioner Richards
2nd by: Commissioner Weight
Vote*:* Commissioners voted unanimous in favor (of commissioners present)

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 this application prior to acting on the application. If public input is requested, public comment will be limited to three minutes per person.

Greater Salt Lake Municipal Services District Planner Travis Hair provided an analysis of the Staff Report.

Commissioner Weight asked the initial plan called for industrial along 4100, didn't think could do this type of residential in the .3. Mr. Hair said .3 has a higher residential plan and show how they are addressing the overpressure zone and meet engineering requirements for the buildings. Commissioner Richards asked difference of the cottage A and cottage B. Commissioner Weight asked if there will be a light going towards Cordero. Commissioner Elieson said according to UDOT, they must have a light, not a stop sign into the development. Mr. Hair isn't sure if that triggers now or when it would be required. Commissioner Elieson said UDOT requirements will have to have a light there. Commissioner Weight said not impressed with the plan what's been talked about and presented. Doesn't want to see residential on 4100 south across from the explosion area. Commissioner Cripps asked if the overpressure area is the same east of the railroad tracks. Mr. Hair said the overpressure .5 is vast majority. Commissioner Cripps said had a small section of the .5 also over by the water tank to the east. Commissioner Weight pulled up the code and read from the overpressure area denser than 6 per acre or 75,000. 16.02.120.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant
Name: Bryon Prince
Address: 978 Woodoak Lane, SLC
Comments: Mr. Prince said the draft approved under the subsection, read from the ordinance, and approved by the Council. Development agreement and ordinance will allow a single family detached in the .3 PSI area. The exhibit doesn't show the lot size, intends to show areas of different products. Yellow is more traditional lot product. Darker orange runs along 4100 south is a different single family detached but complies. Several rounds of reiterations for zone amendment and development, had more commercial due to Fastenal. When they pursued different options, proceeded with zone amendment and development agreement and master plan with mix of industrial and retail. Aligns with what is seen tonight. Doesn't mean commercial will not be seen and has received several offers. Cottage A and B single family home similar. Peach on west side adjacent to 8400 will be townhome product. Lighted intersection on 8400 and Cordero, have spoken to UDOT. State statute dictates when it is required, safe to assume traffic count will be hit and anticipate Cordero will be lighted fairly quickly.

Commissioner Richards said on traffic study agency review, and are they taken care of. Mr. Prince said traffic impact study was submitted in the submittal, couple meetings with staff and updated the report,

clearance to proceed with understanding details will have to be addressed for civil design. Commissioner Cripps asked lots along 8000, way to make a buffer, commercial on south side and a small buffer on north side, so a resident isn't right in that corner. Commissioner Weight said concerned about 4100 south frontage. Mr. Prince said there will be a privacy wall, open space buffer along 4100 and curves up towards industrial. Envision an elevation grade, sidewalk throughout and trail corridor, city right of way along 4100, green area within subdivision, berm with an irrigation grip system to support shrubs and trees. Worked with Magna water and MSD. Mr. Prince said in the middle three separate parks, anticipate being private and plan to present ideas. Commissioner Richards asked about runaway truck line. Mr. Prince said in the works and not a great response from UDOT, public bound space and hopes UDOT redesigns to accommodate a better intersection for Cordero for traffic turning right. Pioneer monument and worked months working with Utah and daughters for the plans, to relocate the public park in the area in safe and attractable place for the public. They made the decision to leave them.

Commissioner Richards motioned to open the public meeting, Commissioner Elieson seconded that motion.

No one from the public present to speak.

Commissioner Richards motioned to close the public meeting, Commissioner Elieson seconded that motion.

PUBLIC PORTION OF MEETING CLOSED

Commissioners and staff had a brief discussion regarding residential on 4100 south. Mr. Prince said following the ordinance, community structure plan can be disapproved, but under specific reasons and is a subjective stage under the specific criteria.

Motion: To recommend approval of application #CUP2021-000423 requesting approval of a Community Structure Plan for the Mahogany Ridge Development with staff recommendations to the Magna Council.

Motion by*:* Commissioner Richards
2nd by: Commissioner Elieson
Vote*:* Commissioner Weight voted nay, all other commissioners voted in favor (of commissioners present). Motion passed.

Commissioner Richards motioned to adjourn, Commissioner Elieson seconded that motion.

MEETING ADJOURNED

Time Adjourned – 7:30 p.m.

DRAFT

Planning and Development Services
2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050
Phone: (385) 468-6700 • Fax: (385) 468-6674
www.msd.utah.gov

File # CUP2021-000449

Conditional Use Summary and Recommendation

Public Body	Magna Metro Township Planning Commission
Parcel ID	14-19-402-006-0000
Property Address	8975 West 2600 South, Magna, 84044
Request	Proposed AT&T Stealth Monopole at Copper Club Golf Course
Applicant	New Cingular Wireless PCS, LLC (Richard Lee, Authorized Rep)
Meeting Date	January 13, 2022
Current Zone	A-1/zc (Public Facility) ("zc" excludes the use of duplexes and dwelling groups)
MSD Planner	Molly Gaughran
Recommendation	Planning Commission Approval

PROJECT DESCRIPTION

The applicant is requesting Conditional Use approval to allow for a stealth "monopine" facility at the Copper Club Golf Course. The proposal includes the installation of a new 80'-0" monopine topped with a 5'-0" lightning rod and a 50'x50' ground compound. The ground compound includes a walk-in equipment cabinet and diesel generator.

SITE & VICINITY DESCRIPTION (see attached map)

The proposed location for the monopine facility is at the Copper Club Golf Course located at 8975 West 2600 South. The proposed monopine would be adjacent to the golf course and the outfield fence of the baseball diamond.

Kennecott Utah Copper, LLC owns the land for Copper Club Golf Course, and the property is zoned A-1/zc (Agricultural). Medium-Density Residential and Single-Family Residential zones are adjacent to the golf course. The nearest residence is approximately 700'-0" from the proposed monopine site location.



Proposed site location within Magna-Copper Park/Copper Club Golf Course.



Vicinity of proposed site location.

LAND USE CONSIDERATIONS

19.83.060 Facility Types And Standards

Wireless telecommunications facilities are characterized by the type and location of the antenna structure. There are four general types of antenna structures: wall mounted; roof mounted; monopoles; and lattice towers. Standards for the installation of each type of antenna are as follows:

C. Monopole. The following provisions apply to monopoles:

1. *The height limit for monopoles is sixty feet except the planning commission may allow a monopole up to eighty feet in the C-2, C-3, M-1, and M-2 zones if it finds: (1) that the monopole will blend in with surrounding structures, poles, or trees and is compatible with surrounding uses, (2) the monopole will be available for co-location with other companies, and (3) the monopole will be setback at least three hundred feet from any residential zone boundary. The height shall be measured from the top of the structure including antennas, to the original grade directly adjacent to the monopole.*

   Finding: The monopole is proposed to be 80 feet tall on a property that is located in the A-1/zc zone. Magna Code Section 19.83.060(C)(5) allows the Planning Commission to approve conditional uses for stealth monopole facilities that vary from the provisions of the Facility Types and Standards section. The applicant proposes a "monopine" or stealth monopole facility that will blend in with surrounding structures, poles, and trees and is compatible with surrounding uses. The proposed stealth monopole will be setback 700 feet from the nearest residential use. A condition of approval is included that requires the monopole to be available for co-location with other companies.

2. *In all R-1, R-2, and R-4-8.5 zones, monopoles will only be allowed in conjunction with an existing public or quasi-public use. Public and quasi-public uses, as defined in Sections 19.04.440 and 19.04.450, include but are not limited to churches, schools, utilities, and parks.*

   Finding: The monopole is proposed to be located on a property that is zoned A-1/zc; therefore, this criterion does not apply.

3. *No monopoles shall be allowed in the front yard setback of any lot.*

   Finding: The monopole is not proposed to be located in the front yard of the subject property.

4. *Monopoles shall be setback from any residential structure a distance equal to its height.*

   Finding: The monopole is proposed to 80 feet tall (including a 5 foot lightning rod) and setback 700 feet from the nearest residential use.

5. *Stealth monopole facilities are encouraged and shall be allowed to vary from the provisions of this section as determined by development services division for permitted uses and the planning commission for conditional uses. Stealth monopoles are not required to be located with public or quasi-public uses in all R-1, R-2, and R-4-8.5 zones (see Table 19.83.050)*

   Finding: The monopole is proposed to be 80 feet tall (including a 5 foot lightning rod) on a property that is located in the A-1/zc zone. Typically, a monopole in the A-1/zc zone is only allowed to be 60 feet tall; however, under this provision, the Planning Commission may approve the proposed 80-foot-tall monopole because it is a stealth monopole facility that is encouraged over standard monopoles.

19.83.070 Color

Monopoles, antennas, and any associated buildings or equipment shall be painted to blend with the surroundings which they are most commonly seen. The color shall be determined on a case-by-case basis by the planning commission for conditional uses and development services division for permitted uses. Within six months after the facility has been constructed, the planning commission or the development services division may require the color be changed if it is determined that the original color does not blend with the surroundings.

Finding: The applicant proposes for the color of the monopine to blend with the environment. A condition of approval is included that requires the monopole, antennas, and equipment to be colors that blend with the surroundings as per this section.

19.83.090 Additional Requirements

The following shall be considered by the planning commission for conditional uses:

1. *Compatibility of the proposed structure with the height and mass of existing buildings and utility structures.*

   Finding: The use of a stealth monopole facility encourages compatibility within the park. The monopine will be greater in height than the immediately surrounding trees, but should be comparable to the nearby field lights for the basement diamond.

2. *Location of the antenna on other existing structures in the same vicinity such as other monopoles, buildings, water towers, utility poles, athletic field lights, parking lot lights, etc. where possible without significantly impacting antenna transmission or reception.*

   Finding: There are no antennas in the vicinity that would be significantly impacted in terms of antenna transmission or reception by the proposed monopole.

3. *Location of the antenna in relation to existing vegetation, topography including ridge lines, and buildings to obtain the best visual screening.*

   Finding: The applicant proposes a "monopine" or stealth monopole facility that will blend in with surrounding structures, poles, and trees and is compatible with surrounding uses. As proposed, the stealth monopole will obtain improved visual screening.

4. *Spacing between monopoles which creates detrimental impacts to adjoining properties.*

   Finding: There are no existing monopoles in the vicinity of the proposed monopole location that would create a detrimental impact to adjoining properties.

5. *Installation of, but not limited to, curb, gutter, sidewalk, landscaping, and fencing as per Sections 19.76.210 and 19.84.050.*

   Finding: The proposed site plan shows a 7'-0" fence encompassing the ground compound and may be included as a condition of approval.

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.*

GENERAL PLAN CONSIDERATIONS

The Magna General Plan (2021) does not mention monopole facilities or future land uses for Copper Club Golf Course.

ISSUES OF CONCERN/PROPOSED MITIGATION

The maximum allowed height for monopole facilities in Magna is typically 60’-0”, or 80’-0” in the C-2, C-3, M-1, and M-2 zones. However, stealth monopole facilities may vary from these provisions, as allowed by the Planning Commission. The proposed site location and the use of a stealth monopine facility would support the increased height of 80’-0”.

REVIEWING AGENCIES RESPONSE

All agency reviewers have given an “ok” to the conceptual review for conceptual approval with additional information and revisions being required for technical review.

PLANNING STAFF ANALYSIS

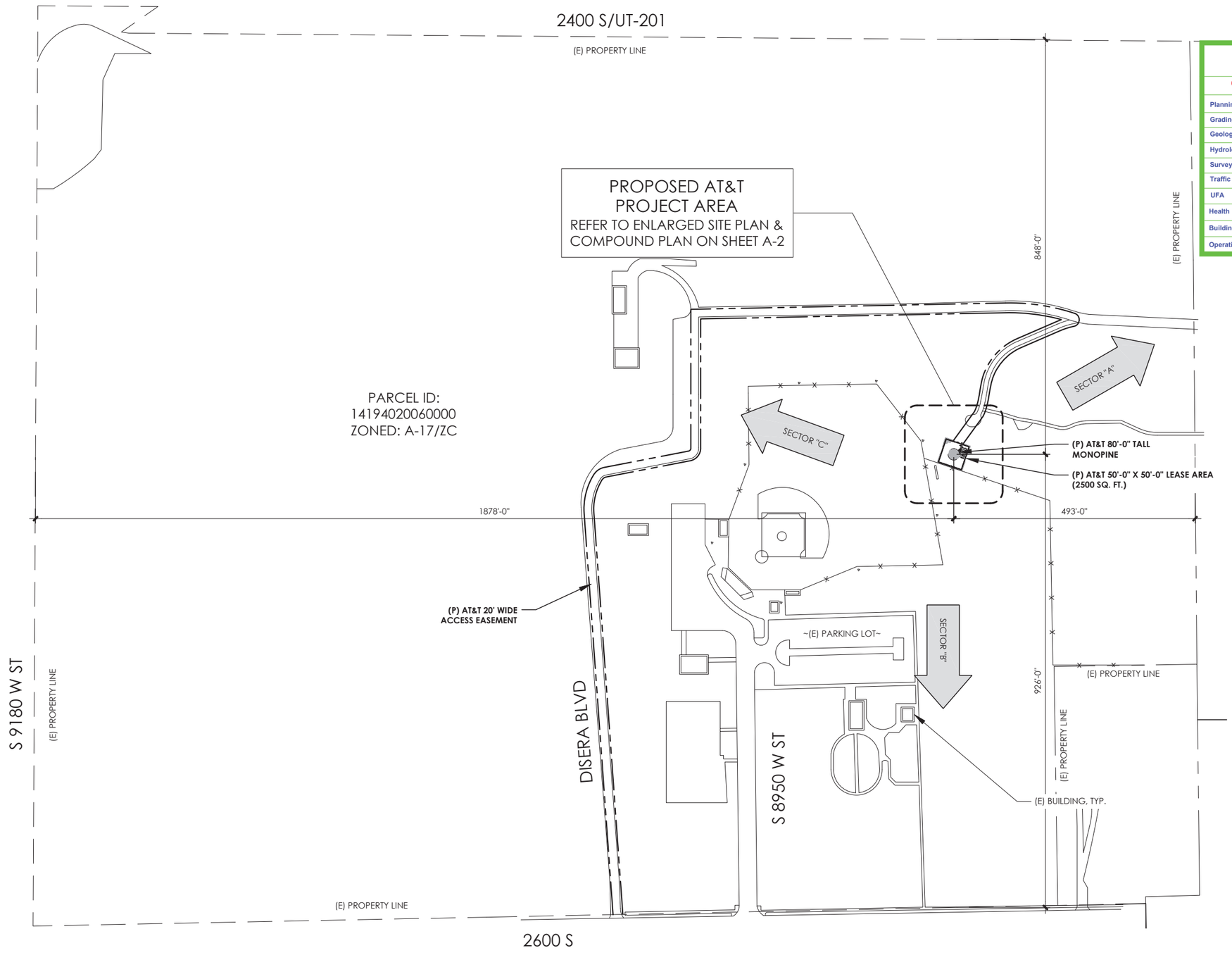
MSD Staff has reviewed the application and found that the development proposal with staff recommendations is consistent with surrounding land uses and the general plan considerations. Full compliance with required ordinances and policies will be verified through the subsequent technical review process before issuance of the Land Use permit, and furthermore through the building permit review and inspection process. Staff finds that the plan meets, or will meet with conditions, all required standards of the ordinance necessary for preliminary approval by the Planning Commission.

PLANNING STAFF RECOMMENDATION

Based on the findings stated above, the MSD Planning Staff recommends that the Magna Metro Township Planning Commission grant Preliminary Approval for a Conditional Use for a Monopine on the subject property with the following conditions:

1. **The approved height of the monopole is 80 feet to the top of the monopole (with 5 feet of lightning rod and monopine branches beyond the monopole).**
2. **The applicant be required to comply with the requirements from all reviewing agencies.**
3. **The proposed stealth monopole shall allow co-location with other companies.**
4. **Fencing shall be installed as per approved plans.**
5. **The monopole, antennas, and equipment shall be of a color that blends with the surroundings as per Ordinance 19.83.070.**
6. **The applicant must obtain a building permit for the monopole, cabinet, generator, antennas, and other pertinent equipment approved in this application.**

ATTACHMENTS:
Conceptual Site Plan
Enlarged Site Plan & Compound Plan
Elevations



Conceptual Site Plan Review

Planning	Concept O.K. - Technical Review Required mgaughran: CUP2021-449_Site Plan_12.07.21 12/09/2021
Grading	Concept O.K. - Technical Review Required GBaptist: CUP2021-449_Site Plan_12.07.21 12/09/2021
Geology	Concept O.K. - Technical Review Required Adahir: CUP2021-449_Site Plan_12.07.21 12/21/2021
Hydrology	Concept O.K. - Technical Review Required Adahir: CUP2021-449_Site Plan_12.07.21 12/20/2021
Surveyor	Concept O.K. - Technical Review Required KSletteberg: CUP2021-449_Site Plan_12.07.21 12/20/2021
Traffic	Concept O.K. - Technical Review Required Adahir: CUP2021-449_Site Plan_12.07.21 12/20/2021
UFA	Concept O.K. - Technical Review Required TSmolka: CUP2021-449_Site Plan_12.07.21 12/20/2021
Health	Concept O.K. - Technical Review Required bradjohnson: CUP2021-449_Site Plan_12.07.21 12/10/2021
Building	Approved - See Comments Sheet tsorensen: CUP2021-449_Site Plan_12.07.21 12/08/2021
Operations	

PREPARED FOR

AT&T

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
161 INVERNESS DR
ENGLEWOOD, CO 80112

Vendor:

JS INFRASTRUCTURE PARTNERS

23 MAUCHLY #110
IRVINE, CA 92618

JS PROJECT ID: P-056477

Issued For:

UTL01279

COPPER CLUB

8975 WEST 2600 SOUTH
MAGNA, UT 84044
PARCEL ID:
14194020060000

DRAWN BY: JSP

CHECKED BY:

REV	DATE	DESCRIPTION
A	11/24/21	90% ZD

Licensor:

Sheet Title:

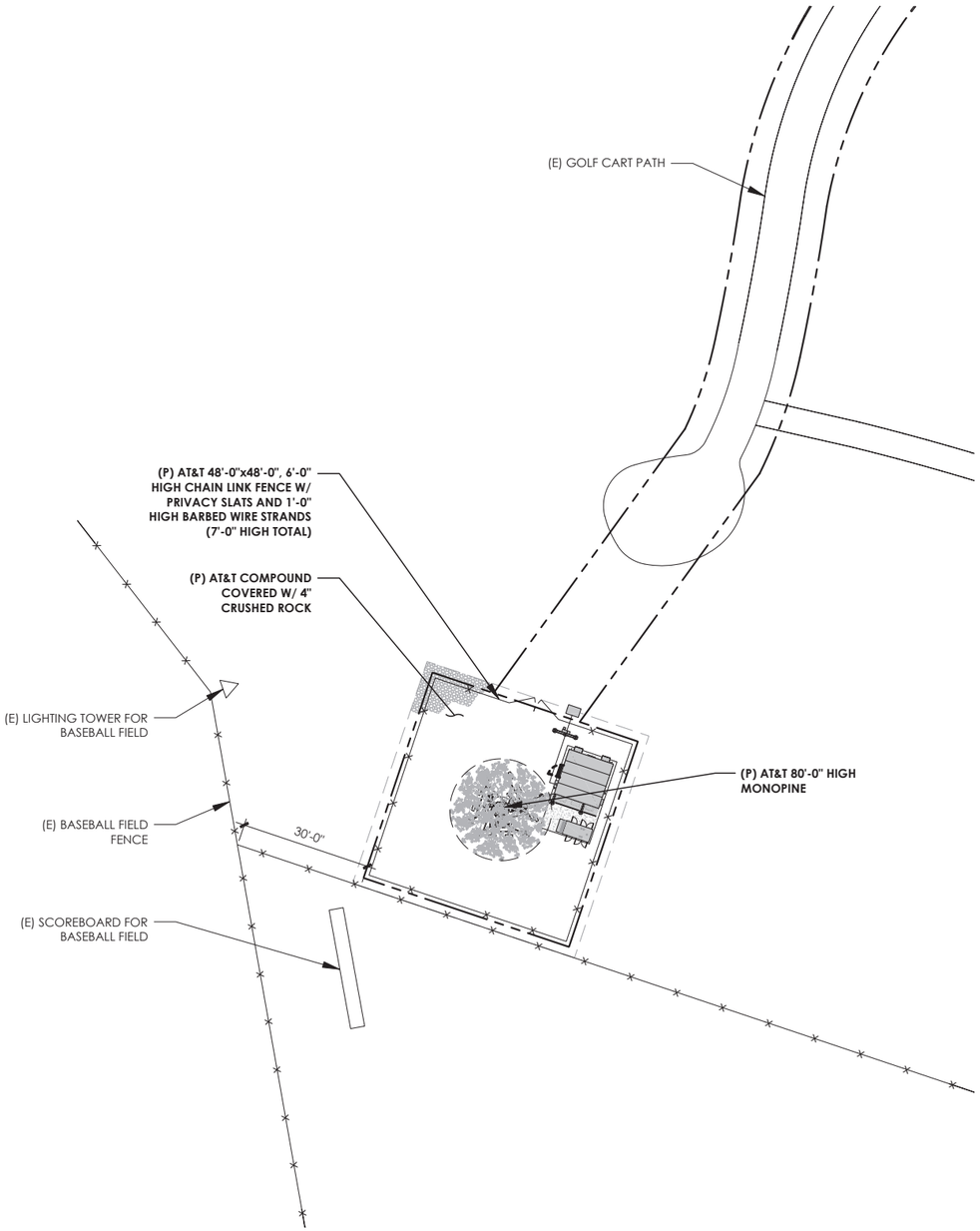
SITE PLAN

Sheet Number:

A-1

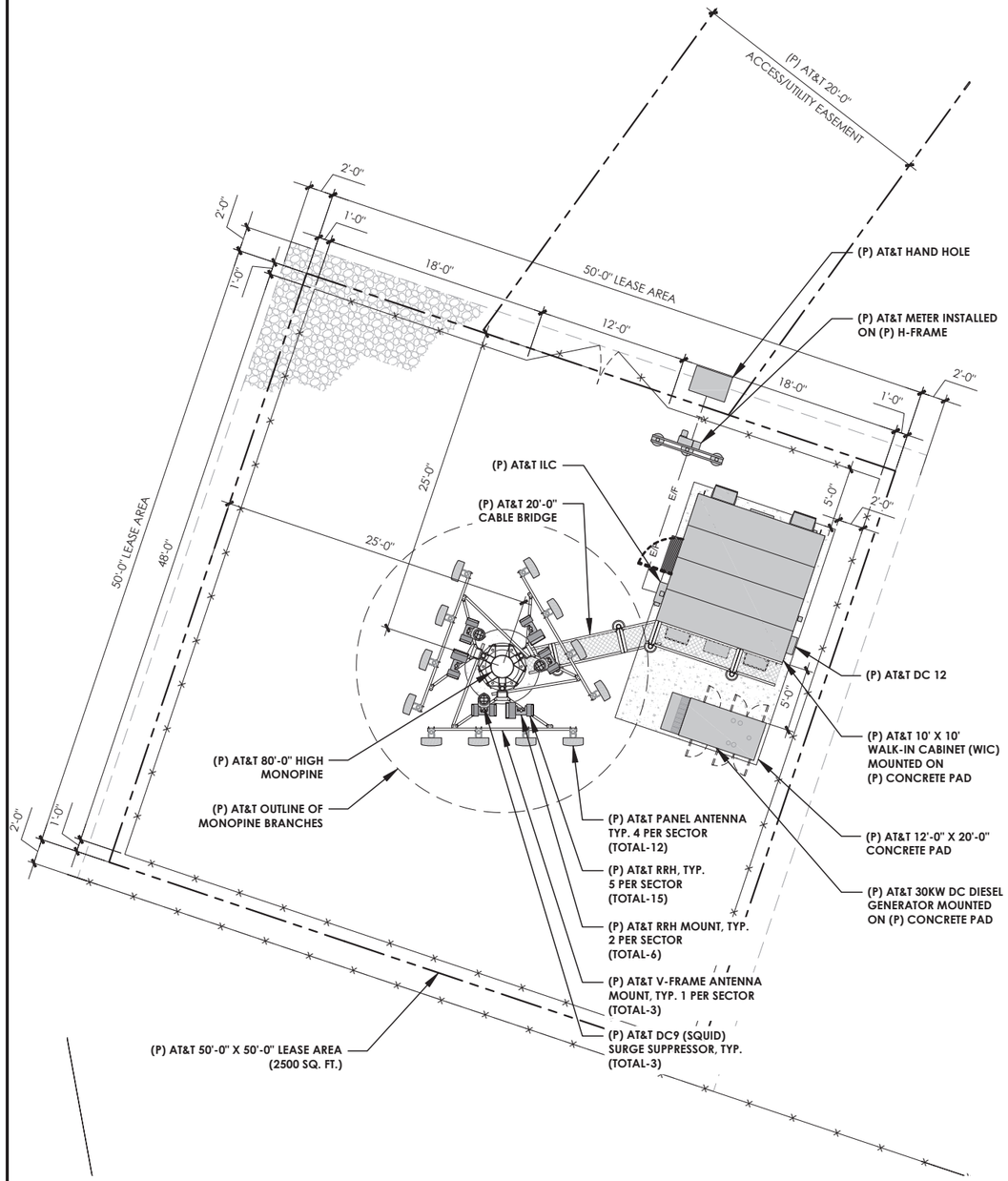
SITE PLAN

24"x36" SCALE: 1" = 100'-0" 100' 50' 0" 100' NORTH



ENLARGED SITE PLAN

24"x36" SCALE: 1" = 20'-0" 20' 10' 0" 20' NORTH 2



COMPOUND PLAN

24"x36" SCALE: 3/16" = 1'-0" 4' 2' 0" 4' NORTH 1

PREPARED FOR

AT&T

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
161 INVERNESS DR
ENGLEWOOD, CO 80112

Vendor:

J5 INFRASTRUCTURE PARTNERS

23 MAUCHLY #110
IRVINE, CA 92618

J5 PROJECT ID: P-056477

Issued For:

UTL01279

COPPER CLUB

8975 WEST 2600 SOUTH
MAGNA, UT 84044
PARCEL ID:
14194020060000

DRAWN BY: JSP

CHECKED BY:

REV	DATE	DESCRIPTION
A	11/24/21	90% ZD

Licensor:

Sheet Title:

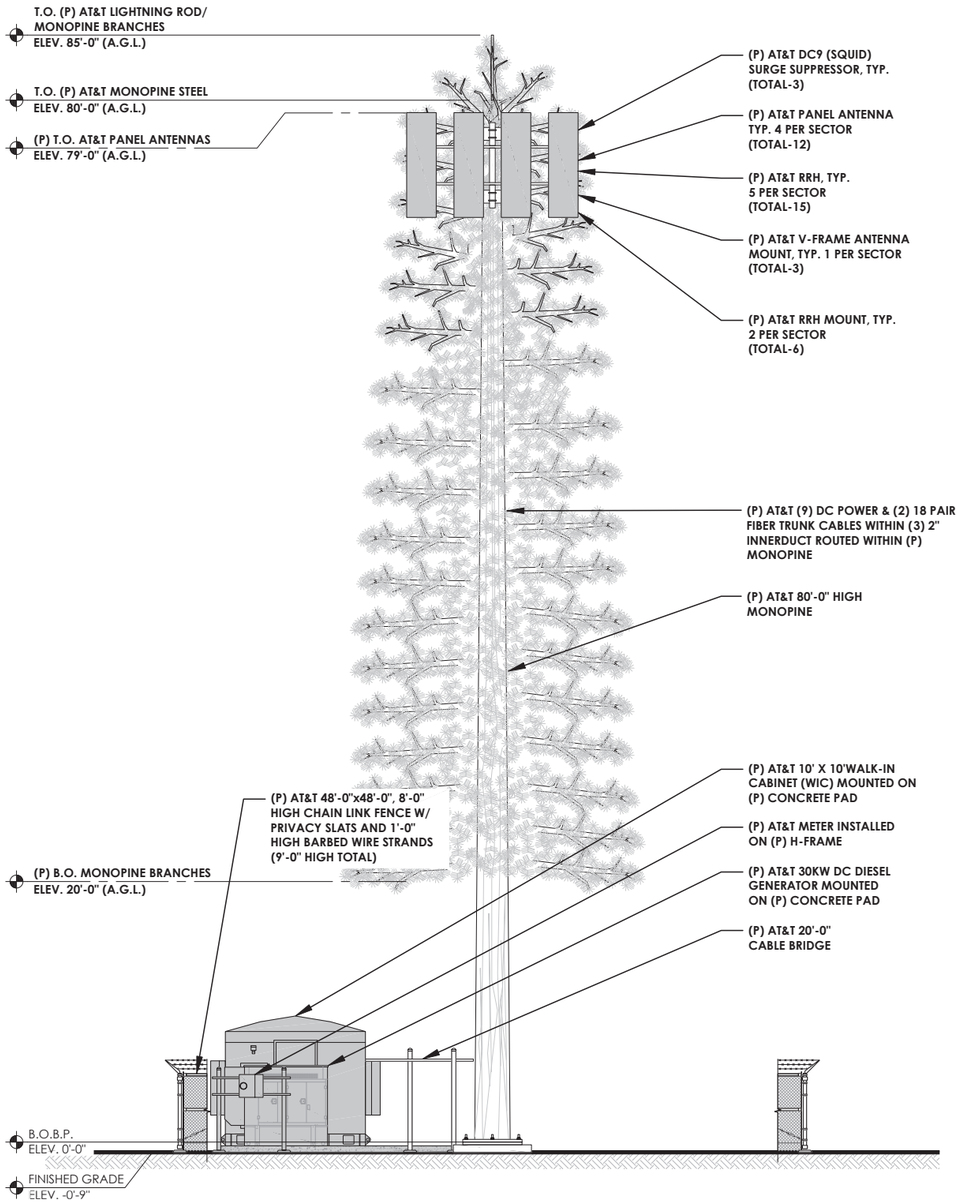
ENLARGED SITE PLAN & COMPOUND PLAN

Sheet Number:

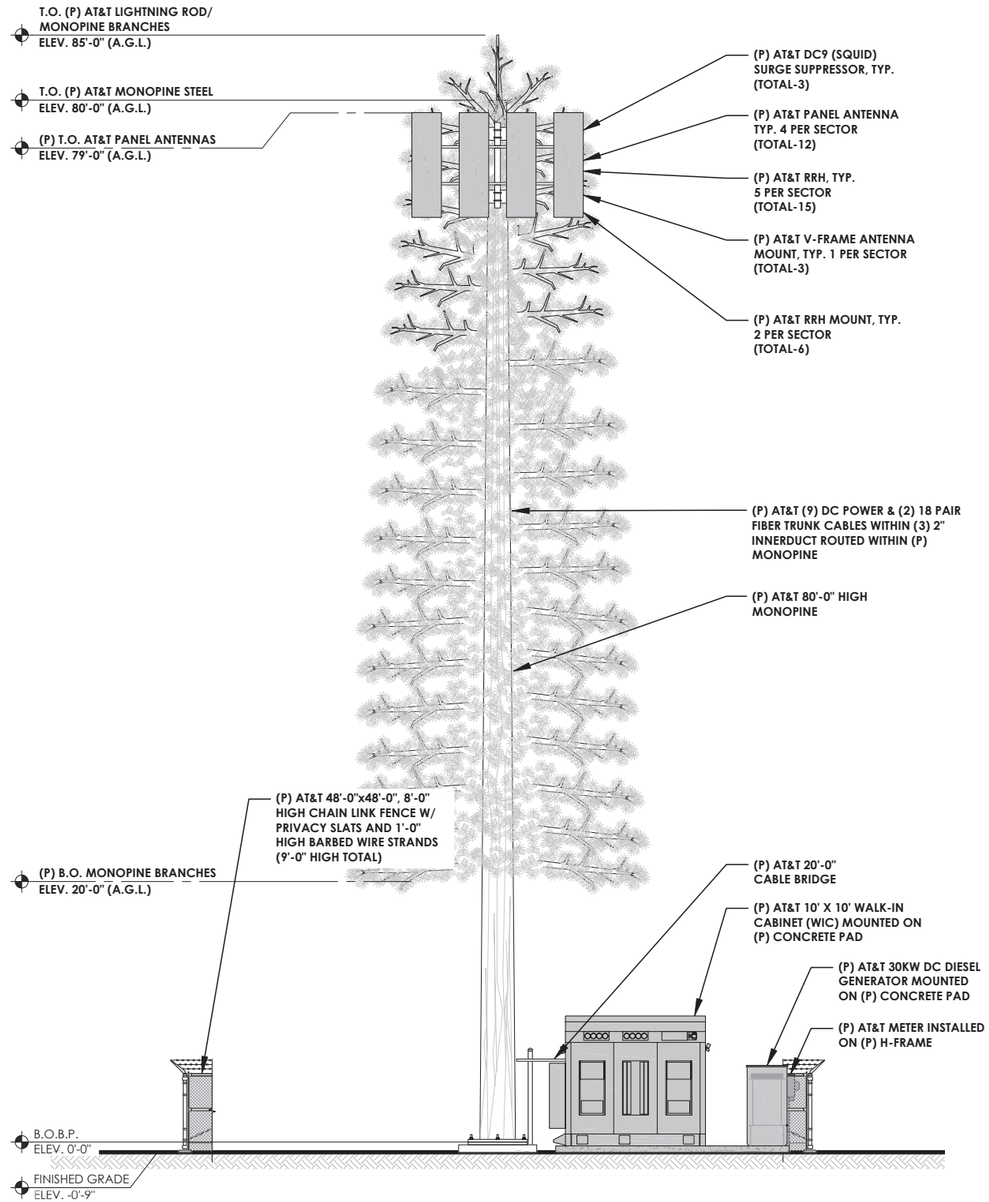
A-2

NOTE:
1. ALL RELEVANT STRUCTURAL ANALYSIS IS UNDER A SEPARATE PERMIT BY OTHERS.

NOTE:
1. AT&T RRU'S, TMA'S, AND SURGE ARRESTORS NOT DEPICTED IN THIS VIEW FOR CLARITY. FOR LOCATIONS OF THESE ITEMS, PLEASE REFER TO PREVIOUS PLANS VIEWS WITHIN THE DRAWING SET



NORTH ELEVATION 24"x36" SCALE: 3/16" = 1'-0" 4' 2' 0" 4' | 2



EAST ELEVATION 24"x36" SCALE: 3/16" = 1'-0" 4' 2' 0" 4' | 1

PREPARED FOR

AT&T

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
161 INVERNESS DR
ENGLEWOOD, CO 80112

Vendor:

J5 INFRASTRUCTURE PARTNERS

23 MAUCHLY #110
IRVINE, CA 92618

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8975 WEST 2600 SOUTH
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DRAWN BY: JSP

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REV	DATE	DESCRIPTION
A	11/24/21	90% ZD

Licensor:

Sheet Title:

ELEVATIONS

Sheet Number:

A-3

GREATER SALT LAKE
Municipal Services District
Planning and Development Services
2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050
Phone: (385) 468-6700 • Fax: (385) 468-6674
msd.utah.gov

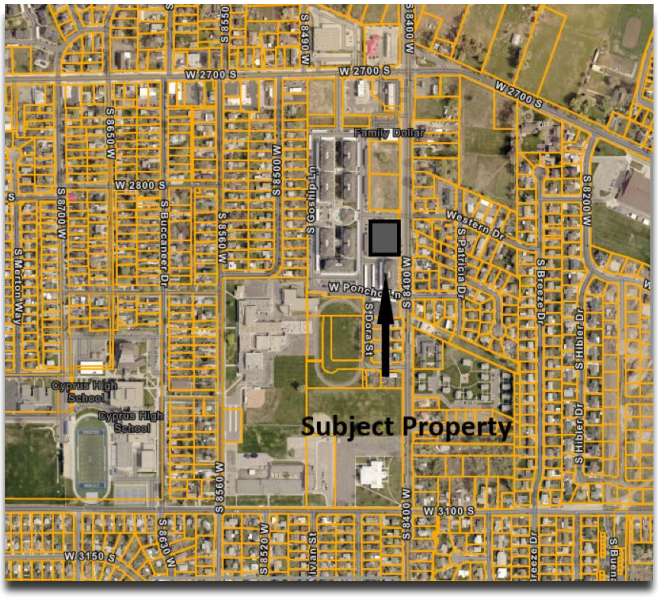
File # CUP2021-000477

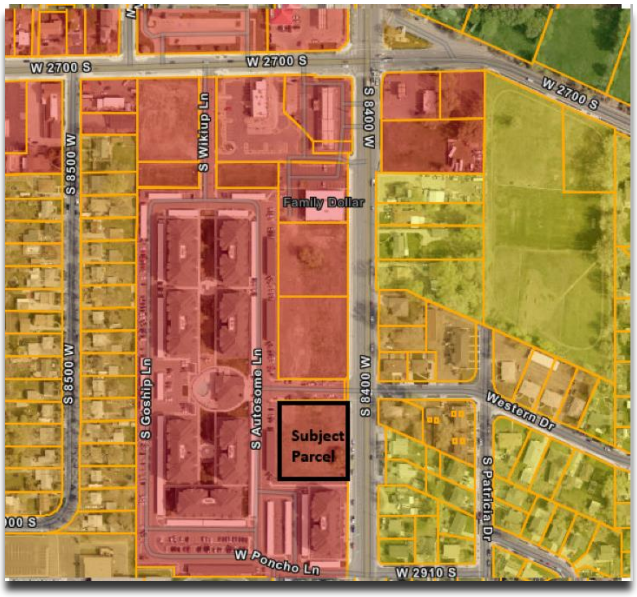
Subdivision Summary and Recommendation

Public Body: Magna Metro Township Planning Commission
Meeting Date: January 13, 2022
Parcel ID: 14-29-127-043
Current Zone: C-2 (Commercial Zone)
Property Address: 2870 South 8400 West
Request: Conditional Use/Site Plan Approval for a Multi-Tenant Commercial Building

Planner: Brian Tucker
Planning Staff Recommendation: Approval with Conditions
Applicant Name: Chinar Properties (Greg Wilson)

SITE & VICINITY DESCRIPTION





The property is located on the west side of 8400 West, about 1 block south of the Family Dollar at 2870 South 8400 West. The property is part of the Flangas Crossing PUD, a development plan that includes the Oquirrh Hills Apartments to the west, the Burger King and Family Dollar to the north and 4 as of yet undeveloped commercial pads. The proposed multi-tenant commercial building would be constructed on the southernmost of these commercial pads. See Attachment #5, Flangas Crossing PUD.

PROJECT BACKGROUND AND DESCRIPTION

The proposed multi-tenant commercial building is proposed on Lot 2 of the Flangas Crossing PUD. This lot is bounded by 8400 West on the east, Washakie Lane on the north and by the Oquirrh Hills Apartments on the west and south. The parcel has frontage on both 8400 West and Washakie Lane. Access will not be provided directly from 8400 West, but instead from an existing curb return off of Washakie Lane. The building is sited near the corner of Washakie and 8400 West. While no parking is proposed between the streets and the building, a drive thru approximately 12' wide is proposed adjacent to the building with landscaped buffer between the drive thru aisle and the street. Parking is provided on the south and west sides of the building, for the most part adjacent to parking areas for the apartment complex.

The uses that will occur in the individual units is not know at this time, but as they are zoned commercially, these uses will be of a primarily commercial nature, consistent with the underlying C-2 zoning district.

The Planning Commission is the decision-making body for conditional use permits and site plans. When and if the approval is granted, the technical planning and engineering reviews will be conducted by the MSD staff and staff at the various agencies for which approval is required, who will approve the project based on compliance with the development and other applicable codes.

PLANNING STAFF ANALYSIS

General Plan:
The General Plan indicates that the area located near the intersection of 2700 South and 8400 West is a secondary commercial node within the Magna Township. Magna Main Street is designated as a "catalytic area" for Magna, meaning that it is an area crucial to Magna's future. The General Plan indicates that the focus in this area should include small business recruitment. The proposed project will expand the number and variety of commercial uses in this secondary node and the smaller retail spaces creates additional opportunities for small businesses in this extended part of Magna's Main Street.

Zoning: C-2 Commercial Zone (Chapter 19.62):
The purpose of the C-2 zone is to provide areas for community commercial development. The permitted and conditional uses allowed in the C-2 zone include a wide variety of commercial uses from the relatively low customer turnover uses such as beauty salons and professional offices to high turnover uses such as restaurants and commercial retail. As the future uses are as yet unknown, these future tenants will each be approved for business licenses and, where applicable, land use permits as these retail spaces are leased. The setback/yard requirements in this zone are 20' from 8400 West and Washakie Lane, and 10' on the side and rear. These setbacks are met by the proposed building and the building does not exceed either the seventy-five-foot height or sixty percent coverage maximums.

The C-2 zone text is not the only applicable set of standards for this proposed development. Chapters 19.76, 19.80, 19.82, and 19.84 of the Magna Code include the landscaping, parking, sign and conditional use requirements, respectively.

Flangas Crossing PUD Conditions of Approval:

The Flangas Crossing PUD was approved with conditions. One of these conditions is that the development of any lot within the PUD requires a separate PUD approval. This site plan/conditional use approval fulfils that requirement. An additional requirement that applies to this lot is that the "uses/structures adjacent to 8400 West shall have a maximum setback of 25' from the right of way line. The applicant intends to include a drive thru between the building and the right of way for 8400 West. Because the required landscaping is 12' wide and the drive thru is 12' wide, the applicant found it difficult to meet this requirement and has proposed that a covered walkway attached to and extending toward the street be approved as an element that fulfils this requirement. The Planning Commission must determine whether this element meets the condition of approval.

Off Street Parking (Chapter 19.80):
Multi-Tenant retail buildings are required to have 5 parking spaces per 1000 sf of gross leasable area. The proposed plans include 9,184 square feet of retail area. The parking space calculation results in a parking requirement of 45.92 parking spaces (9,184 sf/(5/1000 = 200) = 45.92). The applicant has rounded this down and provided 45 parking spaces. The ordinance reads "a number of parking spaces equal to the sum of the required number of parking spaces, including multiple uses within the same building, shall be provided". This language does not clearly indicate what to do when the required parking spaces includes a fraction of a space. Typically, unless the ordinance clearly specifies, the ordnance is construed in favor of the applicant. The Planning Commission should make a determination on how to interpret fractions of a number in parking requirements and include those parking requirement in the conditions of approval as a required number of spaces.

The applicant has provided the two required handicapped parking spaces (1 for every 25 parking spaces) and each of the parking spaces meets the standard 9 feet in width and 18 feet in depth. Parking lot screening and lighting requirements will be verified by staff during the technical review portion of the application.

Landscaping Design (Chapter 19.76):
The design of parking lot landscaping is the primary issue for a site plan review. Landscaping buffers between a parking lot and the street are required to be landscaped for the full width and depth of the landscaped area, with some exceptions. In this case there is a drive thru lane between the building and the property lines along both streets. This encroachment is allowed if a berm or wall averaging 32" tall is installed between the drive thru and parking areas and the street.

Parking islands are required at each end of a row of parking stalls. Landscaped peninsulas are required for every 6 contiguous parking stalls except that when a landscaped median is present between to parking areas, no peninsulas are required. As noted previously, the apartment complex parking areas are adjacent to the project area and include landscaped areas between the parking lot and the subject property. With the installation of parking for this project, these landscaped areas function as medians between parking areas, thereby eliminating the need for peninsulas along the outer rows of parking.

Landscaped buffer areas are typically required between residential and commercial uses. In this case, the parking lots for the residential use and for the proposed commercial use are located between the residential and commercial structures. Because the drive aisles within the apartment complex are considered private streets for the purpose of addressing and circulation, these buffer areas are subject

to the exception that allows an encroachment is a berm or wall averaging 32' tall is installed between the private residential street and the parking lot on the subject property.

Trash dumpsters, service and mechanical equipment must be screened from public view by plans, opaque fencing, berms or a combination thereof. The plans include masonry enclosure around the dumpsters and the technical review will ensure that plantings are sufficient to screen any other equipment.

There are standards for the number or trees, width of turf areas, mulch, plant coverage and irrigation design. These landscape design details are part of the technical review process and administered at the staff level to ensure compliance with the standards of the code.

Signs (Chapter 19.82):
A formal sign package must be submitted for review. The applicant has indicated potential locations on the site plan but has not submitted a sign package to date. The sign ordinance contains specific standards by which the staff could approve the sign package administratively during the technical review.

Review Criteria: Conditional Use/Site Plan Approval Process.
Site Plan approval is given through the Conditional Use Approval Process found in Magna Municipal Code, Chapter 19.84. This chapter includes the review process and standards for review to be used by the Planning Commission. The chapter also and grants the Planning Commission the authority to approve, deny, or approve with conditions, any conditional use permit, consistent with state code and the standards of review. These are shown in attachment #1. The proposed project complies with these standards.

Corrections and additional submittals are still required by the review agencies. The applicant has been provided the comments and redlined plans from the reviewers. See attachment #3. Compliance with current building, construction, engineering, fire, health, landscape and safety standards will be verified prior to final approval through the Technical Review Process.

PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Magna Metro Township Planning Commission grant approval to the conditional use permit and preliminary site plan for the Multi-Tenant Commercial Building at 2870 South 8400 West subject to the following conditions:

1. That the applicant works with staff and outside review agencies to correct the remaining issues with the engineering, construction and site development plans that do not yet meet the policies or ordinances that they administer.
2. 45 parking spaces are required.
3. A signage plan must be submitted for technical review that complies with Magna City Code, Chapter 19.82
4. Landscaping and irrigation plans must be submitted for technical review that comply with Magna City Code, Chapter 19.76.

Attachments:

1. Findings for Decision

2. Proposed site development plans
3. Proposed Elevations
4. Reviewing Agency Responses and Comments
5. Flangas Crossing PUD (includes the conditions of approval as a note on the plat)

Attachment #1 Conditional Use Permit Approval Findings for Decision		
Code Reference	Findings	
18.84.060.A	The proposed site development plan shall comply with all applicable provisions of the zoning ordinance, including parking, building setbacks, and building height.	✓
18.84.060.B	The proposed use and site development plan shall comply with all other applicable laws and ordinances.	✓
18.84.060.C	The proposed use and site development plan shall not present a serious traffic hazard due to poor site design or to anticipated traffic increases on the nearby road system which exceed the amounts called for under the county transportation master plan.	✓
18.84.060.D	The proposed use and site development plan shall not pose a serious threat to the safety of persons who will work on, reside on, or visit the property nor pose a serious threat to the safety of residents or properties in the vicinity by failure to adequately address the following issues: fire safety, geologic hazards, soil or slope conditions, liquifaction potential, site grading/topography, storm drainage/flood control, high ground water, environmental health hazards, or wetlands	✓
18.84.060.E	The proposed use and site development plan shall not adversely impact properties in the vicinity of the site through lack of compatibility with nearby buildings in terms of size, scale, height, or noncompliance with community general plan standards.	✓
✓	The proposed use and plans comply with the applicable standard or the conditions of approval will result in compliance with the standard.	

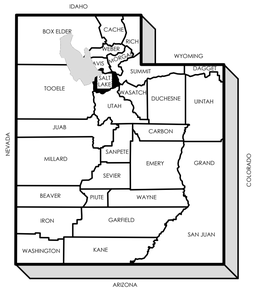
Attachment #2

SCALE CONSULTANTS PROJECT ID: 21-016

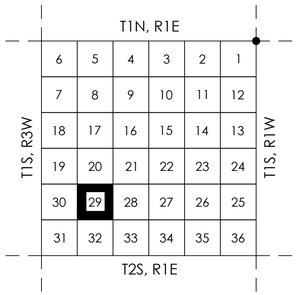
CHINAR PROPERTIES

B 8405 WEST WASHAKIE LANE, MAGNA METRO TOWNSHIP, UTAH

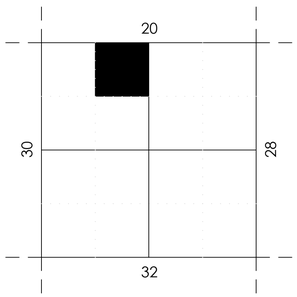
NORTHWEST $\frac{1}{4}$ OF SECTION 29, T1S, R2W, SLB&M



SALT LAKE COUNTY



T1S, R2W, SLB&M,



NW $\frac{1}{4}$ - NW $\frac{1}{4}$ - SECTION 29



VICINITY MAP

SCALE: 1" = 60'

PROJECT OWNER:
CHINAR PROPERTIES

LAND SURVEYOR:
FLINT LAND SURVEYING & DEVELOPMENT
MARK NICKEL, P.L.S.
(801) 716-0448

CIVIL ENGINEER:
SCALE CONSULTANTS, P.C.
GREGORY WILSON, P.E.
(801) 664-6624

MUNICIPALITY / STATE
MAGNA METRO TOWNSHIP B
(385) 468-6700

BENCHMARK: 4266.15'
2700 SOUTH 8400 WEST (SLCO# 152W2002)
US SURVEY FEET | NAVD-88 | GEOID 18A

SHEET INDEX

	SHEET	DESCRIPTION	REVISION
1.	C000	COVER SHEET	
2.	C010	EXISTING SITE PLAN	
3.	C100	SITE IMPROVEMENT PLAN	
4.	C200	GRADING PLAN	
5.	C300	UTILITY PLAN	
6.	C400	CIVIL DETAILS	

REV	DATE	COMMENT:
A	OCT 18, 2021	1st Submittal
B	DEC 27, 2021	2nd Submittal

SCALE CONSULTANTS, P.C.
RIVERTON, UTAH 84096
801.664.6624

SCALE CONSULTANTS

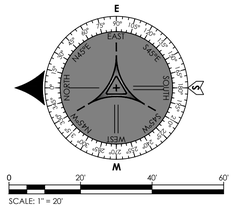
Dec. 27, 2021

COVER SHEET
CHINAR PROPERTIES
8405 WEST WASHAKIE LANE (PROPOSED)
MAGNA, UTAH
NW $\frac{1}{4}$, SEC 29, T1S, R2W, SLB&M

C000

PAPER SIZE: ARCH expand D (36.00 x 24.00 Inches) PLOT DATE: Monday, December 27, 2021 9:36:51 AM PROJECT PATH: E:\PROJECTS\21-016 CHINAR PROPERTIES\DWGS\21-016 COVER.dwg





REV	DATE	COMMENT:
A	OCT 18, 2021	1st Submittal
B	DEC 27, 2021	2nd Submittal

SCALE CONSULTANTS, P.C.
RIVERTON, UTAH 84096
801.664.6624

SCALE CONSULTANTS

GREGORY WILSON
Dec. 27, 2021
5579709

EXISTING SITE PLAN

CHINAR PROPERTIES

8405 WEST WASHAKIE LANE (PROPOSED)
MAGNA, UTAH
NW $\frac{1}{4}$, SEC 29, T1S, R2W, SLB&M

C010

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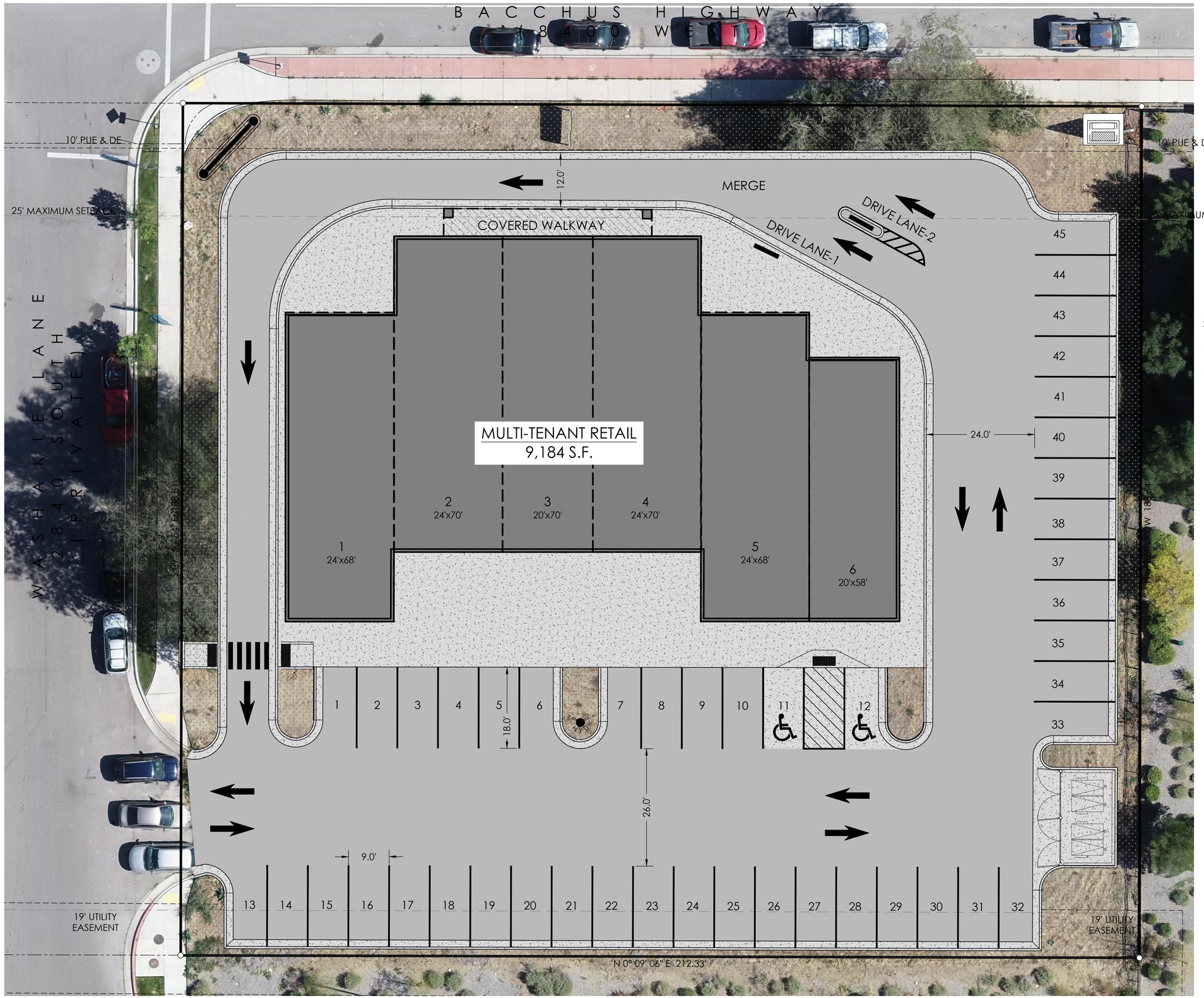

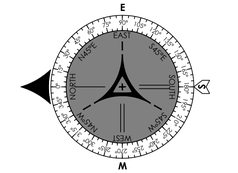

PLANNING NOTES:

ZONE: C2 - COMMERCIAL

LAND USE: MULTI-TENANT RETAIL

SITE PARKING:

MULTI-TENANT RETAIL: $\frac{1\ \text{STALL}}{200\ \text{S.F.}}$ x 9,184 S.F. = 45 STALLS REQUIRED
45 STALLS PROVIDED

ADA $\frac{1\ \text{STALL}}{25\ \text{STALLS}}$ x 45 = 2 STALLS REQUIRED

SITE COVERAGE:

ASPHALT	17,518 S.F.	43.7%
BUILDING	9,184 S.F.	22.9%
CONCRETE	7,764 S.F.	19.4%
LANDSCAPE	5,608 S.F.	14.0%
TOTAL	40,074 S.F.	

SITE PLAN KEYNOTES:

1. MONOLITHIC SIDEWALK
2. FLARED DRIVE APPROACH
3. DETENTION / RETENTION AREA
4. DUMPSTER PAD
5. ROCK RETAINING WALL

HATCH LEGEND:

ASPHALT

CONCRETE

LANDSCAPE

LOT-2
FLANGAS CROSSING P.U.D. SUBDIVISION
ENTRY No. 11671372

BENCHMARK: 4266.15'
2700 SOUTH 8400 WEST (SLCO# 152W2002)
US SURVEY FEET | NAVD-88 | GEOID 18A

REV	DATE	COMMENT:
A	OCT 18, 2021	1st Submittal
B	DEC 27, 2021	2nd Submittal

SCALE CONSULTANTS, P.C.
RIVERTON, UTAH 84096
801.664.6624

SCALE CONSULTANTS

GREGORY WISEMAN
PROFESSIONAL ENGINEER
Dec. 27, 2021
9579709
STATE OF UTAH

SITE IMPROVEMENT PLAN

CHINAR PROPERTIES

8405 WEST WASHAKIE LANE (PROPOSED)
MAGNA, UTAH
NW ¼ SEC 29, T1S, R2W, SLB&M

B

C100

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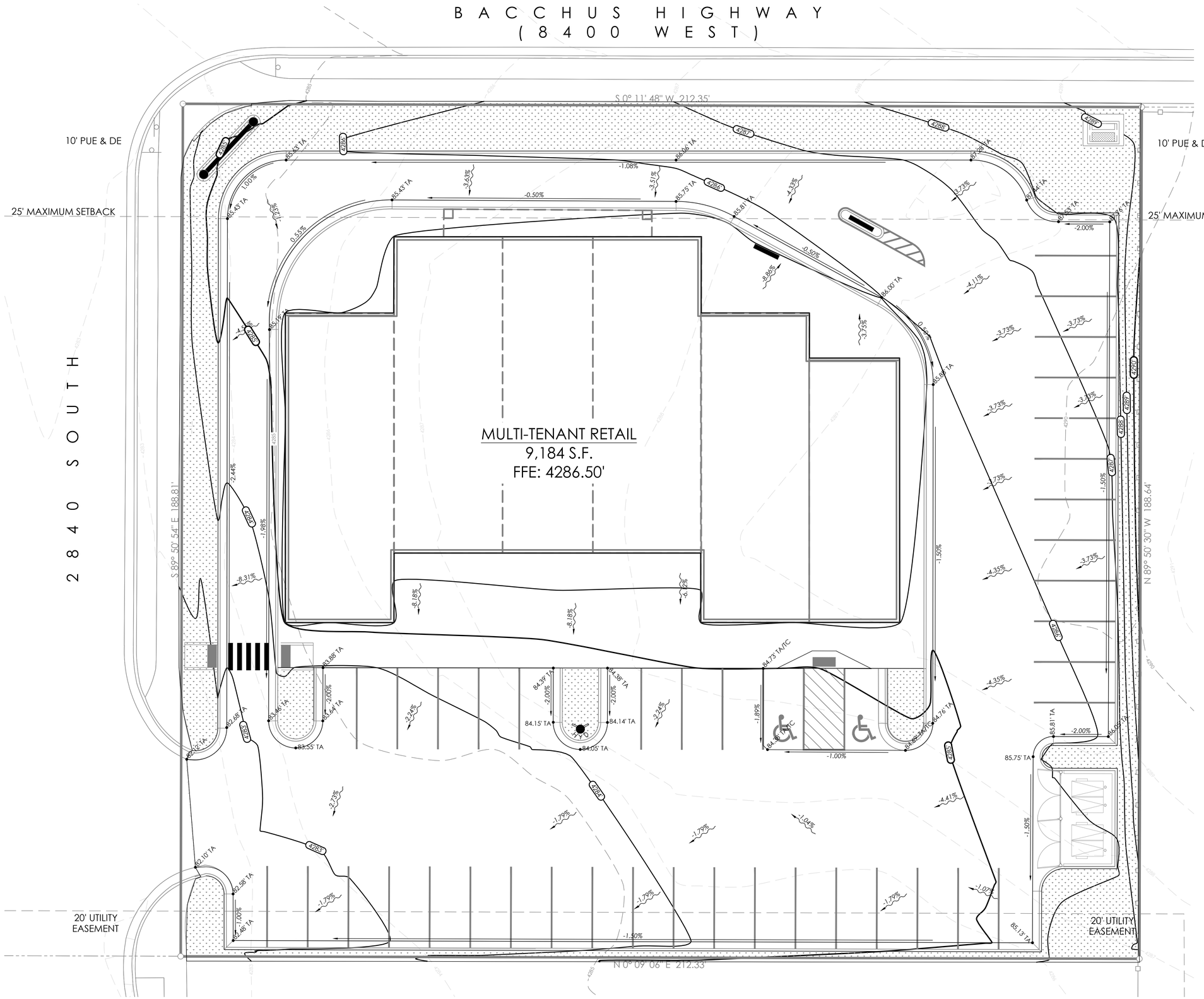

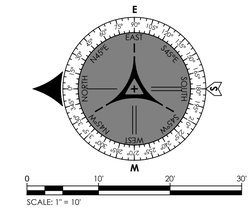

LEGEND:

FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FL	FLOWLINE
HP	HIGH POINT
TA	TOP OF ASPHALT
TBC	TOP BACK OF CURB
TC	TOP OF CONCRETE
TOG	TOP OF GRATE
TOP	TOP OF SLOPE
TOE	TOE OF SLOPE
±	MATCH EXISTING

CRITICAL ELEVATION DATA:

BUILDING:
FINISH FLOOR ELEVATION: 4286.50'

GRADING PLAN NOTES:

- DUST, MUD, AND EROSION SHALL BE CONTROLLED BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS, AT ALL TIMES.
- BUILDER/OWNER SHALL REPLACE ANY EXISTING SIDEWALK OR CURB & GUTTER ALONG THE FRONTAGE OF THIS PROJECT, THAT IS FOUND TO BE LIFTED, CHIPPED, CRACKED, SPALLED, OR NOT PROPERLY DRAINING.
- ALL PUBLIC IMPROVEMENTS WITHIN MAGNA CITY'S JURISDICTION SHALL BE CONSTRUCTED ACCORDING TO THE MAGNA CITY'S STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION (LATEST EDITION).
- BUILDER/OWNER SHALL SECURE AN EXCAVATION PERMIT FROM MAGNA CITY PRIOR TO DOING ANY WORK IN THE CITY RIGHT-OF-WAY. TRAFFIC PLAN, BONDING & INSURANCE WILL BE REQUIRED.
- EROSION SHALL BE CONTROLLED BY PLANTING OR OTHER MEANS AS REQUIRED.

BENCHMARK: 4266.15'
2700 SOUTH 8400 WEST (SLCO# 1S2W2002)
US SURVEY FEET | NAVD-88 | GEOID 18A

REV	DATE	COMMENT:
A	OCT 18, 2021	1st Submittal
B	DEC 27, 2021	2nd Submittal

SCALE CONSULTANTS, P.C.
RIVERTON, UTAH 84096
801.664.6624

SCALE CONSULTANTS

PROFESSIONAL ENGINEER GREGORY WILSON 5579709 STATE OF UTAH Dec. 27, 2021

GRADING PLAN

CHINAR PROPERTIES

8405 WEST WASHAKIE LANE (PROPOSED)
MAGNA, UTAH
NW 1/4, SEC 29, T1S, R2W, SLB&M

B

C200

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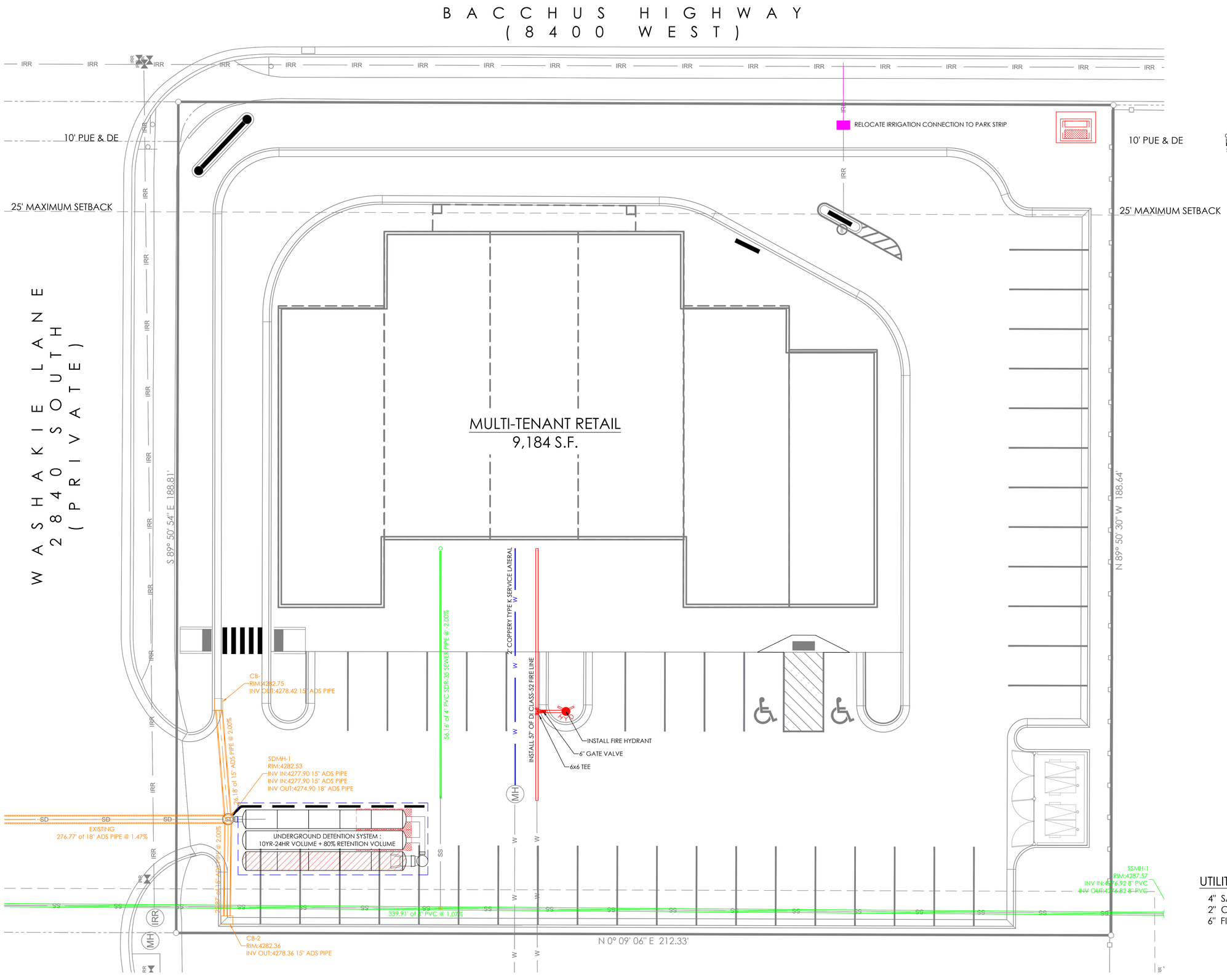

UTILITY NOTES:

4" SANITARY SEWER
2" CULINARY WATER LINE
6" FIRE LINE

BENCHMARK: 4266.15'
2700 SOUTH 8400 WEST (SLCO# 1S2W2002)
US SURVEY FEET | NAVD-88 | GEOID 18A

REV	DATE	COMMENT:
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SCALE CONSULTANTS, P.C.
RIVERTON, UTAH 84096
801.664.6624

SCALE CONSULTANTS

Dec. 27, 2021

UTILITY PLAN

CHINAR PROPERTIES
8405 WEST WASHAKIE LANE (PROPOSED)
MAGNA, UTAH
NW 1/4, SEC 29, T1S, R2W, SLB&M

C300

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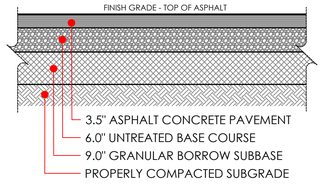
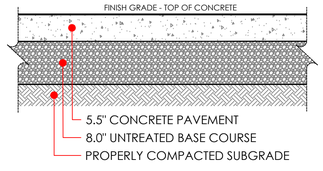


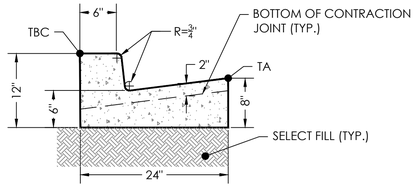
NOTE:
SEE GEOTECHNICAL STUDY PREPARED BY AGEC

1 ASPHALT PAVEMENT SECTION
Scale: NTS



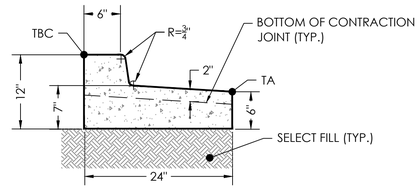
NOTE:
SEE GEOTECHNICAL STUDY PREPARED BY AGEC

2 CONCRETE PAVEMENT SECTION
Scale: NTS



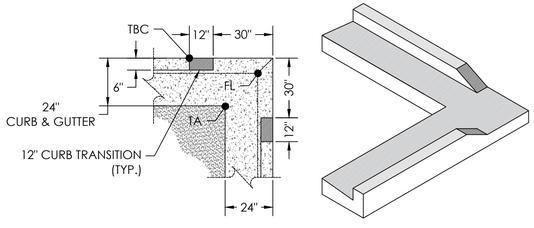
NOTE:
CURB AND GUTTER TO BE INSTALLED PER APWA STANDARD PLAN No. 205

3 24" STANDARD CURB & GUTTER
Scale: NTS

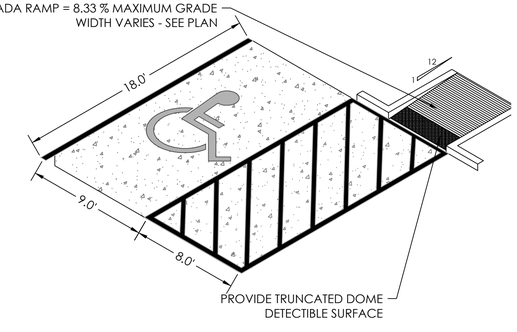


NOTE:
CURB AND GUTTER TO BE INSTALLED PER APWA STANDARD PLAN No. 205

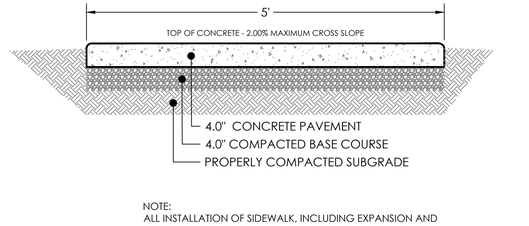
4 24" REVERSE PAN CURB & GUTTER
Scale: NTS



5 STORMWATER CURB CUT
Scale: NTS

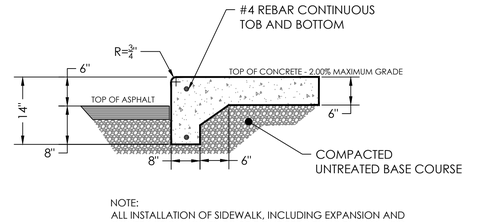


6 ACCESSIBLE ADA RAMP
Scale: NTS



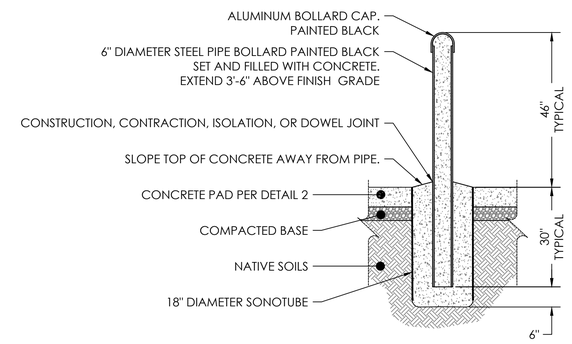
NOTE:
ALL INSTALLATION OF SIDEWALK, INCLUDING EXPANSION AND CONTRACTION JOINTS, TO BE DONE PER APWAS PLAN No. 231

7 STANDARD SIDEWALK
Scale: NTS

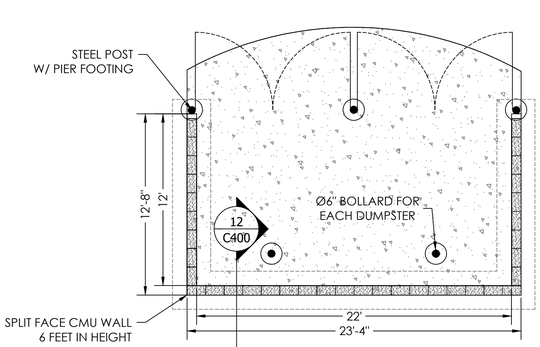


NOTE:
ALL INSTALLATION OF SIDEWALK, INCLUDING EXPANSION AND CONTRACTION JOINTS, TO BE DONE PER APWAS PLAN No. 231

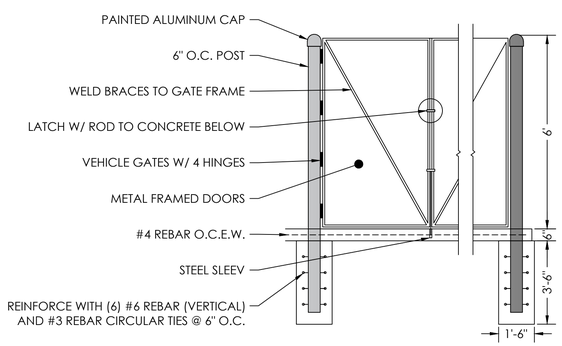
8 THICKENED EDGE SIDEWALK
Scale: NTS



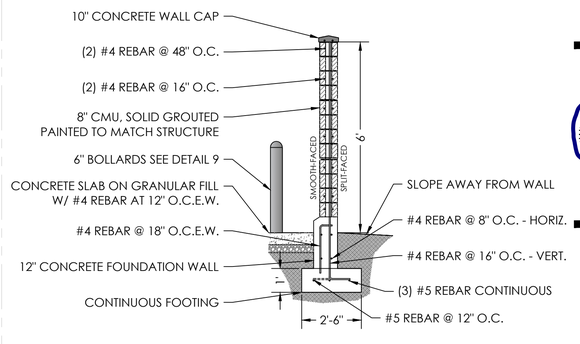
9 STEEL PIPE BOLLARD
Scale: NTS



10 TRASH ENCLOSURE PLAN VIEW
Scale: 1" = 5'



11 TRASH ENCLOSURE - GATE
Scale: NTS



12 TRASH ENCLOSURE - WALL SECTION
Scale: NTS

REV	DATE	COMMENT:
B	DEC. 27, 2021	2nd Submittal

SCALE CONSULTANTS, P.C.
RIVERTON, UTAH 84096
801.664.6624

SCALE CONSULTANTS



CIVIL DETAILS

CHINAR PROPERTIES
8405 WEST WASHAKIE LANE (PROPOSED)
MAGNA, UTAH
NW 1/4, SEC 29, T1S, R2W, SLB&M

C400

Attachment #3

EXTERIOR MATERIALS

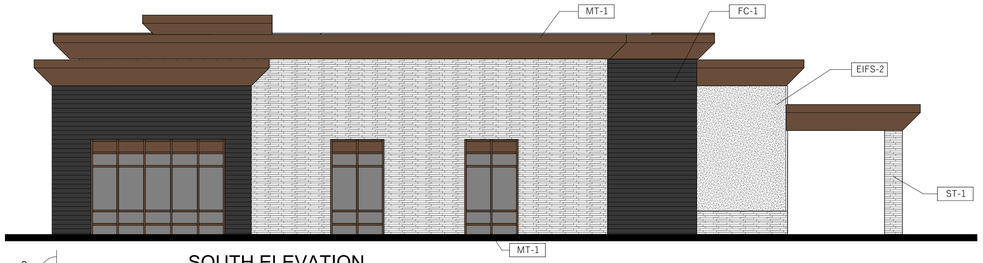
IMAGE	MATERIAL	TAG	STYLE	FINISH COLOR
	STONE VENEER	ST-1	LEDGE OR SIMILAR	WHITE
	FIBER CEMENT SIDING	FC-1	6" HORIZONTAL	SMOOTH DARK GRAY
	EIFS SIDING	EF-1	PANELED	SMOOTH LIGHT GRAY
	METAL TRIM	MT-1	-	BRONZE



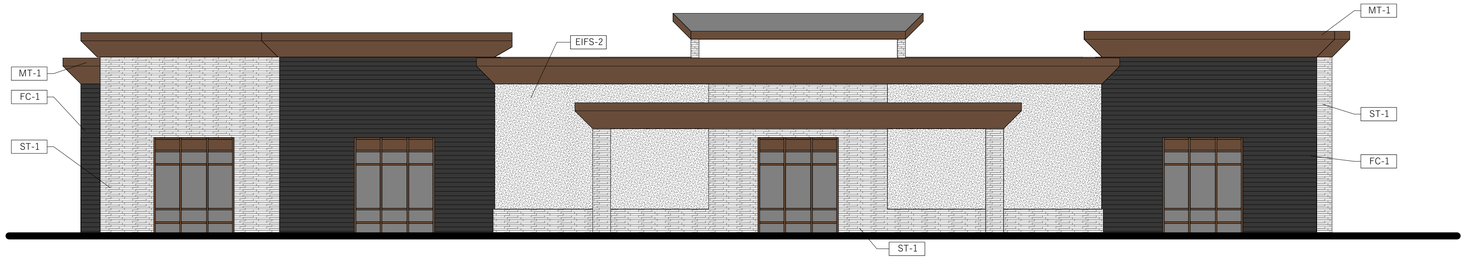
1 PR 1.4 WEST ELEVATION
1/8" = 1'-0"



4 PR 1.4 NORTH ELEVATION
1/8" = 1'-0"



3 PR 1.4 SOUTH ELEVATION
1/8" = 1'-0"



2 PR 1.4 EAST ELEVATION
1/8" = 1'-0"

PR 1.4
ELEVATIONS
MAGNA RETAIL

135 E. CENTER STREET, NORTH SALT LAKE, UTAH 84054 | 849 W. HILL FIELD RD. STE. 201 LAYTON, UT 84041 | 150 N. MAIN STREET STE. 101 HEBER CITY, UT 84032 | (801) 936-1343

Issue Date

JZW ARCHITECTS

ATTACHMENT #4
REVIEWING AGENCIES RESPONSE

AGENCY: Planning DATE: 12.27.2021
RECOMMENDATON: Conceptual Approval – Additional Items Required
1. Elevations will be required for the permit in general, but also to evaluate the proposed covered walkway as an acceptable element to meet the 25' build to line required by the PUD conditions.
2. A berm averaging 32" tall will be required between the drive thru and the street. The bermed area does not need to extend into the clear view triangle at the corner or along the (north) side yard more than 20'.
3. Screening of mechanical equipment and trash dumpsters is required.
4. Landscaping, planting and irrigation plans will be required for technical review.
5. An overall signage plan showing the locations, elevations and electronic message areas is required.
6. Please submit a lighting plan showing the location of lighting structures and indicating cut off features that ensure the light does not spill onto adjoining property or the street.

AGENCY: Geology DATE: 12.07.2021
RECOMMENDATON: Conceptual Approval – Additional Items Required
1.The site occurs in a (low, moderate, or high) liquefaction zone; therefore, the "Geological Hazards Disclosure and Acknowledgement Form" needs to be filled out, recorded, and submitted. Please email recorded document to: Adahir@slco.org
2.The site occurs in a (low, moderate, or high) liquefaction zone; as such, a site-specific liquefaction assessment shall be conducted in accordance with Appendix B of the SLCO Ordinance, addressing/including the following:

a)A liquefaction analysis based on consideration of highest seasonal groundwater levels (boring must penetrate a minimum of 45 ft below final ground surface),
b)The methodology used for assessing liquefaction potential at the site,
c)Calculations for assessing liquefaction potential at the site, and
d)An assessment of lateral spread potential at the site, including the methodology utilized and supporting calculations.

AGENCY: Grading Review DATE: 11.30.2021
RECOMMENDATON: Conceptual Approval – Additional Items Required
1. Submit a Geotechnical report including a liquefaction analysis and later spread potential. Boring must be a minimum of 46 feet. Site is in a high liquefaction zone, over 5000 square feet and has poor soils.
2. Provide a sediment and erosion control plan for review which shall include but not limited to: concrete washout, dumpster, restroom facility, off-site tracking and boundary controls.
3. Provide the height of the building.
4. Provide calculations for your storm water retention facility.
5. Submit and record a Storm Water Management Plan and Maintenance Agreement.

At the time of the Building Permit:
1. Submit a Sediment and Erosion Control Plan which shall include but not limited to: concrete washout, restroom facility, dumpster, boundary controls and off-site tracking prevention.
2. Footing excavations shall be inspected in writing by a qualified Geotechnical Engineer.

AGENCY: Urban Hydrology DATE: 12.07.2021
RECOMMENDATON: Revisions Required
1. Storm drain pipes need to be a minimum of 15" RCP.

2. In accordance with the Sate of Utah, need to retain the 80% storm (0.55") prior to any discharge from the site.
3. Is the pipe on 2840 South connected to an existing catch basin/inlet? Show where it terminates.

AGENCY: Traffic DATE: 12.07.2021
RECOMMENDATON: Revisions Required
1. Submit signage plan. Will there be any yeild/ do not enter signs on the one way? (see comment on plan)
2. Does the one way have enough width for bigger trucks?
3. Submit Traffic Impact Study

AGENCY: Surveyor DATE: 11.30.2021
RECOMMENDATON: Conceptual Approval – Additional Items Required
1. Complete and file a record of survey plat in accordance with Section 17-23-17 of Utah Code
2. Multiple references to Magna "City" should be changed to Magna "Township"
3. Provide ownership and parcel information of adjoining tracts
4. Dimension relationship between existing and proposed improvements with the parcel boundary
5. Note recording information of existing easements
6. Identify vertical and horizontal control of the project
7. Verify the location and width of the utility easement along the west line of the project. The easement recorded as Entry 11967358 indicates a 19.0 foot width

AGENCY: Unified Fire Authority DATE: 12.06.2021
RECOMMENDATON: Conceptual Approval

AGENCY: Health Department DATE: 11.30.2021
RECOMMENDATON: Conceptual Approval
1. Water and Sewer availability letters are required.

AGENCY: Building DATE: 11.30.2021
RECOMMENDATON: Conceptual Approval
A building permit is required for the construction of the new building.

1. At time of building permit application, provide complete building plans showing compliance with current building code.
2. At time of building permit application, provide fire flow verification and/or show how compliance is going to be made with any Unified Fire District Guidelines.

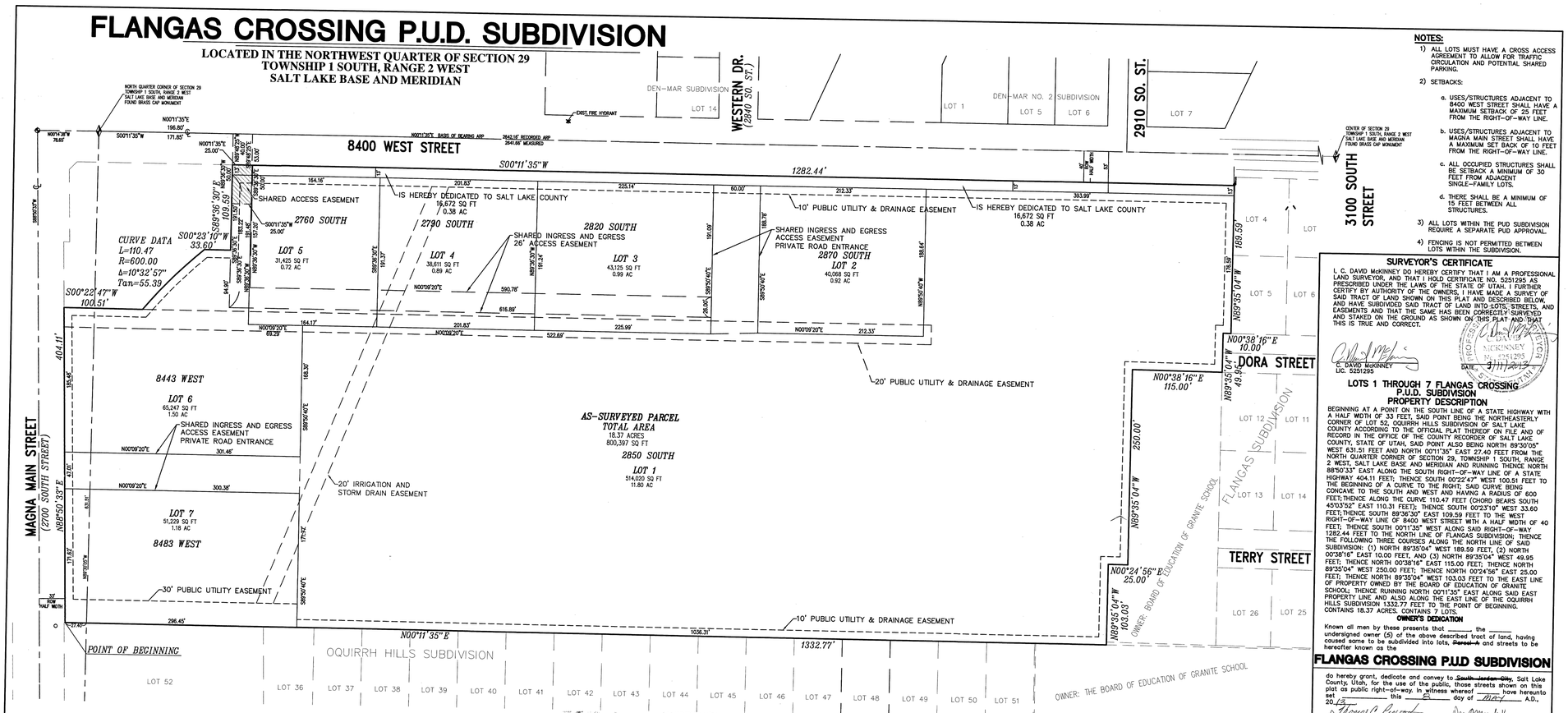
AGENCY: Public Works Operations DATE: 11.30.2021
RECOMMENDATON: Conceptual Approval

AGENCY: Addressing DATE: 11.30.2021
RECOMMENDATON: Conceptual Approval
1. Advise on addressing scheme for a multi-tenant building.

Attachment #5

FLANGAS CROSSING P.U.D. SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 29
TOWNSHIP 1 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN



NOTES:

1) ALL LOTS MUST HAVE A CROSS ACCESS AGREEMENT TO ALLOW FOR TRAFFIC CIRCULATION AND POTENTIAL SHARED PARKING.
2) SETBACKS:
   a. USES/STRUCTURES ADJACENT TO 8400 WEST STREET SHALL HAVE A MAXIMUM SETBACK OF 25 FEET FROM THE RIGHT-OF-WAY LINE.
   b. USES/STRUCTURES ADJACENT TO MAGNA MAIN STREET SHALL HAVE A MAXIMUM SET BACK OF 10 FEET FROM THE RIGHT-OF-WAY LINE.
   c. ALL OCCUPIED STRUCTURES SHALL BE SETBACK A MINIMUM OF 30 FEET FROM ADJACENT SINGLE-FAMILY LOTS.
   d. THERE SHALL BE A MINIMUM OF 15 FEET BETWEEN ALL STRUCTURES.
3) ALL LOTS WITHIN THE PUD SUBDIVISION REQUIRE A SEPARATE PUD APPROVAL.
4) FENCING IS NOT PERMITTED BETWEEN LOTS WITHIN THE SUBDIVISION.

SURVEYOR'S CERTIFICATE

I, C. DAVID McKINNEY DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5251295 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

C. DAVID McKINNEY
LIC. 5251295
DATE 3/11/2013

LOTS 1 THROUGH 7 FLANGAS CROSSING P.U.D. SUBDIVISION PROPERTY DESCRIPTION

BEGINNING AT A POINT ON THE SOUTH LINE OF A STATE HIGHWAY WITH A HALF WIDTH OF 33 FEET, SAID POINT BEING THE NORTHEASTERLY CORNER OF LOT 52, OQUIRRH HILLS SUBDIVISION OF SALT LAKE COUNTY ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY, STATE OF UTAH, SAID POINT ALSO BEING NORTH 89°30'05" WEST 631.51 FEET AND NORTH 00°11'35" EAST 27.40 FEET FROM THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°50'33" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF A STATE HIGHWAY 404.11 FEET; THENCE SOUTH 00°22'47" WEST 100.51 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; SAID CURVE BEING CONCAVE TO THE SOUTH AND WEST AND HAVING A RADIUS OF 600 FEET;THENCE ALONG THE CURVE 110.47 FEET (CHORD BEARS SOUTH 45°03'52" EAST 110.31 FEET); THENCE SOUTH 00°23'10" WEST 33.60 FEET;THENCE SOUTH 89°36'30" EAST 109.59 FEET TO THE WEST RIGHT-OF-WAY LINE OF 8400 WEST STREET WITH A HALF WIDTH OF 40 FEET; THENCE SOUTH 00°11'35" WEST ALONG SAID RIGHT-OF-WAY 1282.44 FEET TO THE NORTH LINE OF FLANGAS SUBDIVISION; THENCE THE FOLLOWING THREE COURSES ALONG THE NORTH LINE OF SAID SUBDIVISION: (1) NORTH 89°35'04" WEST 189.59 FEET, (2) NORTH 00°38'16" EAST 10.00 FEET, AND (3) NORTH 89°35'04" WEST 49.95 FEET; THENCE NORTH 00°38'16" EAST 115.00 FEET; THENCE NORTH 89°35'04" WEST 250.00 FEET; THENCE NORTH 00°24'56" EAST 25.00 FEET; THENCE NORTH 89°35'04" WEST 103.03 FEET TO THE EAST LINE OF PROPERTY OWNED BY THE BOARD OF EDUCATION OF GRANITE SCHOOL; THENCE RUNNING NORTH 00°11'35" EAST ALONG SAID EAST PROPERTY LINE AND ALSO ALONG THE EAST LINE OF THE OQUIRRH HILLS SUBDIVISION 1332.77 FEET TO THE POINT OF BEGINNING. CONTAINS 18.37 ACRES. CONTAINS 7 LOTS.

OWNER'S DEDICATION

Known all men by these presents that _____, the _____ undersigned owner (s) of the above described tract of land, having caused same to be subdivided into lots, ~~parcel A~~ and streets to be hereafter known as the

FLANGAS CROSSING P.U.D SUBDIVISION

do hereby grant, dedicate and convey to ~~South Jordan City~~, Salt Lake County, Utah, for the use of the public, those streets shown on this plat as public right-of-way. In witness whereof _____ have hereunto set _____ this 2nd day of March A.D., 20 13

Thomas C. Praggastis
manager of
Oquirrh Hills Property, LLC

Dan Murdock
Limited Partner & Secretary & Treasurer manager of
Dan Murdock
David B. Murdock
NP Magna Properties, LLC
Manager 5-28-2013

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF SALT LAKE) S.S.

On the 8th day of May A.D., 20 13 personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer ( ) of the above Owner's dedication. In number, who duly acknowledged to me that Thomas Praggastis signed it freely and voluntarily and for the uses and purposes therein mentioned. MY COMMISSION EXPIRES: December 27, 2016

Deborah K. Jonas
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

DEBORAH K JONES
Notary Public, State of Utah
Commission # 661749
My Commission Expires
December 27, 2016

FLANGAS CROSSING P.U.D SUBDIVISION
2700 SOUTH 8400 SOUTH
MAGNA, UTAH

LOCATED IN THE NORTHWEST QUARTER OF SECTION 29
TOWNSHIP 1 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

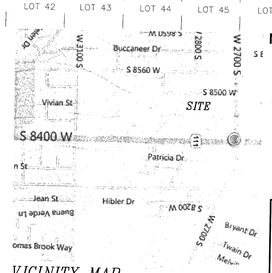
1 OF 1

RECORDED # 11671372
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Oquirrh Hills Property LLC
DATE 3/25/2013 TIME 4:31 PM BOOK 2013P PAGE 120
FEE $ 27.00
CLERK/RECORDER STATE OF UTAH SALT LAKE COUNTY RECORDER

Job # B-2011-003

LEGEND

- BOUNDARY LINE
- SUBDIVISION LINE
- DEED LINES
- EASEMENT LINES
- CENTER AND SECTION LINES
- LIGHT POLE
- FIRE HYDRANT
- SECTION CORNER
- STREET MONUMENTS



VICINITY MAP

NOTE: ALL SUBDIVIDED LOTS TO HAVE CROSS-ACCESS

SHARED ACCESS EASEMENT

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 8400 WEST STREET (HAVING A HALF WIDTH OF 40 FEET) SAID POINT ALSO BEING SOUTH 00°11'35" WEST 171.85 FEET AND NORTH 89°48'25" EAST 40.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°36'30" WEST 50.00 FEET; THENCE SOUTH 00°11'35" WEST 25.00 FEET; THENCE NORTH 89°36'30" WEST 50.00 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE NORTH 00°11'35" EAST ALONG SAID RIGHT-OF-WAY LINE 25.00 FEET TO THE POINT OF BEGINNING.

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

[redacted]
RECORD OF SURVEY # S-2012-01-0030

BROMAC
Land Surveying and Engineering
5151 South 900 East #200
Salt Lake City, Utah 84117
Phone (801) 859-2416 email BROMAC@LIVE.COM

APPLICANT INFORMATION

OQUIRRH HILLS PROPERTY, LLC
THOMAS PRAGGASTIS
191 FIFTH STREET WEST,
POST OFFICE BOX 6090
KETCHUM, IDAHO 83340

PLANNING COMMISSION

APPROVED THIS 1st DAY OF April A.D., 2013 BY THE SALT LAKE COUNTY PLANNING COMMISSION.

Paul A Kurry
COUNTY PLANNER

BOARD OF HEALTH

APPROVED THIS 14 DAY OF March A.D., 2013 BY

Salt Lake County Board of Health, Director

PLAN CHECK

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

5.9.13
DATE

PLAN REVIEW SECTION MANAGER

UNIFIED FIRE AUTHORITY APPROVAL

3/20/2013 DATE
Stewart Sorg SIGNED

UTILITIES, STREET AND ADDRESS FRONTAGE APPROVAL

4/2/2013 DATE
Rona Chilton SIGNED

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 13th DAY OF June A.D., 2013

SALT LAKE COUNTY DISTRICT ATTORNEY

CHECKED FOR ZONING COMPLIANCE

ZONE: C-2
LOT AREA: None (Per C-2)
LOT WIDTH: None (Per C-2)
FRONT YARD: 20-ft
SIDE YARD: None (Per C-2)
REAR YARD: None (Per C-2)

3/22/13 DATE
SIGNATURE

COUNTY MAYOR'S APPROVAL

PRESENTED TO THE SALT LAKE COUNTY MAYOR THIS 13th DAY OF June A.D., 2013, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

[redacted]
COUNTY MAYOR, OR DESIGNEE

Deborah Dunn
County Mayor, or Designee

STATE OF UTAH)
County of Salt Lake)

On this 8th day of May 20 13 personally appeared before me Thomas C. Praggastis who being by me duly sworn, did say that she is the member of Oquirrh Hills Property, LLC and that the within Owners Dedication was signed in behalf of said Limited Liability Co. by authority of its Operating Agreement and she/he acknowledged to me that said Oquirrh Hills Property, LLC executed the same.

Deborah K. Jonas
NOTARY PUBLIC
Residing at Salt Lake County

My Commission Expires: December 27, 2016

*PLAT MAN'S NOTE AFFID ENTRY 12418574

See Affidavit #11861411

#27193

14-29-128-003, 007
14-29-127-020 thru 023, 026, 028 thru 030, 032, 033

14-20-32
14-29-12

$ 37.00

JOYCE R. PETERSON
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 06/17/2014
Commission # 583476

STATE OF UTAH)
County of Salt Lake)

On this 23rd day of May 20 13 personally appeared before me David S. Murdock who being by me duly sworn, did say that he is the Manager of NP Magna Properties, LLC and that the within Owners Dedication was signed in behalf of said Limited Liability Company by authority of its Operating Agreement and he acknowledged to me that said NP Magna Properties, LLC executed the same.

Joyce R. Peterson
NOTARY PUBLIC
Residing at Salt Lake County

My Commission Expires: 6/17/14

GREATER SALT LAKE
Municipal Services District
Planning and Development Services
2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050
Phone: (385) 468-6700 • Fax: (385) 468-6674
msd.utah.gov

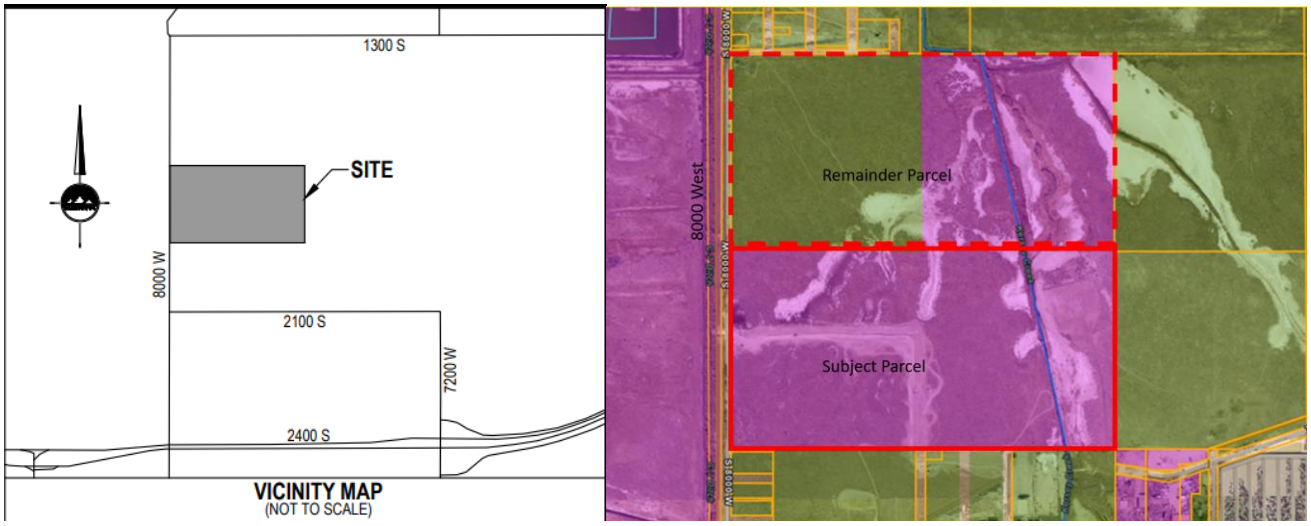
File # SUB2021-000442

Subdivision Summary and Recommendation

Public Body: Magna Metro Township Planning Commission
Meeting Date: January 13, 2022
Parcel ID: 14-16-151-001
Current Zone: M-2 (Manufacturing Zone)
Property Address: 1731 South 8000 West
Request: 1 lot subdivision (Dominion Energy Magna LNG Subdivision)

Planner: Brian Tucker
Planning Staff Recommendation: Approval with Conditions
Applicant Name: Dominion Energy (Brady Nowers)

SITE & VICINITY DESCRIPTION



The property is located on the east side of 8000 West, just north of 2100 South. The subject property has is split between two zoning districts. Three quarters of the 160-acre parcel is zoned M-2 (Manufacturing Zone), including all of the area within the proposed lot. The future development/remainder parcel is zoned A-20 (Agricultural Zone) on the western half and M-2 on the eastern half. This remainder area is currently vacant.

To the north of the subject property is the Waste Control Management for asbestos disposal, and to the west is the Kennecott Tailings Pond property.

PROJECT BACKGROUND AND DESCRIPTION

The subject property is located north of Hwy 201, at 1731 South 8000 West. The applicant is requesting the subdivision of a 160-acre parcel. The proposed subdivision would create an 80.37-acre subdivision lot and leave the balance of the property, approximately 79.63 acres, as a future development parcel. The area encompassed by the proposed lot has been approved for a liquid gas facility that was approved in the spring of 2020 and is currently under construction.

The Planning Commission is the decision-making body for subdivision preliminary plats. The final plat approval is then left to staff who will approve the plat based on the preliminary plat approval and compliance with the development code.

PLANNING STAFF ANALYSIS

General Plan:
The area north of the Riter Canal to I-80 includes property appropriate for development as an industrial area to add employment opportunities and tax base to Magna. The area is included in the State of Utah's Inland Port which provides recruitment opportunities as well as tools to address infrastructure needs in the area. The current Manufacturing Zone (M-2), and the approved liquid gas facility are the zoning district and type of use envisioned by the General Plan.

Zoning: M-2 Manufacturing Zone (Chapter 19.68)
The purpose of the M-2 zone is to provide areas for heavy industrial uses. The M-2 Zone does not have area or width requirements for industrial uses and has no setback requirements other than a 20' required setback from any street. The proposed lot complies with the zoning standards and the remainder lot includes enough land area and width to accommodate future development.

Review Criteria: Magna Municipal Code Preliminary Plat Requirements
Magna Municipal Code, Chapter 18.12 outlines the subdivision review standards to be used by the Planning Commission. These are shown in attachment #1. The proposed project complies with these standards.

Minor corrections to the Preliminary Plat and Subdivision Plans are still required. The applicant has been provided the comments and redlined plans from the reviewers. See attachment #3. Compliance with current building, construction, engineering, fire, health, landscape and safety standards will be verified prior to final approval.

PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Magna Metro Township Planning Commission grant approval to the Preliminary Plat for the 1 lot Dominion Energy Magna LNG Subdivision subject to the following conditions:

1. That the applicant works with staff and outside review agencies to correct the remaining issues with the Preliminary Plat that do not yet meet the policies or ordinances that they administer.

Attachments:

1. Findings for Decision
2. Subdivision Plans
3. Reviewing Agency Responses and Comments

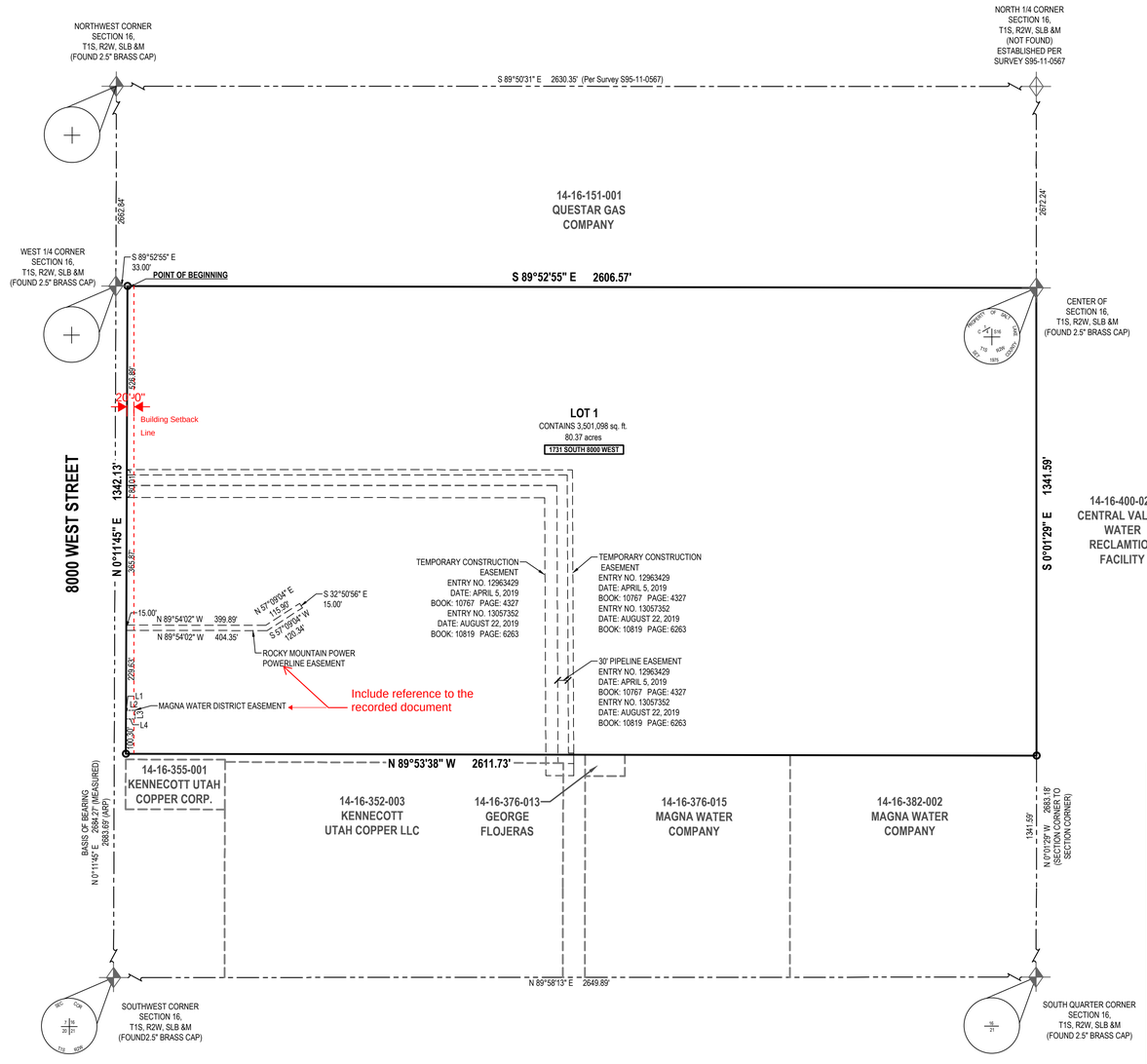
Attachment #1 Subdivision Approval Findings for Decision		
Code Reference	Findings	
18.08.010.B.1	An on-site review by the director or director's designee as provided by Utah Code § 17-27a-303	✓
18.08.010.B.2	Review of the submitted site plan/preliminary plat for compliance with county land use ordinances	✓
18.08.010.B.3	Reference of the application and site plan/preliminary plat to any other government agency and/or affected entity which the director or director's designee deems necessary to protect the health, safety, and welfare of the public and to ensure the project's compliance with all applicable ordinances and codes	✓
18.08.010.B.4	The processing of any exception requests that have been made in conjunction with the subdivision application	✓
18.08.010.C.1	Necessary agencies have responded to the requests for recommendation with a reccomendation of approval or approval with conditions.	✓
18.08.010.C.2	Integration of the recommendations from the other government agencies and affected entities involved above into the preliminary plat.	✓
18.08.010.C.3	The Planning Staff have made a recommendation	✓
18.12.010.A.4.a	The subdivision plan shows the layout of streets, indicating location, widths and other dimensions of (designated by actual or proposed names and numbers) proposed streets, crosswalks, alleys and easements;	✓
18.12.010.A.4.b	The subdivision plan shows the layout, numbers and typical dimensions of lots, and in areas subject to foothills and canyons overlay zone provisions, designation of buildable areas on individual lots.	✓
18.12.010.A.4.c	The subdivision plan shows parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision;	✓
18.12.010.A.4.d	The subdivision plan shows building setback lines, including showing dimensions where required by the planning commission;	✓
18.12.010.A.4.e	The subdivision plan shows easements for water, sewers, drainage, utility lines and other purposes, if required by the planning commission;	✓
18.12.010.A.4.f	The subdivision plan shows typical street cross sections and grade sheets where required by the planning commission or other interested county divisions;	✓
18.12.010.A.4.g	The subdivision plan shows a tentative plan or method by which the subdivider proposes to handle stormwater drainage for the subdivision.	✓
18.12.010.B	Any evidence of any agreements with adjacent property owners relative to the subdivision development shall be presented to the planning and development services division in writing prior to its approval of the plat. These agreements shall include those relative to drainage, easements, protection strips and improvement bonds	✓
18.20.030.A	Blocks shall not exceed one thousand six hundred feet in length.	✓
18.20.030.B	Blocks shall be wide enough to adequately accommodate two tiers of lots.	✓
18.20.040.A	The lot arrangement and design shall be such that lots will provide satisfactory and desirable sites for buildings and be properly designed according to topography, the character of surrounding development, and to existing requirements.	✓
18.20.040.B	All lots shown on the preliminary and final plats must conform to the minimum requirements of the zoning title, if any, for the zone in which the subdivision is located, and to the minimum requirements of the health department for water supply and sewage disposal.	✓
18.20.040.C	Each lot shall abut on a street shown on the subdivision plat or on an existing publicly dedicated street which has become public by right of use and which is more than twenty-six feet wide, or have an approved access via private right-of-way to a public street shown on the plat. Double frontage lots shall be prohibited except where unusual conditions make other designs undesirable.	✓
18.20.040.D	Side lines of lots shall be approximately at right angles, or radial to the street lines.	✓
18.20.040.E	In general, all remnants of lots below minimum size must be added to adjacent lots, rather than allowed to remain as unusable parcels.	✓
18.20.050	Protection or Nuisance Strips are not present where subdivision streets parallel contiguous propert of other owners unless an agreement signed by that adjoining property owner is presented to the Planning Commission prior to the approval of the final plat	✓

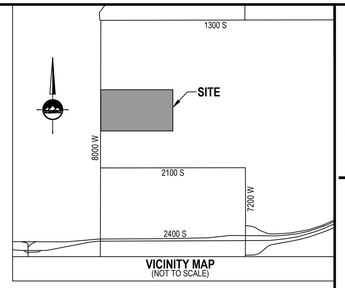
✓ The proposed use and plans comply with the applicable standard or the conditions of approval will result in compliance with the standard.

DOMINION ENERGY MAGNA LNG SUBDIVISION

SUBDIVISION PLAT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
MAGNA, SALT LAKE COUNTY, UTAH
JANUARY 2021
PRELIMINARY PLAT

January 2022?





LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS. OFFSET PINS TO BE PLACE IN THE BACK OF CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE

LINE TABLE

LINE	BEARING	LENGTH
L1	N0°11'49"E	24.67'
L2	S89°48'11"E	26.67'
L3	S0°11'49"W	24.67'
L4	N89°48'11"W	26.67'

ROCKY MOUNTAIN POWER NOTE:
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

DOMINION ENERGY NOTE:
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

HORIZONTAL GRAPHIC SCALE

200 0 100 200 400
(IN FEET)
HORZ: 1 inch = 200 ft.

Conceptual Site Plan Review

Planning	Concept OK -Technical Review Required ShCook: 000442_Plat 11/08/2021
Grading	Concept O.K. - Technical Review Required GBaptist: 000442_Plat 11/08/2021
Geology	Concept O.K. - Technical Review Required Adahir: 000442_Plat 11/22/2021
Hydrology	Concept O.K. - Technical Review Required Adahir: 000442_Plat 11/22/2021
Surveyor	Concept O.K. - Technical Review Required SKeisel: 000442_Plat 11/24/2021
Traffic	Concept O.K. - Technical Review Required Adahir: 000442_Plat 11/22/2021
UFA	Concept O.K. - Technical Review Required TSmolka: 000442_Plat 11/08/2021
Health	Concept O.K. - Technical Review Required jowolf: 000442_Plat 11/15/2021
Building	Concept O.K. - Technical Review Required tsorensen: 000442_Plat 11/19/2021
Operations	Concept O.K. - Technical Review Required ksmeltzer: 000442_Plat 11/08/2021

SURVEYOR'S CERTIFICATE

I, William L.Clark , do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 5251265 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act, I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat, hereby known as DOMINION ENERGY MAGNA LNG SUBDIVISION, in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property; and have subdivided said property into lots, streets, and easements; and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

the

Include reference to the recorded vesting deed

Beginning at a point on the east Right of Way of 8000 West Street, said point being South 89°52'55" East 33.00 feet along the Center Quarter Section Line from West Quarter Corner of Section 16, Township 1 South, Range 2 West, Salt Lake Base and Meridian and running thence

South 89°52'55" East 2606.57 feet along the Center Quarter Section Line to the Center of said Section 16;
thence South 00°01'29" East 1341.59 feet along the Center Quarter Section Line;
thence North 89°53'38" West 2611.73 feet to said east Right of Way of 8000 West Street;
thence North 00°11'45" East 1342.13 feet along said east Right of Way of 8000 West Street to the Point of Beginning.

Contains 3,501,098 Sq. Ft., 80.37 Acres.

9/22/2021
Date

W. Clark
WILLIAM L. CLARK
5251265

PROFESSIONAL LAND SURVEYOR
9/22/2021
No. 5251265
WILLIAM L. CLARK
STATE OF UTAH

OWNER'S DEDICATION

Known all men by these presents that I / we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

DOMINION ENERGY MAGNA LNG SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. Owner(s) hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.

In witness whereof I / we have hereunto set our hand (s) this _____day of _____A.D., 20_____.

_____.
By:

_____.
By:

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of Salt Lake

On the _____ day of _____ A.D., 20_____, personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he/she is the _____ of _____, a Utah Corporation, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____,

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

SHEET	1 OF 1
PROJECT NUMBER	9655
MANAGER	WILLIAM L. CLARK
DRAWN BY	B. HANEL
CHECKED BY	WILLIAM L. CLARK
DATE	9/22/21

ACCURACY: MINIMUM LINEAR CLOSURE OF 1:15,000

OWNER	Questar Gas Company, dba Dominion Energy Utah, a Utah Corporation	1140 WEST 200 SOUTH, SALT LAKE CITY UTAH
DEVELOPER	Dominion Energy	1140 WEST 200 SOUTH, SALT LAKE CITY UTAH
ENGINEER	Ensign Engineering	45 WEST 10000 SOUTH, SANDY UTAH

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone:801.547.1100
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983

PUBLIC UTILITY APPROVAL
CABLE _____ DATE _____
COMCAST _____ DATE _____
ROCKY MOUNTAIN POWER _____ DATE _____
DOMINION ENERGY UTAH _____ DATE _____
OTHER _____ DATE _____

CHECKED FOR ZONING COMPLIANCE
ZONE: _____ LOT AREA: _____
LOT WIDTH: _____ FRONT YARD: _____
SIDE YARD: _____ REAR YARD: _____
SIGNATURE _____ DATE _____

PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____, 20_____, BY THE MAGNA METRO TOWNSHIP PLANNING COMMISSION.
MAGNA METRO PLANNING COMMISSION _____

MAGNA WATER DISTRICT
APPROVED THIS _____ DAY OF _____ 20_____.
SIGNED _____

PLAN CHECK
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
PLAN REVIEW SECTION MANAGER _____ DATE _____

APPROVAL AS TO FORM
APPROVED THIS _____ DAY OF _____, 20_____.
MAGNA METRO TOWNSHIP ATTORNEY _____

MAGNA METRO TOWNSHIP MAYOR APPROVAL
PRESENTED TO THE MAGNA METRO TOWNSHIP MAYOR THIS _____DAY OF _____ A.D.,20_____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
MAYOR, OR DESIGNEE _____

RECORD OF SURVEY
ROS NO.: **S2021-05-0258**

HEALTH DEPARTMENT
SALT LAKE COUNTY HEALTH DEPART. _____ DATE _____

SALT LAKE COUNTY ENGINEERING
SIGNED _____ DATE _____

ADDRESS APPROVAL
SIGNED _____ DATE _____

UNIFIED FIRE AUTHORITY APPROVAL
SIGNED _____ DATE _____

SALT LAKE COUNTY RECORDER
RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF : _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE$ _____ DEPUTY SALT LAKE COUNTY RECORDER

DOMINION ENERGY MAGNA LNG SUBDIVISION
SUBDIVISION PLAT
1731 S 8000 W Magna, UT 84044
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN MAGNA, SALT LAKE COUNTY, UTAH

ATTACHMENT #3
REVIEWING AGENCIES RESPONSE

AGENCY: Planning DATE: 11.13.2021
RECOMMENDATON: Conceptual Approval – Additional Items Required

1. Add address to plat.

AGENCY: Geology DATE: 11.22.2021
RECOMMENDATON: Conceptual Approval

AGENCY: Grading Review DATE: 11.08.2021
RECOMMENDATON: Conceptual Approval

AGENCY: Urban Hydrology DATE: 11.22.2021
RECOMMENDATON: Conceptual Approval

AGENCY: Traffic DATE: 11.22.2021
RECOMMENDATON: Conceptual Approval

AGENCY: Surveyor DATE: 11.24.2021
RECOMMENDATON: Conceptual Approval

1. Add Surveyor's certificate
2. Include recording reference of existing easements
3. In the deed, include recording reference to the vested deed
4. The plat title has a date of January 2021. Should this be January of 2022?
5. Add SALT LAKE COUNTY RECORDER along the top of the recording box
6. Dimension relationship between structures and the property boundary
7. Provide sufficient dimensions to locate new and easements

AGENCY: Unified Fire Authority DATE: 11.08.2021
RECOMMENDATON: Conceptual Approval

1. Fire hydrants with in 400 feet of all structures

AGENCY: Health Department DATE: 11.15.2021
RECOMMENDATON: Conceptual Approval

AGENCY: Building DATE: 11.19.2021
RECOMMENDATON: Conceptual Approval

1. For the technical review, please clarify the distance from the new property line to the tank

AGENCY: Public Works Operations DATE: 11.24.2021
RECOMMENDATON: Conceptual Approval

AGENCY: Addressing DATE: 11.24.2021
RECOMMENDATON: Conceptual Approval

Planning and Development Services
2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050
Phone: (385) 468-6700 • Fax: (385) 468-6674
slco.org/development-services

File #PUD2021-000353

Subdivision Summary and Recommendation

Public Body: Magna Metro Township Planning Commission
Meeting Date: January 13th, 2022
Parcel ID: 14-31-401-003-0000; 14-32-326-002-0000
Current Zone: P-C
Property Address: 4000 S 8400 W
Request: Preliminary Plat Approval

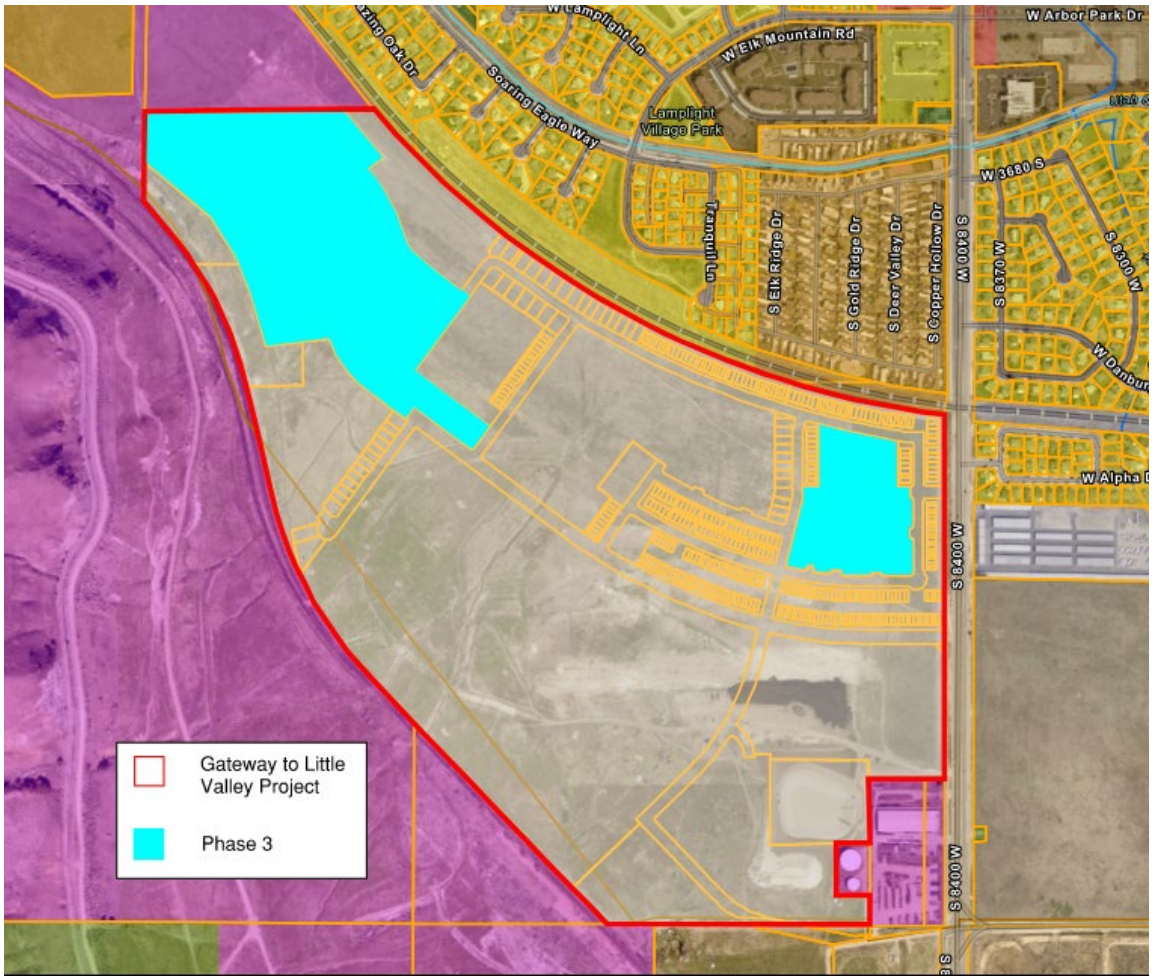
Planner: Shad Cook
Planning Staff Recommendation: Approve with Conditions
Applicant Name: Korey Kinder (for D.R. Horton)

PROJECT DESCRIPTION

The applicant, D.R. Horton, is requesting approval of the Gateway to Little Valley Phase 3 preliminary plat. The subject property is 36.9 acres in size and is zoned P-C. The phase includes 109 Single-Family style homes and 172 Townhome units. This project is a part of the Gateway to Little Valley planned community. Development standards for this project are contained in the P-C zoning ordinance and the October 2018 Master Development Agreement between Magna, D.R. Horton, Kennecott, and the Granite School District.

SITE & VICINITY DESCRIPTION

The property is located west of 8400 West and spans from approximately 3600 S to 4000 S. The project is surrounded mostly by residential zoning, but there is also a manufacturing zone in the area to the north and west. Some portions of this phase are adjacent to the proposed location for the new Cyprus High School. As a part of the Gateway to Little Valley development, a variety of residential densities will surround the project areas. The development project has an average density of nine dwelling units per acre. A map illustrating the project location is provided on the following page.



GENERAL PLAN CONSIDERATIONS

Planning Area 4
General Plan Recommendation: Gateway to Little Valley Development

The Magna General Plan was adopted in 2021. The Gateway to Little Valley project was significant enough to include in the General Plan. The general plan describes this development as a 145-acre, 1,360-unit project with a mix of housing types, densities, open space, infrastructure, and amenities. The proposed development is consistent with the general plan and represents significant growth in Magna.

LAND USE CONSIDERATIONS

Requirement	Standard	Proposed	Compliance Verified
Lot Width	N/A	Varies – See Plat	N/A
Lot Area	N/A	Varies – See Plat	N/A
Parking	2 spaces per detached unit	To be determined	To be determined at time of building permit.
Compatibility with existing nearby development in terms of size, scale and height.			Yes.
Compliance with Landscaping Requirements.			Reviewed at technical stage.
Compliance with the General Plan.			Yes

Development standards such as density, parking setbacks, lot size, landscape materials, etc. are based on those found in the Little Valley Gateway Development Agreement. Staff has found that, at a conceptual level, the Phase 3 proposal complies with all applicable standards.

ISSUES OF CONCERN/PROPOSED MITIGATION

No major issues of concern as of the writing of this report.

NEIGHBORHOOD RESPONSE

No neighborhood responses have been recorded at this time.

REVIEWING AGENCIES RESPONSE

AGENCY: Geology DATE: 12.28.21
RECOMMENDATON: Conceptual Approval

AGENCY: Grading DATE: 10.8.21
RECOMMENDATON: Conceptual Approval

AGENCY: Urban Hydrology DATE: 12.28.21
RECOMMENDATON: Conceptual Approval

AGENCY: Traffic DATE: 10.18.21
RECOMMENDATON: Conceptual Approval

AGENCY: Surveyor DATE: 11.19.21
RECOMMENDATON: Conceptual Approval

AGENCY: Unified Fire Authority DATE: 11.18.21
RECOMMENDATON: Conceptual Approval

AGENCY: Health Department DATE: 11.18.21
RECOMMENDATON: Conceptual Approval

AGENCY: Building DATE: 12.20.21
RECOMMENDATON: Conceptual Approval

AGENCY: Public Works Operations DATE: 12.14.21
RECOMMENDATON: Conceptual Approval

PLANNING STAFF ANALYSIS

Magna Code Section 18.08.010 outlines procedures generally for preliminary plat approval. The planning commission is the land use authority for subdivisions. It is through this staff review and recommendation to the Planning Commission that the procedure for preliminary plat approval is accomplished.

All applicable agencies have provided conceptual approval for the proposed subdivision plat. Compliance with all current building, construction, engineering, fire, health, landscape and safety standards will be verified during technical review and prior to final approval.

Magna Municipal Code, Chapter 18.12 outlines the subdivision review standards to be used by the Planning Commission. These are shown in attachment #1. The proposed project complies with all of these standards.

PLANNING STAFF RECOMMENDATION

Based on the information provided in this report, the MSD Planning Staff recommends that the Magna Planning Commission approve the Preliminary Plat for Gateway to Little Valley Phase 3 subject to the following conditions:

1. The applicant shall work with MSD staff and outside review agencies to comply with the final plat procedure and standards prior to plat recordation.

2. The applicant shall pay any fees or post a bond to guarantee improvements prior to subdivision plat recordation.

ATTACHMENTS:
1. Subdivision Criteria and Findings
2. Gateway to Little Valley Preliminary Plat, Phase 3

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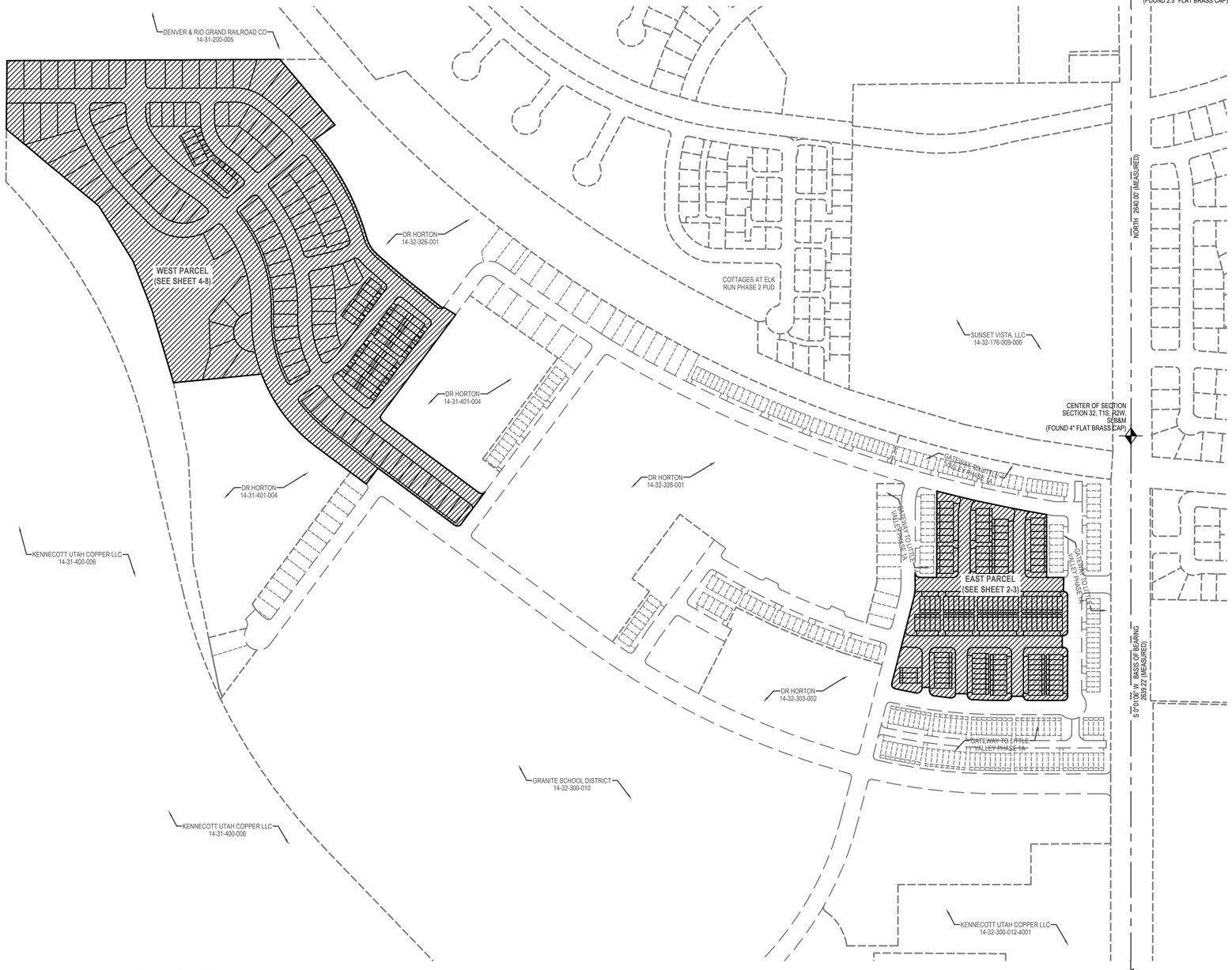
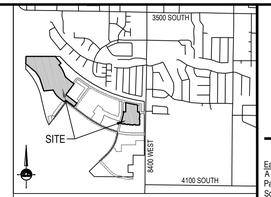
✓ The proposed use and plans comply with the applicable standard or the conditions of approval will result in compliance with the standard.

GATEWAY TO LITTLE VALLEY PHASE 3 PLAT

LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 32, AND THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH 4100 SOUTH 8400 WEST





VICINITY MAP
NOT TO SCALE

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS, OFFSET PINS TO BE PLACED IN BACK OF CURBS
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE



HORIZONTAL GRAPHIC SCALE

200 0 100 200 400
(IN FEET)
HORZ: 1 inch = 200 ft.

SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS** do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. **286882** in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the Owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; and that this plat of **GATEWAY TO LITTLE VALLEY PHASE 3 PLAT** in Magna Metro Township, Salt Lake County, Utah has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the Salt Lake County Recorders Office; I further certify that the requirements of all applicable statutes and ordinance of _____ concerning zoning requirements regarding lot measurements have been complied with.

BOUNDARY DESCRIPTIONS

East Parcel
A parcel of land being the entire tract described as Parcel B in that Special Warranty Deed, recorded at Entry# 13131579, in Book 10864, on Page 244 in the Office of the Salt Lake County Recorder. Said parcel of land is located in the Southwest Quarter of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being South 00°01'06" West 275.65 feet along the section line and West 298.48 feet from the Center of said Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 00°01'05" West 222.17 feet; thence East 61.00 feet; thence South 01°47'14" West 50.03 feet; thence Southeasterly 23.57 feet along the arc of a 15.00 foot radius curve to the right (center bears South and the chord bears South 44°59'27" East 21.22 feet with a central angle of 90°01'06"); thence South 00°01'06" West 126.00 feet; thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears North 89°58'45" West and the chord bears South 45°00'33" West 21.21 feet with a central angle of 89°58'36"); thence West 4.01 feet; thence South 42.00 feet; thence East 3.99 feet; thence Southeasterly 23.57 feet along the arc of a 15.00 foot radius curve to the right (center bears South and the chord bears South 44°59'27" East 21.22 feet with a central angle of 90°01'06"); thence South 00°01'06" West 157.02 feet; thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears North 89°58'54" West and the chord bears South 45°01'06" West 21.21 feet with a central angle of 90°00'00"); thence North 89°58'54" West 125.99 feet; thence Northwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears North 00°01'06" East and the chord bears North 44°58'54" West 21.21 feet with a central angle of 90°00'00"); thence North 89°58'55" West 42.00 feet; thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears North 89°58'54" West and the chord bears South 45°01'06" West 21.21 feet with a central angle of 90°00'00"); thence North 89°58'54" West 27.78 feet; thence Northwesterly 99.16 feet along the arc of a 1,680.00 foot radius curve to the right (center bears North 00°01'06" East and the chord bears North 88°17'27" West 99.15 feet with a central angle of 03°22'55"); thence Northwesterly 22.68 feet along the arc of a 15.00 foot radius curve to the right (center bears North 03°24'01" East and the chord bears North 43°17'27" West 20.58 feet with a central angle of 86°37'05"); thence North 00°01'06" East 5.82 feet; thence North 89°58'54" West 42.00 feet; thence Southwesterly 25.10 feet along the arc of a 15.00 foot radius curve to the right (center bears North 89°58'54" West and the chord bears South 47°57'08" West 22.27 feet with a central angle of 95°52'04"); thence Northwesterly 58.63 feet along the arc of a 1,680.00 foot radius curve to the right (center bears North 05°53'10" East and the chord bears North 83°06'51" West 58.62 feet with a central angle of 01°59'58"); thence Northwesterly 28.67 feet along the arc of a 20.00 foot radius curve to the right (center bears North 07°53'08" East and the chord bears North 41°02'53" West 26.28 feet with a central angle of 82°07'58"); thence North 00°01'06" East 10.48 feet; thence North 89°58'54" West 26.00 feet; thence Southwesterly 34.97 feet along the arc of a 20.00 foot radius curve to the right (center bears North 89°58'54" West and the chord bears South 50°06'19" West 30.68 feet with a central angle of 100°10'26"); thence Northwesterly 73.93 feet along the arc of a 1,680.00 foot radius curve to the right (center bears North 10°11'32" East and the chord bears North 78°32'49" West 73.92 feet with a central angle of 02°31'17"); thence Northwesterly 24.01 feet along the arc of a 15.00 foot radius curve to the right (center bears North 12°42'49" East and the chord bears North 31°26'04" West 21.53 feet with a central angle of 91°42'14"); thence North 14°25'03" East 306.84 feet; thence Northeasterly 51.52 feet along the arc of a 205.00 foot radius curve to the left (center bears North 75°34'57" West and the chord bears North 07°13'04" East 51.38 feet with a central angle of 14°23'58"); thence North 00°01'05" East 42.25 feet; thence Southeasterly 23.57 feet along the arc of a 15.00 foot radius curve to the left (center bears South 89°58'55" East and the chord bears South 44°59'29" East 21.22 feet with a central angle of 90°01'08"); thence North 89°59'57" East 61.00 feet; thence North 00°01'01" East 304.71 feet; thence Southeasterly 396.79 feet along the arc of a 4,504.70 foot radius curve to the left (center bears North 14°32'02" East and the chord bears South 77°59'22" East 396.66 feet with a central angle of 05°02'48") to the point of beginning.
Contains 343,900 Square Feet or 7.895 Acres and 129 Units

West Parcel
A parcel of land being the entire tract described as Parcel E in that Special Warranty Deed, recorded at Entry# 13673124, in Book 11180, on Page 329 in the Office of the Salt Lake County Recorder. Said parcel of land is located in the Northwest and Southwest Quarters of Section 32, and the Northeast and Southeast Quarters of Section 31, Township 1 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 428.07 feet along the section line and West 2,387.11 feet from the Center of said Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 36°35'46" West 440.81 feet; thence Southeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears South 53°24'14" East and the chord bears South 08°23'28" East 21.21 feet with a central angle of 89°58'28"); thence South 53°22'42" East 426.98 feet; thence Northeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears North 36°37'28" East and the chord bears North 81°37'18" East 21.21 feet with a central angle of 90°00'20"); thence South 36°37'18" West 142.84 feet; thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears North 53°22'42" West and the chord bears South 81°37'18" West 21.21 feet with a central angle of 90°00'00"); thence North 53°22'42" West 338.71 feet; thence South 36°37'18" West 70.00 feet; thence North 53°22'42" West 218.76 feet; thence Northwesterly 327.43 feet along the arc of a 570.00 foot radius curve to the right (center bears North 36°37'18" East and the chord bears North 36°55'19" West 322.95 feet with a central angle of 32°54'47"); thence South 84°20'57" West 313.20 feet; thence North 16°31'39" West 267.80 feet; thence North 20°55'36" West 184.93 feet; thence North 31°54'21" West 229.96 feet; thence North 50°15'57" West 158.95 feet; thence North 50°14'34" West 266.00 feet; thence North 00°26'42" East 242.28 feet; thence North 89°44'49" East 965.53 feet; thence South 39°56'43" East 301.93 feet; thence South 54°27'12" West 90.28 feet; thence Southeasterly 397.89 feet along the arc of a 936.00 foot radius curve to the right (center bears South 49°44'43" West and the chord bears South 28°04'36" East 394.90 feet with a central angle of 24°21'23"); thence Southeasterly 65.80 feet along the arc of a 115.00 foot radius curve to the left (center bears North 74°06'06" East and the chord bears South 32°17'27" East 64.91 feet with a central angle of 32°47'06"); thence Southeasterly 269.73 feet along the arc of a 4,484.74 foot radius curve to the left (center bears North 41°19'11" East and the chord bears South 50°24'12" East 269.69 feet with a central angle of 03°26'45"); thence South 52°10'42" East 32.17 feet; thence Northeasterly 5.42 feet along the arc of a 15.00 foot radius curve to the left (center bears North 32°42'26" West and the chord bears North 46°56'40" East 5.39 feet with a central angle of 20°41'48"); thence South 57°07'26" East 50.11 feet to the point of beginning.
Contains 1,264,293 Square Feet or 29.024 Acres
Total Acreage Contains 1,608,193 Square Feet or 36.919 Acres and 109 Lots and 43 Units

PROFESSIONAL LAND SURVEYOR — No. 286882 — PATRICK M. HARRIS — STATE OF UTAH

DATE _____ PATRICK M. HARRIS P.L.S. 286882

UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below does hereby grant and convey to the Magna Metro Township and other public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as "PRIVATE STREET", "LIMITED COMMON AREA", and "COMMON AREA" for construction and maintenance of approved public utilities and appurtenances together with right of access thereto.

RESERVATION OF COMMON AREAS

By execution of this plat, the Owner(s) shown below does hereby reserve all areas shown on this plat "COMMON AREA" for the common enjoyment of all owners and such owners guests and invitees to the project.

OWNER'S DEDICATION

I / we, the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown hereon and name said tract:

GATEWAY TO LITTLE VALLEY PHASE 3 PLAT

and do hereby dedicate, grant and convey to public use all those parts or portions of said tract of land designated as streets the same to be used as public thoroughfares forever, and hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated on the plat as public utility, storm water detention ponds, drainage and canal maintenance easements, the same to be used for the installation, maintenance, and operation of public utility service lines, storm drainage facilities, irrigation canals or the perpetual preservation of water drainage channels in their natural state whichever is applicable as may be authorized by the governing authority with no buildings or structures being erected within such.
Pursuant to Code 10-9a-604d the owner hereby conveys the Common Area and Private Streets as indicated hereon to Little Valley Gateway Owners Association, Inc., 2221 East Lamar Boulevard Suite 790, Arlington, Texas 76006
In witness whereof I / we have hereunto set our hand (s) this_____day of_____A.D., 20_____.

_____.
By:
Its:

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of Salt Lake)

On the _____ day of _____, 20____ A.D., personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he is the _____, of _____, a Utah Corporation, and that within the Owners Dedication was signed in behalf of said Corporation by authority of its bylaws and he acknowledged to me that said _____ executed the same.

_____.
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____.
MY COMMISSION NUMBER: _____
RESIDING IN _____ COUNTY, UTAH

DEVELOPER
DR HORTON
12351 SO. GATEWAY PARK PLACE
DRAPER, UTAH 4020
801.404.8368

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PU&DE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   - 2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   - 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   - 2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   - 2.4. ANY OTHER PROVISION OF LAW.

Dominion Energy Utah - Note:
Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.

PUBLIC UTILITY APPROVAL

CABLE	DATE
COMCAST	DATE
ROCKY MOUNTAIN POWER	DATE
DOMINION ENERGY UTAH	DATE
OTHER	DATE

SALT LAKE COUNTY ENGINEERING	ADDRESS APPROVAL	UNIFIED FIRE AUTHORITY APPROVAL	MAGNA WATER DISTRICT
DATE SIGNED	DATE SIGNED	DATE SIGNED	DATE SIGNED

ENSIGN
SALT LAKE CITY 45 W. 10000 S., Suite 500 Sandy, UT. 84070 Phone: 801.255.0529 Fax: 801.255.4449 WWW.ENSIGNENG.COM
LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 8
PROJECT NUMBER : 8106
MANAGER : ROE
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 11/3/21

SURVEY RECORDING DATA
DATE: APRIL 2, 2018
DRAWING No. S2018-04-0297

CHECKED FOR ZONING COMPLIANCE
ZONE: _____ LOT AREA: _____
LOT WIDTH: _____ FRONT YARD: _____
SIDE YARD: _____ REAR YARD: _____
DATE SIGNATURE

PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____, 20_____, BY THE MAGNA METRO TOWNSHIP PLANNING COMMISSION.
MAGNA METRO PLANNING COMMISSION

HEALTH DEPARTMENT
APPROVED THIS _____ DAY OF _____, 20_____.
SALT LAKE COUNTY HEALTH DEPARTMENT

PLAN CHECK
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
PLAN REVIEW SECTION MANAGER DATE

APPROVAL AS TO FORM
APPROVED THIS _____ DAY OF _____, 20_____.
MAGNA METRO TOWNSHIP ATTORNEY

MAGNA METRO TOWNSHIP MAYOR APPROVAL
PRESENTED TO THE MAGNA METRO TOWNSHIP MAYOR THIS _____DAY OF _____, A.D. 20_____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
MAYOR, OR DESIGNEE

GATEWAY TO LITTLE VALLEY PHASE 3 PLAT

LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 32, AND THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH

RECORDED #
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF : _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEES DEPUTY SALT LAKE COUNTY RECORDER

GATEWAY TO LITTLE VALLEY PHASE 3 PLAT

LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 32,
AND THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 31,
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH
4100 SOUTH 8400 WEST



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	536.50'	201.49'	21°31'07"	S42°37'08"E	200.31'
C2	536.50'	157.18'	16°47'10"	S44°59'07"E	156.62'
C3	536.50'	44.32'	4°43'58"	S34°13'33"E	44.30'
C4	536.50'	173.30'	18°30'29"	S22°36'20"E	172.55'
C5	536.50'	137.14'	14°38'44"	S6°01'44"E	136.76'
C6	536.50'	44.28'	4°43'44"	S29°29'43"E	44.27'
C7	536.50'	266.16'	28°25'28"	S12°55'06"E	263.44'
C8	526.50'	359.74'	39°08'55"	N18°16'50"W	352.78'
C9	526.50'	39.19'	4°15'52"	N39°59'14"W	39.18'
C10	526.50'	20.42'	2°13'20"	N0°10'58"E	20.42'
C11	526.50'	337.54'	36°43'59"	N19°17'42"W	331.79'
C12	526.50'	40.96'	4°27'28"	N39°53'26"W	40.95'
C13	526.50'	33.85'	3°41'00"	N43°57'40"W	33.84'
C14	526.50'	115.85'	12°36'27"	N52°06'23"W	115.62'
C15	526.50'	47.44'	5°09'46"	N44°42'03"W	47.42'
C16	526.50'	102.26'	11°07'42"	N52°50'46"W	102.10'
C17	539.50'	236.07'	25°04'16"	S45°52'29"E	234.19'
C18	151.50'	87.49'	33°05'10"	S16°47'46"E	86.28'
C19	150.00'	68.85'	26°17'55"	S13°24'08"E	68.25'
C20	700.00'	221.96'	18°10'03"	S35°38'07"E	221.03'
C21	150.00'	220.07'	84°03'36"	S86°44'57"E	200.86'
C22	100.00'	4.06'	2°19'40"	N50°03'26"E	4.06'
C23	150.00'	140.97'	53°50'41"	S27°10'31"E	135.83'
C24	681.00'	115.21'	9°41'35"	N49°15'04"W	115.07'
C25	681.00'	36.18'	3°02'37"	N42°52'58"W	36.17'
C26	681.00'	106.83'	8°59'18"	N49°36'13"W	106.72'
C27	681.00'	44.55'	3°44'55"	N43°14'07"W	44.55'
C28	681.00'	39.49'	3°19'22"	N39°41'58"W	39.49'
C29	681.00'	256.45'	21°34'35"	N27°15'00"W	254.94'
C30	681.00'	37.80'	3°10'49"	N14°52'18"W	37.80'
C31	681.00'	40.59'	3°24'55"	N39°39'12"W	40.59'
C32	681.00'	293.15'	24°39'51"	N25°36'49"W	290.89'
C33	150.00'	32.25'	12°19'05"	N70°33'34"E	32.19'
C34	681.00'	173.36'	14°35'09"	N5°59'19"W	172.89'
C35	681.00'	37.80'	3°10'49"	N11°41'29"W	37.80'
C36	681.00'	135.56'	11°24'20"	N4°23'54"W	135.34'
C37	382.00'	184.73'	27°42'27"	S12°32'58"E	182.94'
C38	382.00'	36.26'	5°26'21"	S29°07'21"E	36.25'
C39	382.00'	176.21'	26°25'47"	S11°54'38"E	174.65'
C40	382.00'	44.78'	6°43'00"	S28°29'02"E	44.76'
C41	382.00'	36.26'	5°26'21"	S34°33'42"E	36.25'
C42	382.00'	107.32'	16°05'50"	S45°19'47"E	106.97'
C43	382.00'	44.78'	6°43'00"	S35°12'02"E	44.76'
C44	382.00'	98.80'	14°49'10"	S45°58'07"E	98.53'
C45	150.00'	56.45'	21°33'42"	N47°22'37"E	56.12'
C46	4537.18'	40.74'	0°30'52"	S52°36'11"E	40.74'
C47	4537.18'	161.38'	2°02'16"	S51°19'36"E	161.37'
C48	4537.18'	39.28'	0°29'46"	S52°36'44"E	39.28'
C49	4537.18'	121.00'	1°31'41"	S51°36'01"E	120.99'
C50	4537.18'	41.84'	0°31'42"	S50°34'19"E	41.84'
C51	4537.18'	128.63'	1°37'27"	S49°29'44"E	128.62'
C52	4537.18'	37.57'	0°28'28"	S50°04'14"E	37.57'
C53	4537.18'	91.05'	1°08'59"	S49°15'30"E	91.05'
C54	150.00'	60.43'	23°05'02"	S37°08'30"E	60.03'
C55	150.00'	28.62'	10°55'51"	S43°13'05"E	28.57'
C56	150.00'	31.82'	12°09'12"	S31°40'34"E	31.76'
C57	150.00'	25.40'	9°42'04"	S20°44'56"E	25.37'
C58	901.00'	396.41'	25°12'30"	N28°30'09"W	393.22'
C59	901.00'	8.47'	0°32'19"	N16°10'04"W	8.47'
C60	901.00'	346.07'	22°00'25"	N27°26'26"W	343.95'
C61	901.00'	41.87'	2°39'46"	N39°46'31"W	41.87'
C62	901.00'	214.10'	13°36'55"	N47°54'52"W	213.60'
C63	901.00'	41.87'	2°39'46"	N42°26'17"W	41.87'
C64	901.00'	172.23'	10°57'08"	N49°14'45"W	171.97'
C65	150.00'	93.02'	35°31'52"	N72°29'15"W	91.54'
C66	500.00'	146.49'	16°47'10"	S44°59'07"E	145.96'
C67	15.00'	24.81'	94°45'01"	S10°46'58"W	22.07'
C68	15.00'	19.86'	75°51'17"	N83°54'53"W	18.44'
C69	15.00'	2.28'	8°42'23"	N41°38'04"W	2.28'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C70	407.00'	39.73'	5°35'35"	S40°04'40"E	39.71'
C71	407.00'	42.00'	5°54'45"	S45°49'50"E	41.98'
C72	407.00'	32.62'	4°35'29"	S51°04'57"E	32.61'
C73	15.00'	23.56'	90°00'00"	N8°22'42"W	21.21'
C74	570.00'	70.77'	7°06'49"	S16°54'30"E	70.72'
C75	15.00'	18.92'	72°17'08"	N49°29'40"W	17.69'
C76	70.00'	36.77'	30°05'48"	S70°35'20"E	36.35'
C77	70.00'	42.00'	34°22'39"	S38°21'06"E	41.37'
C78	70.00'	42.00'	34°22'39"	S3°58'28"E	41.37'
C79	70.00'	42.00'	34°22'39"	S30°24'11"W	41.37'
C80	70.00'	33.43'	27°21'33"	S61°16'17"W	33.11'
C81	15.00'	19.87'	75°52'46"	N37°00'41"E	18.44'
C82	570.00'	145.70'	14°38'44"	S6°01'44"E	145.30'
C83	493.00'	19.12'	2°13'20"	N0°10'58"E	19.12'
C84	493.00'	118.89'	13°49'03"	N7°50'13"W	118.60'
C85	493.00'	111.88'	13°00'11"	N21°14'50"W	111.64'
C86	493.00'	85.29'	9°54'45"	N32°42'19"W	85.19'
C87	15.00'	23.85'	91°07'03"	N83°13'13"W	21.42'
C88	175.00'	46.10'	15°05'32"	S58°46'02"W	45.96'
C89	175.00'	210.65'	68°58'04"	S79°12'11"E	198.16'
C90	725.00'	65.13'	5°08'50"	S42°08'44"E	65.11'
C91	725.00'	59.10'	4°40'15"	S37°14'12"E	59.09'
C92	725.00'	59.04'	4°39'58"	S32°34'06"E	59.03'
C93	725.00'	46.61'	3°41'00"	S28°23'36"E	46.60'
C94	175.00'	15.18'	4°58'13"	S24°04'00"E	15.18'
C95	175.00'	65.14'	21°19'43"	S10°55'02"E	64.77'
C96	15.00'	23.56'	90°00'00"	N45°15'11"W	21.21'
C97	15.00'	23.56'	90°00'00"	S44°44'49"W	21.21'
C98	125.00'	0.76'	0°20'53"	S0°25'37"E	0.76'
C99	125.00'	51.84'	23°45'35"	S12°28'51"E	51.46'
C100	125.00'	4.78'	2°11'27"	S25°27'22"E	4.78'
C101	675.00'	35.94'	3°03'04"	S28°04'38"E	35.94'
C102	675.00'	57.32'	4°51'56"	S32°02'08"E	57.31'
C103	675.00'	49.47'	4°11'56"	S36°34'04"E	49.46'
C104	675.00'	49.51'	4°12'10"	S40°46'08"E	49.50'
C105	675.00'	21.78'	1°50'56"	S43°47'41"E	21.78'
C106	125.00'	8.81'	4°02'20"	S46°44'19"E	8.81'
C107	125.00'	49.41'	22°38'46"	S60°04'52"E	49.09'
C108	125.00'	50.55'	23°10'18"	S82°59'24"E	50.21'
C109	125.00'	74.62'	34°12'12"	N68°19'21"E	73.52'
C110	15.00'	25.79'	98°30'11"	N1°58'10"E	22.73'
C111	493.00'	21.35'	2°28'51"	N48°31'21"W	21.34'
C112	493.00'	54.53'	6°20'14"	N52°55'53"W	54.50'
C113	493.00'	19.88'	2°18'37"	N57°15'19"W	19.88'
C114	573.00'	22.13'	2°12'46"	S57°18'14"E	22.13'
C115	573.00'	42.00'	4°11'59"	S54°05'52"E	41.99'
C116	573.00'	42.00'	4°11'59"	S49°53'53"E	41.99'
C117	573.00'	42.00'	4°11'59"	S45°41'54"E	41.99'
C118	573.00'	42.00'	4°11'59"	S41°29'55"E	41.99'
C119	573.00'	42.00'	4°11'59"	S37°17'57"E	41.99'
C120	573.00'	18.60'	1°51'36"	S34°16'09"E	18.60'
C121	185.00'	23.40'	7°14'47"	S29°42'57"E	23.38'
C122	185.00'	46.84'	14°30'25"	S18°50'21"E	46.72'
C123	185.00'	36.59'	11°19'58"	S5°55'10"E	36.53'
C124	15.00'	23.56'	90°00'00"	N45°15'11"W	21.21'
C125	15.00'	23.56'	90°00'00"	N44°44'49"E	21.21'
C126	15.00'	23.56'	90°00'00"	S45°15'11"E	21.21'
C127	15.00'	23.56'	90°00'00"	S44°44'49"W	21.21'
C128	115.00'	66.41'	33°05'10"	S16°47'46"E	65.49'
C129	503.00'	220.10'	25°04'16"	S45°52'29"E	218.35'
C130	563.00'	123.88'	12°36'27"	N52°06'23"W	123.63'
C131	15.00'	21.72'	82°58'35"	S87°17'27"E	19.87'
C132	15.00'	25.22'	96°19'49"	N3°03'21"E	22.35'
C133	656.00'	15.06'	1°18'56"	N45°46'02"W	15.06'
C134	656.00'	16.00'	1°23'51"	N49°13'20"W	16.00'
C135	175.00'	16.01'	5°14'25"	S50°05'33"E	16.00'
C136	175.00'	10.86'	3°33'18"	S45°41'41"E	10.86'
C137	175.00'	16.01'	5°14'27"	S25°17'37"E	16.00'
C138	175.00'	3.89'	1°16'28"	S7°20'01"E	3.89'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C139	175.00'	19.68'	6°26'36"	S3°28'29"E	19.67'
C140	15.00'	23.56'	90°00'00"	N45°15'11"W	21.21'
C141	15.00'	23.56'	90°00'00"	S44°44'49"W	21.21'
C142	125.00'	19.72'	9°02'21"	S4°46'21"E	19.70'
C143	125.00'	94.73'	43°25'21"	S31°00'12"E	92.48'
C144	125.00'	3.02'	1°22'59"	S53°24'22"E	3.02'
C145	706.00'	38.98'	3°09'49"	N52°30'57"W	38.98'
C146	706.00'	42.00'	3°24'31"	N49°13'47"W	41.99'
C147	706.00'	38.45'	3°07'15"	N45°57'54"W	38.45'
C148	15.00'	22.09'	84°22'28"	S85°35'31"E	20.15'
C149	75.00'	3.05'	2°19'40"	N50°03'26"E	3.05'
C150	15.00'	24.26'	92°39'46"	N2°33'43"E	21.70'
C151	876.00'	44.58'	2°54'56"	N45°13'38"W	44.57'
C152	876.00'	46.51'	3°02'32"	N48°12'22"W	46.51'
C153	876.00'	46.51'	3°02'32"	N51°14'55"W	46.51'
C154	876.00'	29.85'	1°57'08"	N53°44'45"W	29.85'
C155	125.00'	20.49'	9°23'29"	N59°25'03"W	20.47'
C156	125.00'	57.03'	26°08'23"	N77°10'59"W	56.53'
C157	175.00'	49.53'	16°13'02"	N82°08'40"W	49.37'
C158	175.00'	52.03'	17°02'02"	N65°31'08"W	51.84'
C159	175.00'	6.96'	2°16'48"	N55°51'43"W	6.96'
C160	926.00'	52.41'	3°14'33"	N53°06'02"W	52.40'
C161	926.00'	60.20'	3°43'28"	N49°37'02"W	60.18'
C162	926.00'	60.20'	3°43'28"	N45°53'33"W	60.18'
C163	926.00'	60.20'	3°43'28"	N42°10'05"W	60.18'
C164	15.00'	24.26'	92°39'46"	N84°46'31"W	21.70'
C165	876.00'	9.34'	0°36'39"	N38°08'19"W	9.34'
C166	876.00'	46.69'	3°03'14"	N36°18'22"W	46.68'
C167	876.00'	46.69'	3°03'14"	N33°15'08"W	46.68'
C168	876.00'	46.69'	3°03'14"	N30°11'54"W	46.68'
C169	876.00'	46.69'	3°03'14"	N27°08'40"W	46.68'
C170	876.00'	46.69'	3°03'14"	N24°05'26"W	46.68'
C171	876.00'	46.69'	3°03'14"	N21°02'13"W	46.68'
C172	876.00'	46.51'	3°02'32"	N17°59'20"W	46.51'
C173	875.99'	0.47'	0°01'51"	N16°27'08"W	0.47'
C174	15.00'	21.16'	80°50'14"	N23°58'54"E	19.45'
C175	125.00'	26.87'	12°19'05"	N70°33'34"E	26.82'
C176	15.00'	22.73'	86°49'11"	S59°52'18"E	20.62'
C177	706.00'	7.55'	0°36'45"	N16°46'05"W	7.55'
C178	706.00'	42.18'	3°25'23"	N18°47'09"W	42.17'
C179	706.00'	42.18'	3°25'23"	N22°12'32"W	42.17'
C180	706.00'	42.18'	3°25'23"	N25°37'55"W	42.17'
C181	706.00'	42.18'	3°25'23"	N29°03'18"W	42.17'
C182	706.00'	42.18'	3°25'22"	N32°28'40"W	42.17'
C183	706.00'	42.17'	3°25'21"	N35°54'02"W	42.17'
C184	706.00'	5.25'	0°25'35"	N37°49'30"W	5.25'
C185	15.00'	23.37'	89°15'33"	S6°35'29"W	21.08'
C186	125.00'	5.08'	2°19'40"	N50°03'26"E	5.08'
C187	791.00'	42.16'	3°03'14"	S36°18'22"E	42.15'
C188	791.00'	47.23'	3°25'15"	S35°54'05"E	47.22'
C189	791.00'	42.16'	3°03'14"	S33°15'08"E	42.15'
C190	791.00'	47.23'	3°25'16"	S32°28'50"E	47.22'
C191	791.00'	42.16'	3°03'14"	S30°11'54"E	42.15'
C192	791.00'	47.23'	3°25'16"	S29°03'34"E	47.22'
C193	791.00'	42.16'	3°03'14"	S27°08'40"E	42.15'
C194	791.00'	47.23'	3°25'16"	S25°38'18"E	47.22'
C195	791.00'	42.16'	3°03'14"	S24°05'26"E	42.15'
C196	791.00'	47.23'	3°25'17"	S22°31'02"E	47.23'
C197	791.00'	42.16'	3°03'14"	S21°02'13"E	42.15'
C198	791.00'	47.23'	3°25'16"	S18°47'45"E	47.22'
C199	791.00'	42.00'	3°02'32"	S17°59'20"E	42.00'
C200	791.00'	8.53'	0°37'03"	S16°46'35"E	8.53'
C201	791.00'	18.49'	1°20'22"	N55°00'44"W	18.49'
C202	791.00'	40.21'	2°54'44"	N54°13'33"W	40.20'
C203	791.00'	47.06'	3°24'31"	N52°38'18"W	47.05'
C204	791.00'	42.00'	3°02'32"	N51°14'55"W	42.00'
C205	791.00'	47.06'	3°24'31"	N49°13'47"W	47.05'
C206	791.00'	42.00'	3°02'32"	N48°12'22"W	42.00'
C207	791.00'	63.61'	4°36'27"	N45°13'18"W	63.59'

SEE SHEET 3 FOR CONTINUATION OF CURVE TABLE

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS, OFFSET PINS TO BE PLACED IN BACK OF CURBS (ENSIGN ENG. LAND SURV.)
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- MWDE NON-EXCLUSIVE MAGNA DISTRICT WATER AND SEWER EASEMENT
- PRIVATE AREA
- LIMITED COMMON AREA & PUE
- COMMON AREA & PUE EXCLUDING PUBLIC ROADWAYS

HORIZONTAL GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
HORZ: 1 inch = 30 ft.

PLAT NOTES:
1. COMMON AND LIMITED COMMON AREAS ARE CITY, COUNTY, DISTRICT EASEMENTS FOR WATER, IRRIGATION, SEWER AND STORM DRAIN AS WELL AS PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENTS.
2. ALL PRIVATE ROADS ARE COMMON AREA AND A UTILITY EASEMENT.
3. ALL DRIVEWAYS WILL BE REQUIRED TO FACE THE INNER STREETS.

DEVELOPER
DR HORTON
12351 SO. GATEWAY PARK PLACE
DRAPER, UTAH 4020
801.404.8368

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM
LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 2 OF 8

PROJECT NUMBER : 8106
MANAGER : RQE
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 11/3/21

GATEWAY TO LITTLE VALLEY PHASE 3 PLAT

LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 32, AND THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH

RECORDED #

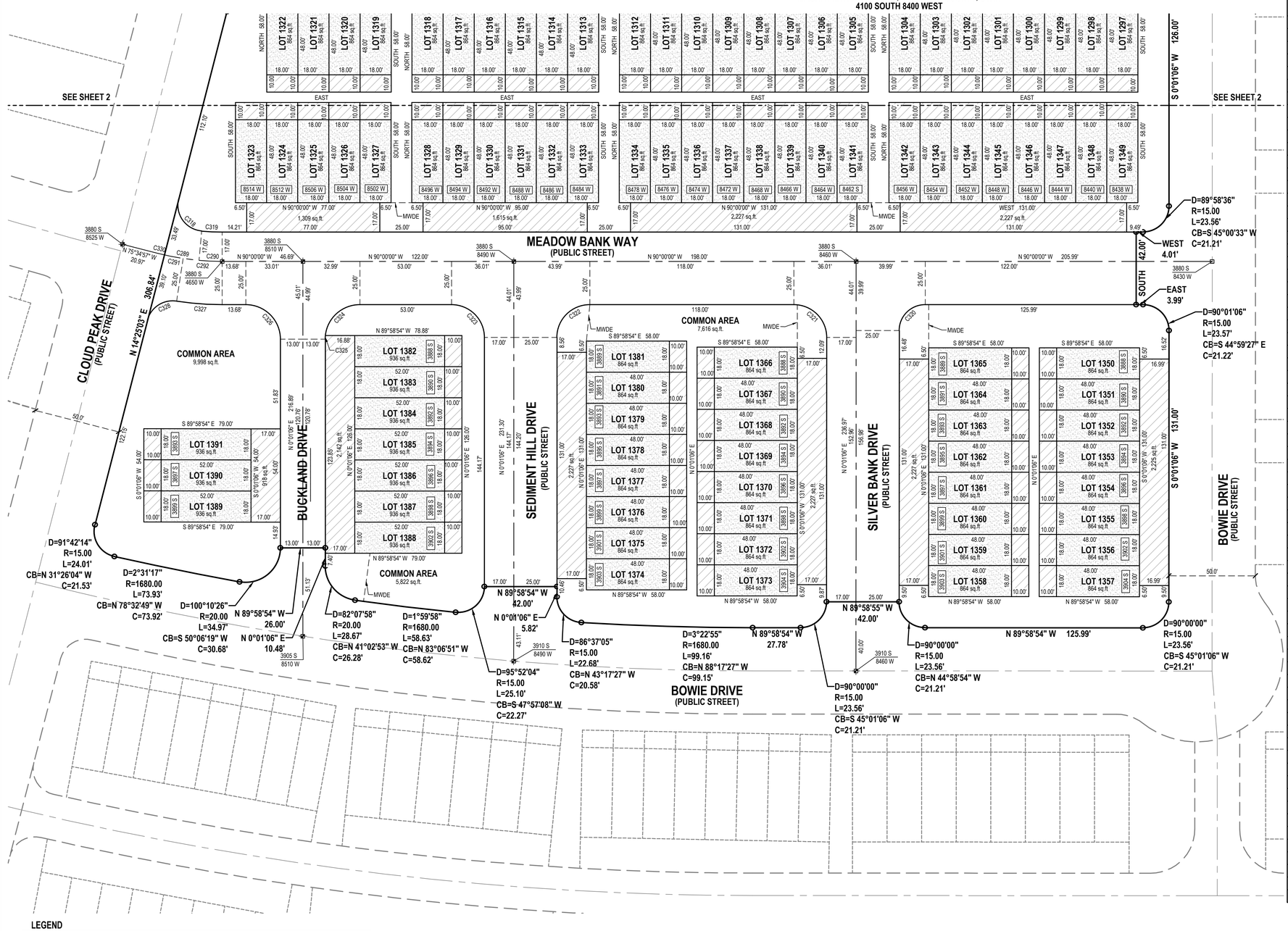
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF : _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE$ _____ DEPUTY SALT LAKE COUNTY RECORDER

GATEWAY TO LITTLE VALLEY PHASE 3 PLAT

LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 32,
AND THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 31,
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH
4100 SOUTH 8400 WEST



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C208	791.00'	52.01'	3°46'02"	N44°48'06"W	52.00'
C209	275.00'	75.17'	15°39'45"	N59°03'08"E	74.94'
C210	15.00'	23.78'	90°50'00"	N83°21'45"W	21.37'
C211	15.00'	23.32'	89°04'33"	S6°40'59"W	21.04'
C212	563.00'	384.68'	39°08'55"	N18°16'50"W	377.24'
C213	500.00'	248.05'	28°25'28"	S12°55'06"E	245.52'
C214	15.00'	24.80'	94°42'41"	S74°29'11"E	22.07'
C215	15.00'	17.17'	65°35'35"	N25°21'41"E	16.25'
C216	15.00'	4.97'	18°58'04"	N16°55'09"W	4.94'
C217	407.00'	37.13'	5°13'39"	S23°47'21"E	37.12'
C218	407.00'	42.00'	5°54'45"	S18°13'09"E	41.98'
C219	407.00'	40.03'	5°38'08"	S12°26'42"E	40.02'
C220	407.00'	40.03'	5°38'08"	S6°48'34"E	40.02'
C221	407.00'	37.62'	5°17'45"	S1°20'37"E	37.61'
C222	656.00'	2.61'	0°13'41"	N1°11'25"E	2.61'
C223	656.00'	49.40'	4°18'53"	N1°04'52"W	49.39'
C224	656.00'	49.40'	4°18'53"	N5°23'45"W	49.39'
C225	656.00'	49.40'	4°18'53"	N9°42'38"W	49.39'
C226	656.00'	49.40'	4°18'53"	N14°01'32"W	49.39'
C227	656.00'	49.40'	4°18'53"	N18°20'25"W	49.39'
C228	656.00'	49.40'	4°18'53"	N22°39'18"W	49.39'
C229	656.00'	49.40'	4°18'53"	N26°58'11"W	49.39'
C230	656.00'	49.40'	4°18'53"	N31°17'04"W	49.39'
C231	656.00'	49.40'	4°18'53"	N35°35'58"W	49.39'
C232	656.00'	2.16'	0°11'20"	N37°51'04"W	2.16'
C233	571.00'	43.00'	4°18'53"	N35°35'58"W	42.99'
C234	571.00'	43.00'	4°18'53"	N31°17'04"W	42.99'
C235	571.00'	43.00'	4°18'53"	N26°58'11"W	42.99'
C236	571.00'	43.00'	4°18'53"	N22°39'18"W	42.99'
C237	571.00'	43.00'	4°18'53"	N18°20'25"W	42.99'
C238	571.00'	43.00'	4°18'53"	N14°01'32"W	42.99'
C239	571.00'	43.00'	4°18'53"	N9°42'38"W	42.99'
C240	571.00'	43.00'	4°18'53"	N5°23'45"W	42.99'
C241	571.00'	43.00'	4°18'53"	N1°04'52"W	42.99'
C242	571.00'	2.27'	0°13'41"	N1°11'25"E	2.27'
C243	492.00'	45.48'	5°17'45"	S1°20'37"E	45.46'
C244	492.00'	48.39'	5°38'08"	S6°48'34"E	48.37'
C245	492.00'	48.39'	5°38'08"	S12°26'42"E	48.37'
C246	492.00'	50.77'	5°54'45"	S18°13'09"E	50.75'
C247	492.00'	50.77'	5°54'45"	S24°07'54"E	50.75'
C248	492.00'	243.81'	28°23'33"	S12°53'31"E	241.32'
C249	571.00'	389.23'	39°03'40"	N18°13'34"W	381.78'
C250	15.00'	22.73'	86°49'11"	S33°18'31"W	20.62'
C251	175.00'	18.64'	6°06'05"	N73°40'04"E	18.63'
C252	175.00'	18.99'	6°13'00"	N67°30'32"E	18.98'
C253	15.00'	20.38'	77°50'48"	N76°40'34"W	18.85'
C254	175.00'	33.39'	10°55'51"	S43°13'05"E	33.34'
C255	4562.18'	91.56'	1°08'59"	S49°15'30"E	91.55'
C256	15.00'	22.63'	86°25'46"	N6°37'07"W	20.54'
C257	125.00'	47.04'	21°33'42"	N47°22'37"E	46.76'
C258	15.00'	25.32'	96°43'00"	S73°29'02"E	22.42'
C259	357.00'	20.68'	3°19'11"	S23°27'56"E	20.68'
C260	357.00'	55.13'	8°50'50"	S17°22'56"E	55.07'
C261	357.00'	55.13'	8°50'50"	S8°32'07"E	55.07'
C262	357.00'	33.75'	5°24'57"	S1°24'13"E	33.73'
C263	706.00'	14.54'	1°10'48"	N0°42'52"E	14.54'
C264	706.00'	42.00'	3°24'31"	N1°34'47"W	41.99'
C265	706.00'	42.00'	3°24'31"	N4°59'18"W	41.99'
C266	706.00'	42.00'	3°24'31"	N8°23'49"W	41.99'
C267	260.00'	28.21'	6°13'00"	N67°30'32"E	28.20'
C268	260.00'	27.69'	6°06'05"	N73°40'04"E	27.67'
C269	791.00'	65.96'	4°46'40"	N9°04'53"W	65.94'
C270	791.00'	85.35'	6°10'57"	N8°22'45"W	85.31'
C271	791.00'	47.06'	3°24'31"	N4°59'18"W	47.05'
C272	791.00'	47.06'	3°24'31"	N1°34'47"W	47.05'
C273	791.00'	16.29'	1°10'48"	N0°42'52"E	16.29'
C274	791.00'	91.01'	6°35'32"	N1°59'30"W	90.96'
C275	272.00'	25.71'	5°24'57"	S1°24'13"E	25.70'
C276	272.00'	42.00'	8°50'50"	S8°32'07"E	41.96'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C277	272.00'	36.97'	7°47'16"	S16°51'10"E	36.94'
C278	272.00'	104.68'	22°03'04"	S9°43'16"E	104.04'
C279	15.00'	25.32'	96°43'00"	S9°47'58"W	22.42'
C280	175.00'	3.05'	0°59'50"	N57°39'33"E	3.05'
C281	175.00'	16.81'	5°30'16"	N54°24'30"E	16.81'
C282	15.00'	24.23'	92°34'03"	S82°52'48"W	21.68'
C283	4562.18'	121.66'	1°31'41"	S51°36'01"E	121.66'
C284	15.00'	23.29'	88°57'37"	N7°53'02"W	21.02'
C285	15.00'	23.57'	90°01'32"	N81°36'32"E	21.22'
C286	357.00'	92.34'	14°49'10"	S45°58'07"E	92.08'
C287	150.00'	34.46'	13°09'39"	S6°36'55"W	34.38'
C288	150.00'	27.94'	10°40'19"	S5°23'14"W	27.90'
C289	150.00'	20.27'	7°44'30"	S80°59'39"E	20.25'
C290	150.00'	13.44'	5°08'06"	S87°25'57"E	13.44'
C291	150.00'	11.02'	4°12'30"	S79°13'39"E	11.02'
C292	150.00'	22.69'	8°40'05"	S85°39'57"E	22.67'
C293	4504.70'	31.89'	0°24'20"	N76°37'06"W	31.89'
C294	4504.70'	39.87'	0°30'25"	N77°04'28"W	39.87'
C295	4504.70'	31.89'	0°24'20"	N79°06'26"W	31.89'
C296	4504.70'	39.87'	0°30'25"	N79°33'49"W	39.87'
C297	4504.70'	74.64'	0°56'58"	S75°56'27"E	74.64'
C298	15.00'	23.46'	89°35'40"	N31°37'06"W	21.14'
C299	167.00'	38.36'	13°09'39"	S6°36'55"W	38.28'
C300	15.00'	23.56'	89°58'52"	N45°00'31"E	21.21'
C301	15.00'	23.57'	90°01'05"	S44°59'26"E	21.22'
C302	125.00'	19.94'	9°08'18"	S4°35'14"W	19.92'
C303	125.00'	8.78'	4°01'21"	S11°10'04"W	8.77'
C304	15.00'	23.43'	89°29'35"	S57°55'32"W	21.12'
C305	4504.70'	123.93'	1°34'35"	S78°06'59"E	123.93'
C306	15.00'	23.46'	89°35'40"	N34°06'26"W	21.14'
C307	167.00'	14.92'	5°07'11"	S8°07'48"W	14.92'
C308	167.00'	16.18'	5°33'08"	S2°47'39"W	16.18'
C309	15.00'	23.56'	89°58'55"	N45°00'34"E	21.21'
C310	15.00'	23.57'	90°01'05"	S44°59'27"E	21.22'
C311	125.00'	20.77'	9°31'12"	S4°46'41"W	20.75'
C312	125.00'	2.51'	1°09'07"	S10°06'50"W	2.51'
C313	15.00'	23.43'	89°29'35"	S55°26'11"W	21.12'
C314	4504.70'	54.69'	0°41'44"	S80°09'54"E	54.69'
C315	15.00'	20.97'	80°06'03"	S49°56'59"W	19.30'
C316	205.00'	16.17'	4°31'05"	N12°09'31"E	16.16'
C317	205.00'	35.35'	9°52'52"	N4°57'31"E	35.31'
C318	15.00'	25.99'	99°16'57"	S35°13'25"E	22.86'
C319	133.00'	11.92'	5°08'06"	S87°25'57"E	11.92'
C320	15.00'	23.56'	89°58'54"	S45°00'33"W	21.21'
C321	19.00'	29.85'	90°01'06"	N44°59'27"W	26.87'
C322	19.00'	29.84'	89°58'54"	S45°00'33"W	26.87'
C323	19.00'	29.85'	90°01'06"	N44°59'27"W	26.87'
C324	20.00'	29.26'	83°48'40"	S48°05'40"W	26.72'
C325	20.00'	2.15'	6°10'14"	S3°06'13"W	2.15'
C326	20.00'	31.42'	90°01'06"	N44°59'27"W	28.29'
C327	175.00'	26.48'	8°40'05"	S85°39'57"E	26.45'
C328	15.00'	22.06'	84°15'03"	S56°32'34"W	20.12'
C329	791.00'	3.05'	0°13'16"	S37°43'21"E	3.05'
C330	150.00'	4.03'	1°32'27"	S76°21'11"E	4.03'
C331	4512.18'	288.40'	3°39'44"	S50°30'53"E	288.36'
C332	125.00'	71.53'	32°47'06"	S32°17'27"E	70.55'
C333	926.00'	394.46'	24°24'26"	N28°06'07"W	391.49'
C334	15.00'	18.42'	70°21'42"	S87°31'35"E	17.28'
C335	492.00'	39.43'	4°35'29"	S51°04'57"E	39.42'
C336	492.00'	50.77'	5°54'45"	S45°49'50"E	50.75'
C337	492.00'	50.77'	5°54'45"	S39°55'05"E	50.75'
C338	656.00'	16.02'	1°23'57"	N47°07'29"W	16.02'
C339	656.00'	8.00'	0°41'57"	N48°10'26"W	8.00'
C340	656.00'	8.00'	0°41'56"	N50°16'13"W	8.00'
C341	656.00'	16.01'	1°23'53"	N51°19'07"W	16.00'
C342	656.00'	4.00'	0°20'59"	N52°11'33"W	4.00'
C343	656.00'	16.02'	1°23'59"	N53°04'01"W	16.02'
C344	175.00'	4.23'	1°23'06"	S53°24'19"E	4.23'
C345	175.00'	16.58'	5°25'45"	S41°12'09"E	16.58'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C346	175.00'	8.15'	2°40'10"	S37°09'12"E	8.15'
C347	175.00'	16.13'	5°16'52"	S33°10'41"E	16.12'
C348	175.00'	8.01'	2°37'25"	S29°13'33"E	8.01'
C349	175.00'	4.01'	1°18'46"	S22°10'00"E	4.01'
C350	175.00'	16.14'	5°17'01"	S18°43'07"E	16.13'
C351	175.00'	8.16'	2°40'17"	S14°44'28"E	8.16'
C352	175.00'	16.60'	5°26'05"	S10°41'17"E	16.59'
C353	175.00'	17.50'	5°43'46"	N39°27'39"E	17.49'
C354	175.00'	17.50'	5°43'46"	N33°27'39"E	17.49'
C355	175.00'	4.03'	1°19'04"	N42°59'04"E	4.02'
C356	175.00'	16.24'	5°18'59"	N46°18'06"E	16.23'
C357	175.00'	8.24'	2°41'47"	N50°18'29"E	8.23'

HORIZONTAL GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
HORZ: 1 inch = 30 ft.

LEGEND

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- PROPOSED STREET MONUMENT
- SECTION CORNER
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS, OFFSET PINS TO BE PLACED IN BACK OF CURBS
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- MWDE — NON-EXCLUSIVE MAGNA DISTRICT WATER AND SEWER EASEMENT
- PRIVATE AREA
- LIMITED COMMON AREA & PUE
- COMMON AREA & PUE EXCLUDING PUBLIC ROADWAYS

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DEVELOPER
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801.404.8368

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CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 3 OF 8

PROJECT NUMBER : 8106
MANAGER : RQE
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 11/3/21

GATEWAY TO LITTLE VALLEY PHASE 3 PLAT

LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 32,
AND THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 31,
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH

RECORDED #

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF : _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE$ _____ DEPUTY SALT LAKE COUNTY RECORDER

GATEWAY TO LITTLE VALLEY PHASE 3 PLAT

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TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH
4100 SOUTH 8400 WEST

NORTH QUARTER CORNER
SECTION 32, T1S, R2W,
SLB&M
(FOUND 2.5" FLAT BRASS CAP)

CENTER OF SECTION
SECTION 32, T1S, R2W,
SLB&M
(FOUND 4" FLAT BRASS CAP)

NORTH 2640.00' (MEASURED)
WEST 2367.11'
2271.93'
439.07'

POINT OF BEGINNING
WEST PARCEL

S 57°07'26" E
50.11'

S 52°10'42" E
32.17'

D=20°41'48"
R=15.00
L=5.42'
CB=N 46°56'40" E
C=5.39'

KAYENTA DRIVE
(PUBLIC STREET)

S 36°35'46" W 440.81'

D=3°26'45"
R=4484.74
L=269.73'
CB=S 50°24'12" E
C=269.69'

D=32°47'06"
R=115.00
L=65.80'
CB=S 32°17'27" E
C=64.91'

D=24°21'23"
R=936.00
L=397.89'
CB=S 28°04'36" E
C=394.90'

COMMON AREA
7,633 sq.ft.
0.175 acres

MINERAL GROVE DRIVE
(PUBLIC STREET)

SEE SHEET 5

SEE SHEET 5

SEE SHEET 7

SEE SHEET 8

SEE SHEET 7 –
SEE SHEET 8

LOT 387
3,776 sq.ft.
0.087 acres

LOT 388
3,776 sq.ft.
0.087 acres

LOT 389
3,776 sq.ft.
0.087 acres

LOT 390
3,776 sq.ft.
0.087 acres

LOT 391
3,776 sq.ft.
0.087 acres

LOT 392
3,776 sq.ft.
0.087 acres

LOT 393
3,762 sq.ft.
0.086 acres

LOT 399
3,799 sq.ft.
0.087 acres

LOT 398
3,800 sq.ft.
0.087 acres

LOT 397
3,800 sq.ft.
0.087 acres

LOT 396
3,800 sq.ft.
0.087 acres

LOT 395
3,800 sq.ft.
0.087 acres

LOT 394
3,800 sq.ft.
0.087 acres

LOT 400
3,888 sq.ft.
0.089 acres

LOT 401
4,199 sq.ft.
0.096 acres

LOT 402
5,148 sq.ft.
0.118 acres

LOT 403
3,785 sq.ft.
0.087 acres

LOT 404
3,785 sq.ft.
0.087 acres

LOT 405
3,837 sq.ft.
0.088 acres

LOT 406
4,128 sq.ft.
0.095 acres

LOT 407
4,107 sq.ft.
0.094 acres

LOT 333
7 sq.ft.
0 acres

LOT 332
3,927 sq.ft.
0.090 acres

LOT 331
3,927 sq.ft.
0.090 acres

LOT 330
3,927 sq.ft.
0.090 acres

LOT 329
3,927 sq.ft.
0.090 acres

LOT 328
3,927 sq.ft.
0.090 acres

LOT 327
3,927 sq.ft.
0.090 acres

LOT 326
3,927 sq.ft.
0.090 acres

LOT 325
3,927 sq.ft.
0.090 acres

COMMON AREA
3,573 sq.ft.

COMMON AREA
16,329 sq.ft.

COMMON AREA
3,957 sq.ft.

COMMON AREA
2,937 sq.ft.

MOSAIC DRIVE
(PUBLIC STREET)

ALLUVIAL DRIVE
(PUBLIC STREET)

GOLD BANK DRIVE
(PUBLIC STREET)

KAYENTA DRIVE
(PUBLIC STREET)

LOT 1235
1,152 sq.ft.

LOT 1234
1,152 sq.ft.

LOT 1233
1,152 sq.ft.

LOT 1232
1,152 sq.ft.

LOT 1231
1,152 sq.ft.

LOT 1230
1,152 sq.ft.

LOT 1229
1,152 sq.ft.

LOT 1236
1,152 sq.ft.
0.026 acres

LOT 1237
1,152 sq.ft.

LOT 1238
1,152 sq.ft.

LOT 1239
1,152 sq.ft.

LOT 1240
1,152 sq.ft.

LOT 1241
1,152 sq.ft.
0.026 acres

LOT 1242
1,152 sq.ft.
0.026 acres

LOT 1243
1,152 sq.ft.

LOT 1244
1,152 sq.ft.

LOT 1245
1,152 sq.ft.

LOT 1246
1,152 sq.ft.

LOT 1247
1,152 sq.ft.

LOT 1248
1,152 sq.ft.

LOT 1261
1,152 sq.ft.
0.026 acres

LOT 1260
1,152 sq.ft.

LOT 1259
1,152 sq.ft.

LOT 1258
1,152 sq.ft.

LOT 1257
1,152 sq.ft.

LOT 1256
1,152 sq.ft.
0.026 acres

LOT 1255
1,152 sq.ft.
0.026 acres

LOT 1254
1,152 sq.ft.

LOT 1253
1,152 sq.ft.

LOT 1252
1,152 sq.ft.

LOT 1251
1,152 sq.ft.

LOT 1250
1,152 sq.ft.

LOT 1249
1,152 sq.ft.
0.026 acres

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
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HORIZONTAL GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
HORZ: 1 inch = 30 ft.

DEVELOPER
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SHEET 4 OF 8
PROJECT NUMBER : 8106
MANAGER : RQE
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 11/3/21

GATEWAY TO LITTLE VALLEY PHASE 3 PLAT

LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 32,
AND THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 31,
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH

RECORDED #

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF : _____
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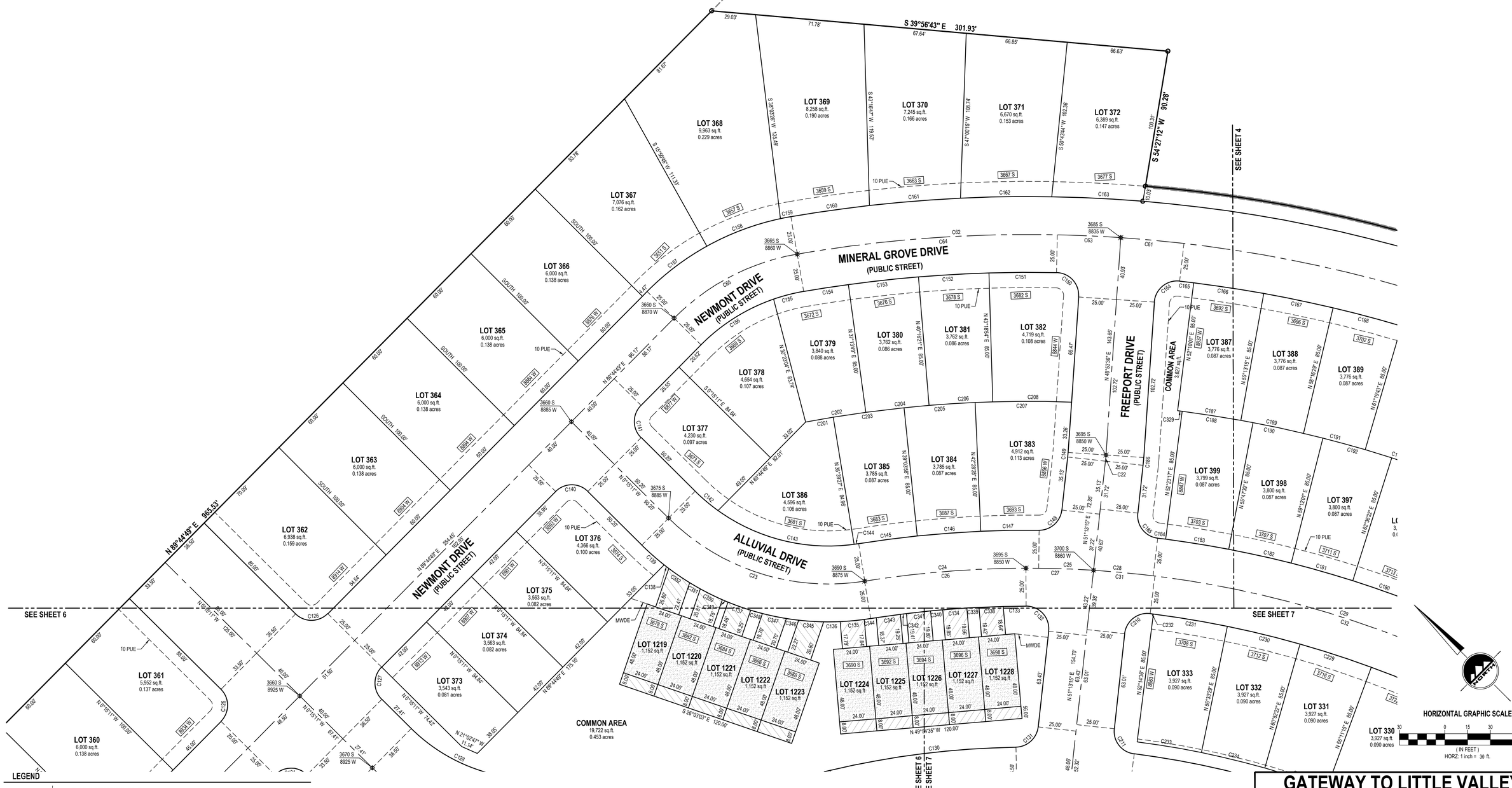
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH
4100 SOUTH 8400 WEST


S 39°56'43" E 301.93'
S 54°27'12" W 90.28'
LOT 368 9,963 sq.ft. 0.229 acres
LOT 369 8,258 sq.ft. 0.190 acres
LOT 370 7,245 sq.ft. 0.166 acres
LOT 371 6,670 sq.ft. 0.153 acres
LOT 372 6,389 sq.ft. 0.147 acres
LOT 367 7,076 sq.ft. 0.162 acres
LOT 366 6,000 sq.ft. 0.138 acres
LOT 365 6,000 sq.ft. 0.138 acres
LOT 364 6,000 sq.ft. 0.138 acres
LOT 363 6,000 sq.ft. 0.138 acres
LOT 362 6,938 sq.ft. 0.159 acres
LOT 361 5,952 sq.ft. 0.137 acres
LOT 360 6,000 sq.ft. 0.138 acres
LOT 378 4,654 sq.ft. 0.107 acres
LOT 379 3,840 sq.ft. 0.088 acres
LOT 380 3,762 sq.ft. 0.086 acres
LOT 381 3,762 sq.ft. 0.086 acres
LOT 382 4,719 sq.ft. 0.108 acres
LOT 377 4,230 sq.ft. 0.097 acres
LOT 383 4,912 sq.ft. 0.113 acres
LOT 385 3,785 sq.ft. 0.087 acres
LOT 384 3,785 sq.ft. 0.087 acres
LOT 386 4,596 sq.ft. 0.106 acres
LOT 376 4,366 sq.ft. 0.100 acres
LOT 375 3,563 sq.ft. 0.082 acres
LOT 374 3,563 sq.ft. 0.082 acres
LOT 373 3,543 sq.ft. 0.081 acres
LOT 1219 1,152 sq.ft.
LOT 1220 1,152 sq.ft.
LOT 1221 1,152 sq.ft.
LOT 1222 1,152 sq.ft.
LOT 1223 1,152 sq.ft.
LOT 1224 1,152 sq.ft.
LOT 1225 1,152 sq.ft.
LOT 1226 1,152 sq.ft.
LOT 1227 1,152 sq.ft.
LOT 1228 1,152 sq.ft.
COMMON AREA 19,722 sq.ft. 0.453 acres
COMMON AREA 3,627 sq.ft.
LOT 387 3,776 sq.ft. 0.087 acres
LOT 388 3,776 sq.ft. 0.087 acres
LOT 389 3,776 sq.ft. 0.087 acres
LOT 399 3,799 sq.ft. 0.087 acres
LOT 398 3,800 sq.ft. 0.087 acres
LOT 397 3,800 sq.ft. 0.087 acres
LOT 333 3,927 sq.ft. 0.090 acres
LOT 332 3,927 sq.ft. 0.090 acres
LOT 331 3,927 sq.ft. 0.090 acres
LOT 330 3,927 sq.ft. 0.090 acres
MINERAL GROVE DRIVE (PUBLIC STREET)
NEWMONT DRIVE (PUBLIC STREET)
ALLUVIAL DRIVE (PUBLIC STREET)
FREEPORT DRIVE (PUBLIC STREET)
N 89°44'49" E 965.53'
SEE SHEET 4
SEE SHEET 6
SEE SHEET 7
SEE SHEET 6
SEE SHEET 7
10 PUE
MWDE
SOUTH 100.00'
3659 S
3663 S
3667 S
3677 S
3685 S 8835 W
3665 S 8860 W
3660 S 8870 W
3660 S 8885 W
3675 S 8885 W
3690 S 8875 W
3695 S 8850 W
3700 S 8860 W
3670 S 8925 W
3678 S
3676 S
3682 S
3672 S
3680 S
3684 S
3686 S
3688 S
3692 S
3696 S
3698 S
3694 S
3687 S
3683 S
3681 S
3693 S
3703 S
3707 S
3711 S
3708 S
3712 S
3716 S
3702 S
3700 S
3704 S
3706 S
3710 S
3714 S
3718 S
3722 S
8864 W
8874 W
8884 W
8894 W
8854 W
8844 W
8834 W
8824 W
8814 W
8804 W
8867 W
8857 W
8847 W
8837 W
8827 W
8817 W
8807 W
8797 W
8787 W
8777 W
8767 W
8757 W
8747 W
8737 W
8727 W
8717 W
8707 W
8697 W
8687 W
8677 W
8667 W
8658 W
8653 W
N 0°15'11" W 126.00'
N 0°15'11" W 100.00'
N 0°15'11" W 67.41'
N 0°15'11" W 24.42'
N 0°15'11" W 84.84'
N 21°00'47" W 38.05'
N 89°44'49" E 254.45'
N 89°44'49" E 175.16'
S 26°03'03" E 120.00'
N 49°04'35" W 120.00'
N 89°44'49" E 96.17'
S 0°15'11" E 84.84'
S 0°15'11" E 84.84'
S 0°15'11" E 84.84

GATEWAY TO LITTLE VALLEY PHASE 3 PLAT

LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 32,
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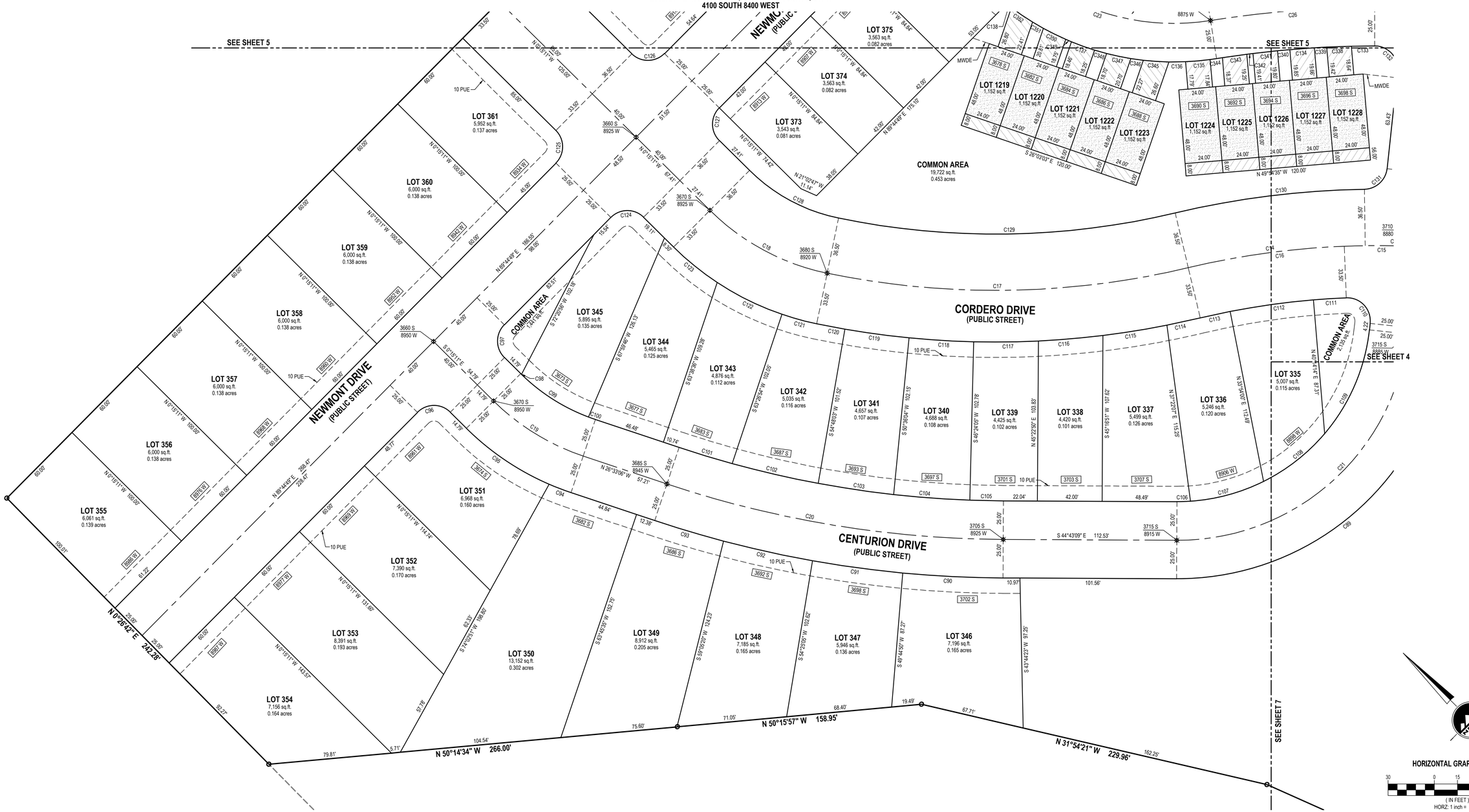
MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH
4100 SOUTH 8400 WEST



LEGEND

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HORIZONTAL GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
HORZ: 1 inch = 30 ft.

DEVELOPER
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SHEET 6 OF 8
PROJECT NUMBER : 8106
MANAGER : RQE
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 11/3/21

GATEWAY TO LITTLE VALLEY PHASE 3 PLAT
LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 32, AND THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH

RECORDED #

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF : _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE$ _____ DEPUTY SALT LAKE COUNTY RECORDER

GATEWAY TO LITTLE VALLEY PHASE 3 PLAT

LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 32,
AND THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 31,
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH
4100 SOUTH 8400 WEST



LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS, OFFSET PINS TO BE PLACED IN BACK OF CURBS
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- MWDE — NON-EXCLUSIVE MAGNA DISTRICT WATER AND SEWER EASEMENT
- PRIVATE AREA
- LIMITED COMMON AREA & PUE
- COMMON AREA & PUE EXCLUDING PUBLIC ROADWAYS

PLAT NOTES:
1. COMMON AND LIMITED COMMON AREAS ARE CITY, COUNTY, DISTRICT EASEMENTS FOR WATER, IRRIGATION, SEWER AND STORM DRAIN AS WELL AS PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENTS.
2. ALL PRIVATE ROADS ARE COMMON AREA AND A UTILITY EASEMENT.
3. ALL DRIVEWAYS WILL BE REQUIRED TO FACE THE INNER STREETS.

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
HORZ: 1 inch = 30 ft.

DEVELOPER
DR HORTON
12351 SO. GATEWAY PARK PLACE
DRAPER, UTAH 4020
801.404.8368

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 7 OF 8

PROJECT NUMBER : 8106
MANAGER : RQE
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 11/3/21

GATEWAY TO LITTLE VALLEY PHASE 3 PLAT
LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 32, AND THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH

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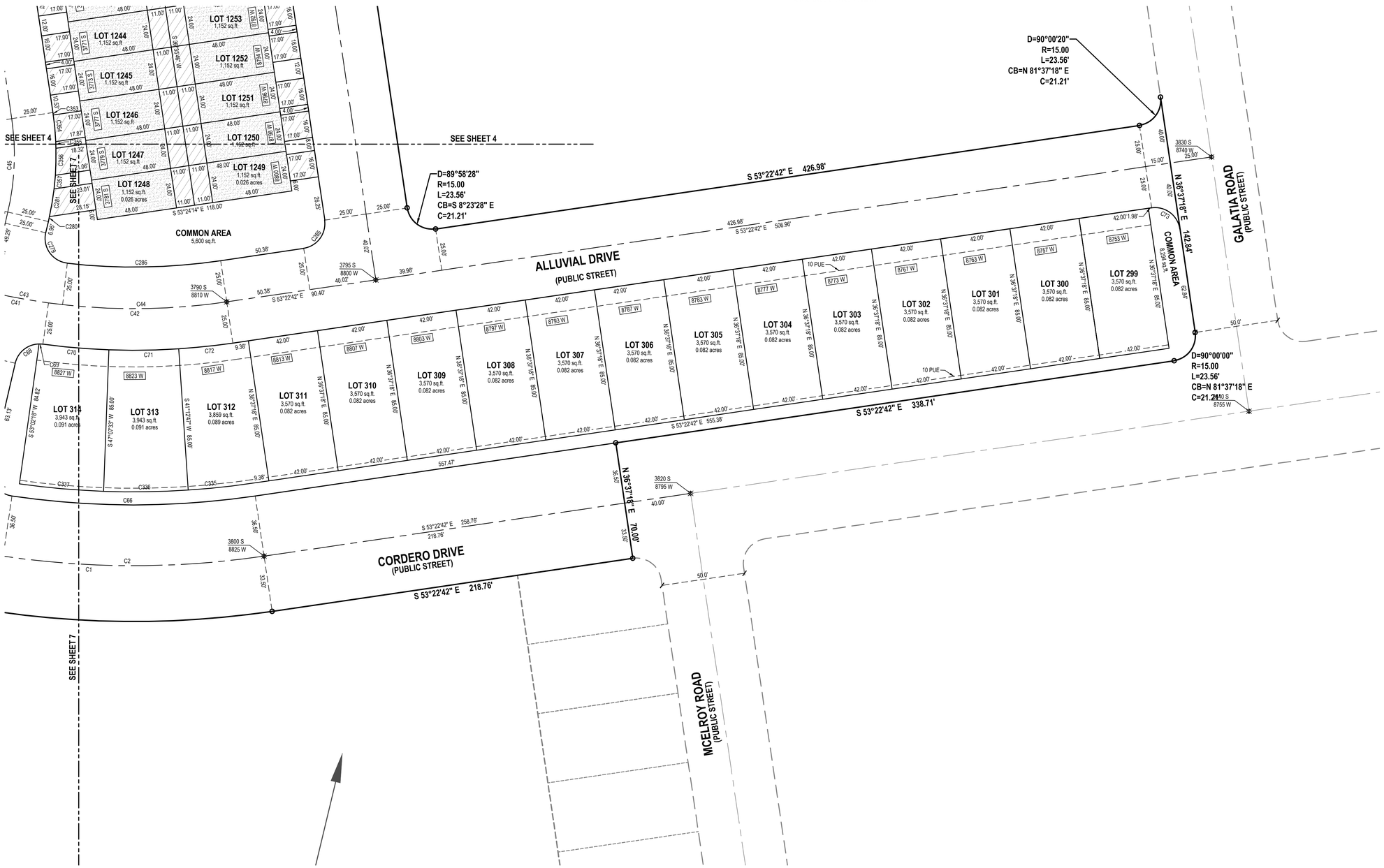

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SHEET 8 OF 8

PROJECT NUMBER : 8106
MANAGER : RQE
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FEE$ _____ DEPUTY SALT LAKE COUNTY RECORDER

Planning and Development Services
2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050
Phone: (385) 468-6700 • Fax: (385) 468-6674
slco.org/development-services

File #PUD2021-000052

Subdivision Summary and Recommendation

Public Body: Magna Metro Township Planning Commission
Meeting Date: January 13th, 2022
Parcel ID: 14-32-351-002-0000
Current Zone: P-C
Property Address: 4000 S 8400 W
Request: Preliminary Plat Approval

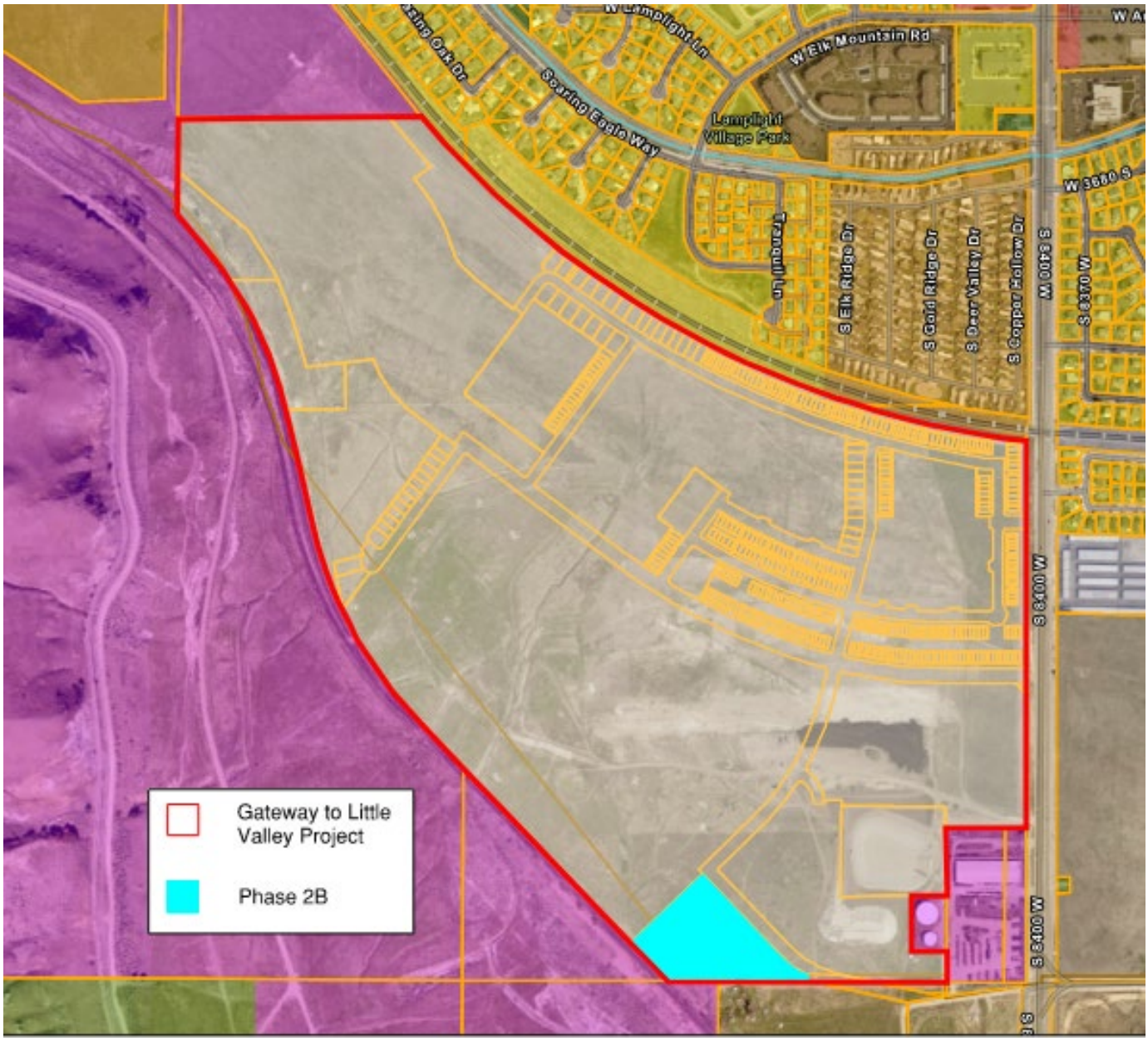
Planner: Shad Cook
Planning Staff Recommendation: Approve with Conditions
Applicant Name: Korey Kinder (for D.R. Horton)

PROJECT DESCRIPTION

The applicant, D.R. Horton, is requesting approval of the Gateway to Little Valley Phase 2B preliminary plat. The subject property is 4.45 acres in size and contains 50 units. This project is a part of the Gateway to Little Valley planned community and is zoned P-C. Development standards for this project are contained in the P-C zoning ordinance and the October 2018 Master Development Agreement between Magna, D.R. Horton, Kennecott, and the Granite School District. This preliminary plat was originally a part of the Gateway to Little Valley Phase 2 preliminary plat, which was approved by the planning commission in late 2019. Design changes on 4100 S necessitated a redesign for this area of the development.

SITE & VICINITY DESCRIPTION

The property is located west of 8400 West and abuts on 4100 South. The project is surrounded by a mix of residential and manufacturing zones. This phase is adjacent to the proposed location for the new Cyprus High School. The Gateway to Little Valley development includes a variety of housing types and densities. This phase includes townhome style units and a density of 11.2 units per acre. The development project has an overall average density of nine dwelling units per acre.



GENERAL PLAN CONSIDERATIONS

Planning Area 4
General Plan Recommendation: Gateway to Little Valley Development

The Magna General Plan was adopted in 2021. The Gateway to Little Valley project was significant enough to include in the General Plan. The general plan describes this development as a 145-acre, 1,360-unit project with a mix of housing types, densities, open space, infrastructure, and amenities. The proposed development is consistent with the general plan and represents significant growth in Magna.

LAND USE CONSIDERATIONS

Requirement	Standard	Proposed	Compliance Verified
Lot Width	N/A	Varies – See Plat	N/A
Lot Area	N/A	Varies – See Plat	N/A
Compatibility with existing nearby development in terms of size, scale and height.			Yes.
Compliance with Landscaping Requirements.			To be reviewed at technical stage.
Compliance with the General Plan.			Yes

Development standards such as density, parking, setbacks, lot size, landscape materials, etc. are based on those found in the Little Valley Gateway Development Agreement. Staff has found that, at a conceptual level, the Phase 2B proposal complies with all applicable standards.

ISSUES OF CONCERN/PROPOSED MITIGATION

No major issues of concern as of the writing of this report.

NEIGHBORHOOD RESPONSE

No neighborhood responses have been recorded at this time.

REVIEWING AGENCIES RESPONSE

AGENCY: Geology DATE: 12.28.21
RECOMMENDATON: Conceptual Approval

AGENCY: Grading DATE: 12.29.21
RECOMMENDATON: Conceptual Approval

AGENCY: Urban Hydrology DATE: 12.28.21
RECOMMENDATON: Conceptual Approval

AGENCY: Traffic DATE: 12.28.21
RECOMMENDATON: Conceptual Approval

AGENCY: Surveyor DATE: 12.16.21
RECOMMENDATON: Conceptual Approval

AGENCY: Unified Fire Authority DATE: 12.20.21
RECOMMENDATON: Conceptual Approval

AGENCY: Health Department DATE: 12.20.21
RECOMMENDATON: Conceptual Approval

AGENCY: Building DATE: 12.20.21
RECOMMENDATON: Conceptual Approval

AGENCY: Public Works Operations DATE: 12.20.21

RECOMMENDATON: Conceptual Approval

PLANNING STAFF ANALYSIS

Magna Code Section 18.08.010 outlines procedures generally for preliminary plat approval. The planning commission is the land use authority for subdivisions. It is through this staff review and recommendation to the Planning Commission that the procedure for preliminary plat approval is accomplished.

All applicable agencies have provided conceptual approval for the proposed subdivision plat. Compliance with all current building, construction, engineering, fire, health, landscape and safety standards will be verified during technical review and prior to final approval.

Magna Municipal Code, Chapter 18.12 outlines the subdivision review standards to be used by the Planning Commission. These are shown in attachment #1. The proposed project complies with all of these standards.

PLANNING STAFF RECOMMENDATION

Based on the information provided in this report, the MSD Planning Staff recommends that the Magna Planning Commission approve the Preliminary Plat for Gateway to Little Valley Phase 2B subject to the following conditions:

1. The applicant shall work with MSD staff and outside review agencies to comply with the final plat procedure and standards prior to plat recordation.

2. The applicant shall pay any fees or post a bond to guarantee improvements prior to subdivision plat recordation.

ATTACHMENTS:

1. Subdivision Criteria and Findings
2. Gateway to Little Valley Preliminary Plat, Phase 2B

Attachment #1 Subdivision Approval Findings for Decision		
Code Reference	Findings	
18.08.010.B.1	An on-site review by the director or director's designee as provided by Utah Code § 17-27a-303	✓
18.08.010.B.2	Review of the submitted site plan/preliminary plat for compliance with county land use ordinances	✓
18.08.010.B.3	Reference of the application and site plan/preliminary plat to any other government agency and/or affected entity which the director or director's designee deems necessary to protect the health, safety, and welfare of the public and to ensure the project's compliance with all applicable ordinances and codes	✓
18.08.010.B.4	The processing of any exception requests that have been made in conjunction with the subdivision application	✓
18.08.010.C.1	Necessary agencies have responded to the requests for recommendation with a reccomendation of approval or approval with conditions.	✓
18.08.010.C.2	Integration of the recommendations from the other government agencies and affected entities involved above into the preliminary plat.	✓
18.08.010.C.3	The Planning Staff have made a recommendation	✓
18.12.010.A.4.a	The subdivision plan shows the layout of streets, indicating location, widths and other dimensions of (designated by actual or proposed names and numbers) proposed streets, crosswalks, alleys and easements;	✓
18.12.010.A.4.b	The subdivision plan shows the layout, numbers and typical dimensions of lots, and in areas subject to foothills and canyons overlay zone provisions, designation of buildable areas on individual lots.	✓
18.12.010.A.4.c	The subdivision plan shows parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision;	✓
18.12.010.A.4.d	The subdivision plan shows building setback lines, including showing dimensions where required by the planning commission;	✓
18.12.010.A.4.e	The subdivision plan shows easements for water, sewers, drainage, utility lines and other purposes, if required by the planning commission;	✓
18.12.010.A.4.f	The subdivision plan shows typical street cross sections and grade sheets where required by the planning commission or other interested county divisions;	✓
18.12.010.A.4.g	The subdivision plan shows a tentative plan or method by which the subdivider proposes to handle stormwater drainage for the subdivision.	✓
18.12.010.B	Any evidence of any agreements with adjacent property owners relative to the subdivision development shall be presented to the planning and development services division in writing prior to its approval of the plat. These agreements shall include those relative to drainage, easements, protection strips and improvement bonds	✓
18.20.030.A	Blocks shall not exceed one thousand six hundred feet in length.	✓
18.20.030.B	Blocks shall be wide enough to adequately accommodate two tiers of lots.	✓
18.20.040.A	The lot arrangement and design shall be such that lots will provide satisfactory and desirable sites for buildings and be properly designed according to topography, the character of surrounding development, and to existing requirements.	✓
18.20.040.B	All lots shown on the preliminary and final plats must conform to the minimum requirements of the zoning title, if any, for the zone in which the subdivision is located, and to the minimum requirements of the health department for water supply and sewage disposal.	✓
18.20.040.C	Each lot shall abut on a street shown on the subdivision plat or on an existing publicly dedicated street which has become public by right of use and which is more than twenty-six feet wide, or have an approved access via private right-of-way to a public street shown on the plat. Double frontage lots shall be prohibited except where unusual conditions make other designs undesirable.	✓
18.20.040.D	Side lines of lots shall be approximately at right angles, or radial to the street lines.	✓
18.20.040.E	In general, all remnants of lots below minimum size must be added to adjacent lots, rather than allowed to remain as unusable parcels.	✓
18.20.050	Protection or Nuisance Strips are not present where subdivision streets parallel contiguous propert of other owners unless an agreement signed by that adjoining property owner is presented to the Planning Commission prior to the approval of the final plat	✓

✓ The proposed use and plans comply with the applicable standard or the conditions of approval will result in compliance with the standard.

GATEWAY TO LITTLE VALLEY PHASE 2B PLAT

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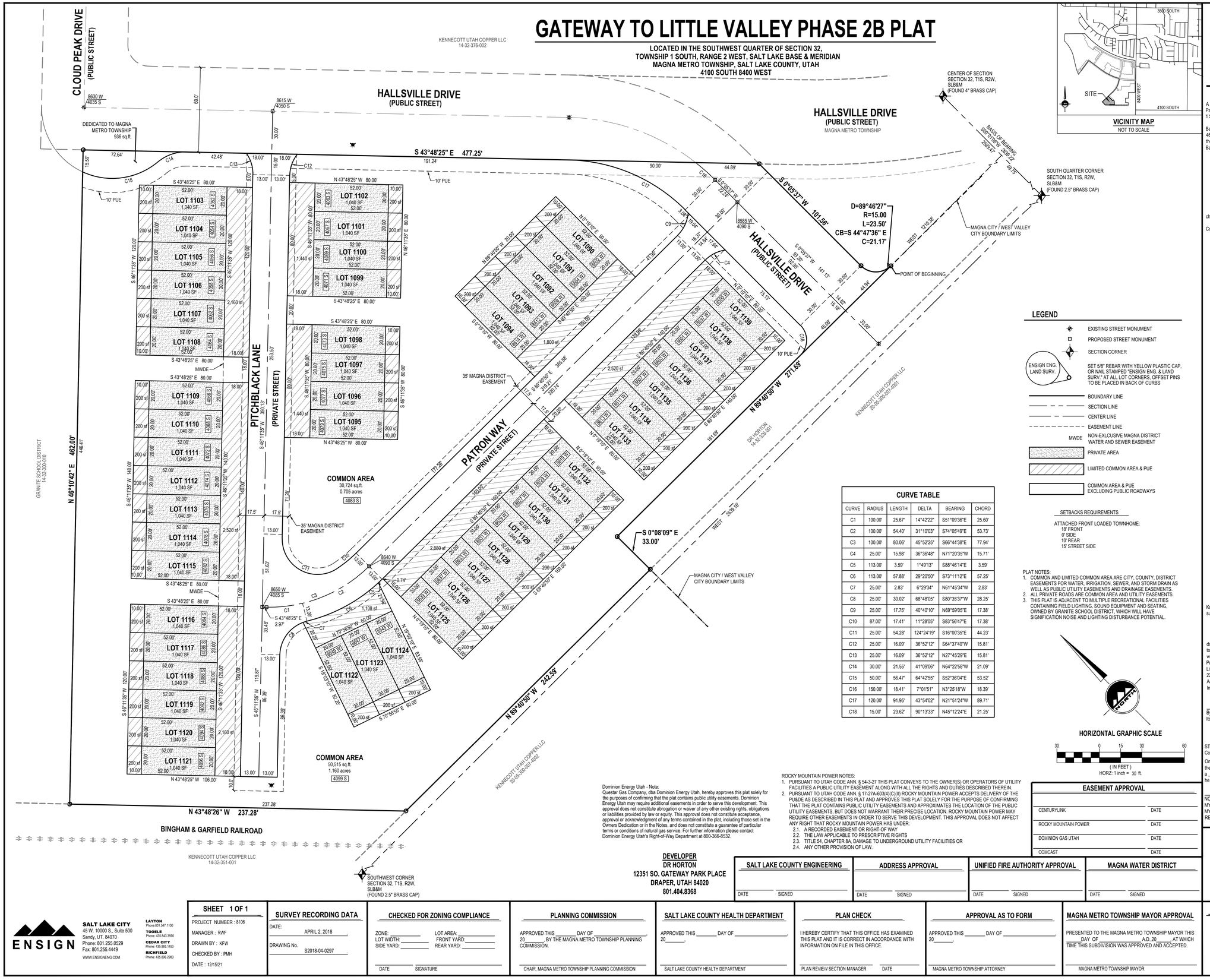

VICINITY MAP
NOT TO SCALE

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	100.00'	25.67'	14°42'22"	S51°09'36"E	25.60'
C2	100.00'	54.40'	31°10'03"	S74°05'49"E	53.73'
C3	100.00'	80.06'	45°52'25"	S66°44'38"E	77.94'
C4	25.00'	15.98'	36°36'48"	N71°20'35"W	15.71'
C5	113.00'	3.59'	1°49'13"	S88°46'14"E	3.59'
C6	113.00'	57.88'	29°20'50"	S73°11'12"E	57.25'
C7	25.00'	2.83'	6°29'34"	N61°45'34"W	2.83'
C8	25.00'	30.02'	68°48'05"	S80°35'37"W	28.25'
C9	25.00'	17.75'	40°40'10"	N69°59'05"E	17.38'
C10	87.00'	17.41'	11°28'05"	S83°56'47"E	17.38'
C11	25.00'	54.28'	124°24'19"	S16°00'35"E	44.23'
C12	25.00'	16.09'	36°52'12"	S64°37'40"W	15.81'
C13	25.00'	16.09'	36°52'12"	N27°45'29"E	15.81'
C14	30.00'	21.55'	41°09'06"	N64°22'58"W	21.09'
C15	50.00'	56.47'	64°42'55"	S52°36'04"E	53.52'
C16	150.00'	18.41'	7°01'51"	N3°25'18"W	18.39'
C17	120.00'	91.95'	43°54'02"	N21°51'24"W	89.71'
C18	15.00'	23.62'	90°13'33"	N45°12'24"E	21.25'

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SETBACKS REQUIREMENTS

ATTACHED FRONT LOADED TOWNHOME:
18' FRONT
0' SIDE
10' REAR
15' STREET SIDE

PLAT NOTES:
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3. THIS PLAT IS ADJACENT TO MULTIPLE RECREATIONAL FACILITIES CONTAINING FIELD LIGHTING, SOUND EQUIPMENT AND SEATING, OWNED BY GRANITE SCHOOL DISTRICT, WHICH WILL HAVE SIGNIFICATION NOISE AND LIGHTING DISTURBANCE POTENTIAL.

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60
(IN FEET)
HORZ: 1 inch = 30 ft.

Dominion Energy Utah - Note:
Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE/DE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   - 2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   - 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   - 2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   - 2.4. ANY OTHER PROVISION OF LAW.

DEVELOPER
DR HORTON
12351 SO. GATEWAY PARK PLACE
DRAPER, UTAH 84020
801.404.8368

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 286882 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the Owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; and that this plat of GATEWAY TO LITTLE VALLEY PHASE 2B PLAT in Magna Metro Township, Salt Lake County, Utah has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the Salt Lake County Recorders Office; I further certify that the requirements of all applicable statutes and ordinance of _____ concerning zoning requirements regarding lot measurements have been complied with.

PROFESSIONAL LAND SURVEYOR
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

DATE

PATRICK M. HARRIS
P.L.S. 286882

BOUNDARY DESCRIPTIONS

A parcel of land being part of Parcel 1 as described in that Special Warranty Deed, recorded at Entry No. 13784972 in Book 11246 at Page 228 in the Office of the Salt Lake County Recorder. Said parcel of land is located in the Southwest Quarter of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian, and is described as follows:

Beginning at a point on the West Valley City Boundary Line as defined on Hercules Annexation to West Valley City, recorded as Entry No. 4603394, in Book 88-3, at Page 21, in the Office of the Salt Lake County Recorder, said point being North 00°01'06" East 39.75 feet along the section line and West 1,210.38 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 West Valley City Boundary Line the following two (2) courses:
(1) North 89°40'50" West 271.69 feet;
(2) South 00°08'09" East 33.00 feet;
thence North 89°40'50" West 242.59 feet;
thence North 43°48'26" West 237.28 feet;
thence North 46°10'42" East 462.00 feet to the Southerly Right-of-Way Line of Hallsville Drive;
thence South 43°48'25" East 477.25 feet along said Southerly Right-of-Way Line;
thence South 00°05'37" West 101.56 feet;
thence Southeasterly 23.50 feet along the arc of a 15.00 foot radius curve to the left (center bears South 89°54'23" East and the chord bears South 44°47'36" East 21.17 feet with a central angle of 89°46'27") to the point of beginning.

Contains 193,949 Square Feet or 4.452 Acres and 50 Units

OWNER'S DEDICATION

Know all men by these presents that I / we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

GATEWAY TO LITTLE VALLEY PHASE 2B PLAT

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. Owner(s) hereby agree to warrant and defend and save the Magna Metro Township harmless against any easements or other encumbrance on a dedicated street which will interfere with the Magna Metro Township's use, maintenance, and operation of the street.
Pursuant to Code 10-9a-604d the owner hereby conveys the Common Area and Private Streets as indicated hereon to
Little Valley Gateway Owners Association, Inc.
2221 East Lamar Boulevard Suite 790
Arlington, Texas 76006
In witness whereof I / we have hereunto set our hand (s) this_____day of_____A.D., 20_____.

By:
Its:

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of Salt Lake

On the _____day of _____, 20_____ A.D., personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he is the _____ of _____, a _____ Corporation, and that within the Owners Dedication was signed in behalf of said Corporation by authority of its bylaws and he acknowledged to me that said _____ executed the same.

NOTARY PUBLIC
MY COMMISSION EXPIRES:_____
MY COMMISSION NUMBER:_____
RESIDING IN_____ COUNTY, UTAH

EASEMENT APPROVAL

CENTURYLINK	DATE
ROCKY MOUNTAIN POWER	DATE
DOMINION GAS UTAH	DATE
COMCAST	DATE

SALT LAKE COUNTY ENGINEERING	ADDRESS APPROVAL	UNIFIED FIRE AUTHORITY APPROVAL	MAGNA WATER DISTRICT
DATE SIGNED	DATE SIGNED	DATE SIGNED	DATE SIGNED

GATEWAY TO LITTLE VALLEY PHASE 2B PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH

ENSIGN

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TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 1	SURVEY RECORDING DATA	CHECKED FOR ZONING COMPLIANCE	PLANNING COMMISSION	SALT LAKE COUNTY HEALTH DEPARTMENT	PLAN CHECK	APPROVAL AS TO FORM	MAGNA METRO TOWNSHIP MAYOR APPROVAL
PROJECT NUMBER : 8106	DATE: APRIL 2, 2018	ZONE: LOT AREA:	APPROVED THIS _____ DAY OF _____, 20_____, BY THE MAGNA METRO TOWNSHIP PLANNING COMMISSION.	APPROVED THIS _____ DAY OF _____, 20_____.	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.	APPROVED THIS _____ DAY OF _____, 20_____.	PRESENTED TO THE MAGNA METRO TOWNSHIP MAYOR THIS _____ DAY OF _____ A.D.,20_____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
MANAGER : RWF	DRAWING No. S2018-04-0297	LOT WIDTH: FRONT YARD:					
DRAWN BY : KFW		SIDE YARD: REAR YARD:					
CHECKED BY : PMH		DATE SIGNATURE	CHAIR, MAGNA METRO TOWNSHIP PLANNING COMMISSION	SALT LAKE COUNTY HEALTH DEPARTMENT	PLAN REVIEW SECTION MANAGER DATE	MAGNA METRO TOWNSHIP ATTORNEY	MAGNA METRO TOWNSHIP MAYOR
DATE : 12/15/21							

RECORDED #

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF : _____
DATE: _____ TIME: _____ BOOK: _____ PAGE:_____
FEES DEPUTY SALT LAKE COUNTY RECORDER