



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.

****AMENDED****

Pursuant to Utah Code Ann. § 52-4-207(5) Chair, Dan Cripps has determined in his capacity as Chair of the Magna Planning Commission that this meeting and/or public hearing will be held electronically without an anchor location given the ongoing Coronavirus disease 2019 (COVID-19) pandemic, which the Chair has determined to present a substantial risk to the health and safety of those who may be present at an anchor location. To participate in the meeting and to make public comments where indicated in the agenda, please use the below webinar instructions.

Location

Join meeting in WebEx

Meeting number (access code): 961 841 420

<https://slco.webex.com/join/wgurr>

Join meeting in WebEx (download available at <https://www.webex.com/downloads.html> for Windows, Android, and Apple devices)

Tap to join from a mobile device (attendees only)

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Join from a video conferencing system or application

Dial wgurr@slco.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Need help? Go to <http://help.webex.com>

**UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-468-6707.
TTY USERS SHOULD CALL 711.**

The 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.

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 drip 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.

**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.

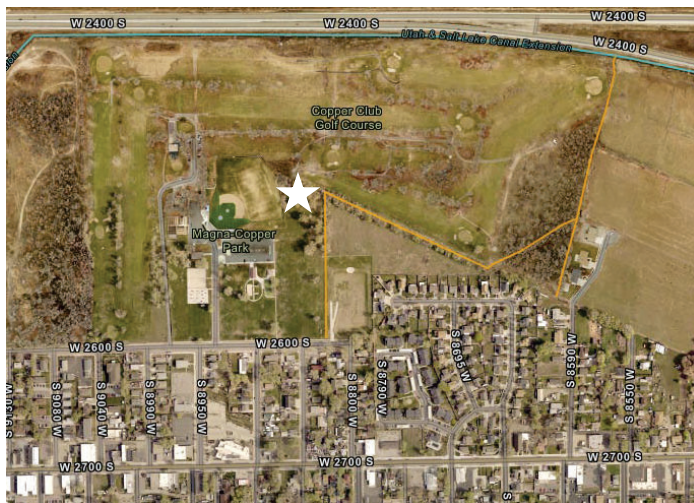
SITE & VICINITY DESCRIPTION (see attached map)

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 be 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

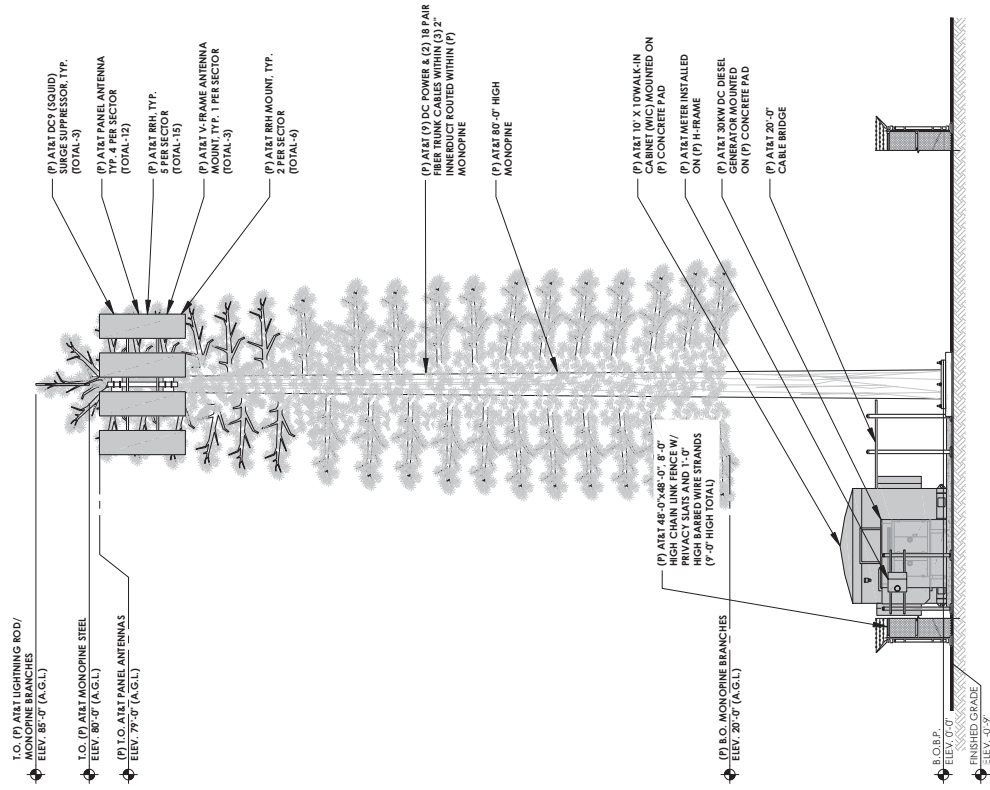
Based on the findings stated above, the MSD Planning Staff recommends that the Magna Metro Township Planning Commission grant Preliminary Approval for a Conditional Use for a Monopine on the subject property with the following conditions:

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.

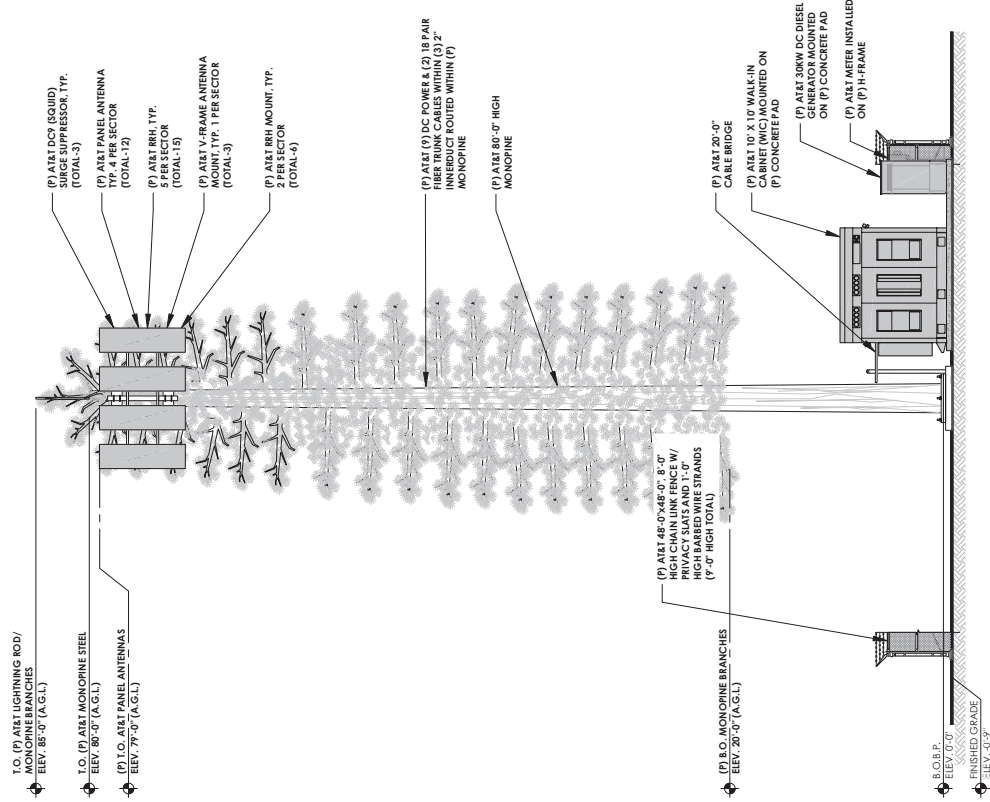
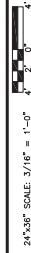
ATTACHMENTS:

Conceptual Site Plan
Enlarged Site Plan & Compound Plan
Elevations

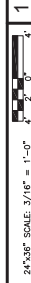




NORTH ELEVATION



EAST ELEVATION

[illegible]



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

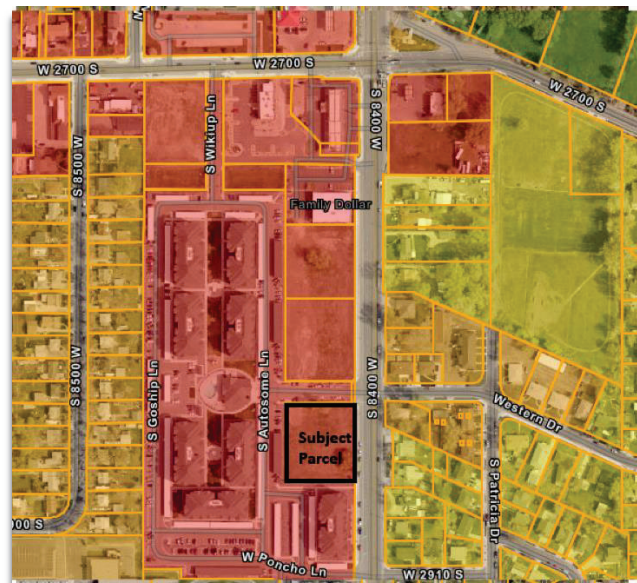
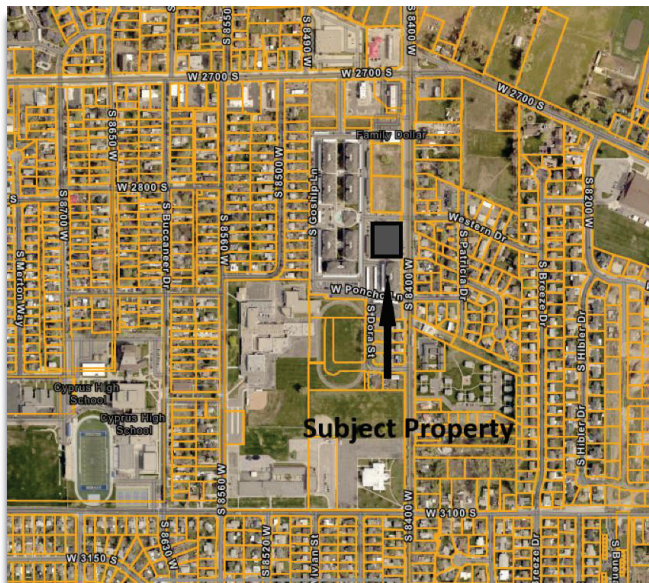
Request: Conditional Use/Site Plan Approval for a Multi-Tenant Commercial Building

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 fulfills 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 fulfills 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 ($9,184 \text{ sf} / (5/1000 = 200) = 45.92$). 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 ordinance 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 of 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

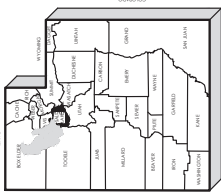
2. Proposed site development plans
3. Proposed Elevations
4. Reviewing Agency Responses and Comments
5. Flangas Crossing PUD (includes the conditions of approval as a note on the plat)

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, liquefaction 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.	

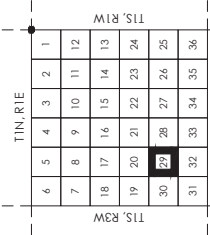
SCALE CONSULTANTS PROJECT ID: 21-016

CHINAR PROPERTIES

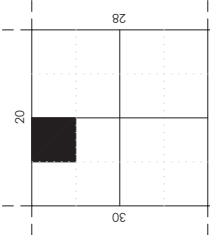
8405 WEST WASHAKIE LANE, MAGNA METRO TOWNSHIP, UTAH
NORTHWEST 1/4 OF SECTION 29, T1S, R2W, SLB&M



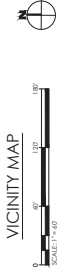
SALT LAKE COUNTY



T1S, R2W, SLB&M.



NW 1/4 - NW 1/4 - SECTION 29



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

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

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
(385) 468-6700

COVER SHEET

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

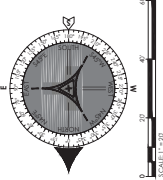
SHEET	DESCRIPTION	REVISION
C000	COVER SHEET	
1.	EXISTING SITE PLAN	
2.	SITE IMPROVEMENT PLAN	
3.	GRADING PLAN	
4.	UTILITY PLAN	
5.	CIVIL DETAILS	
6.		



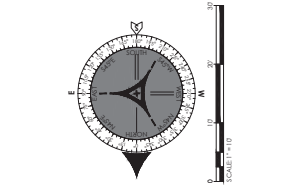
CONSULTANTS
S C L E

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

SCALE CONSULTANTS, P.C.
1831 45th Street
SALT LAKE CITY, UT 84143



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



PLANNING NOTES:
 ZONE: C2 - COMMERCIAL
 LAND USE: MULTITENANT RETAIL

SITE PARKING:
 MULTITENANT RETAIL: 10000' x 9,184 S.F. = 45 STALLS REQUIRED
 45 STALLS PROVIDED
 A.C.A. 10000' 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:
 MONOLITHIC SIDEWALK
 FLARED DRIVE APPROACH
 DETENTION / RETENTION AREA
 DUMPSTER PAD
 ROCK RETAINING WALL

HATCH LEGEND:
 ASPHALT
 CONCRETE
 LANDSCAPE

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

SITE IMPROVEMENT PLAN

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

C100



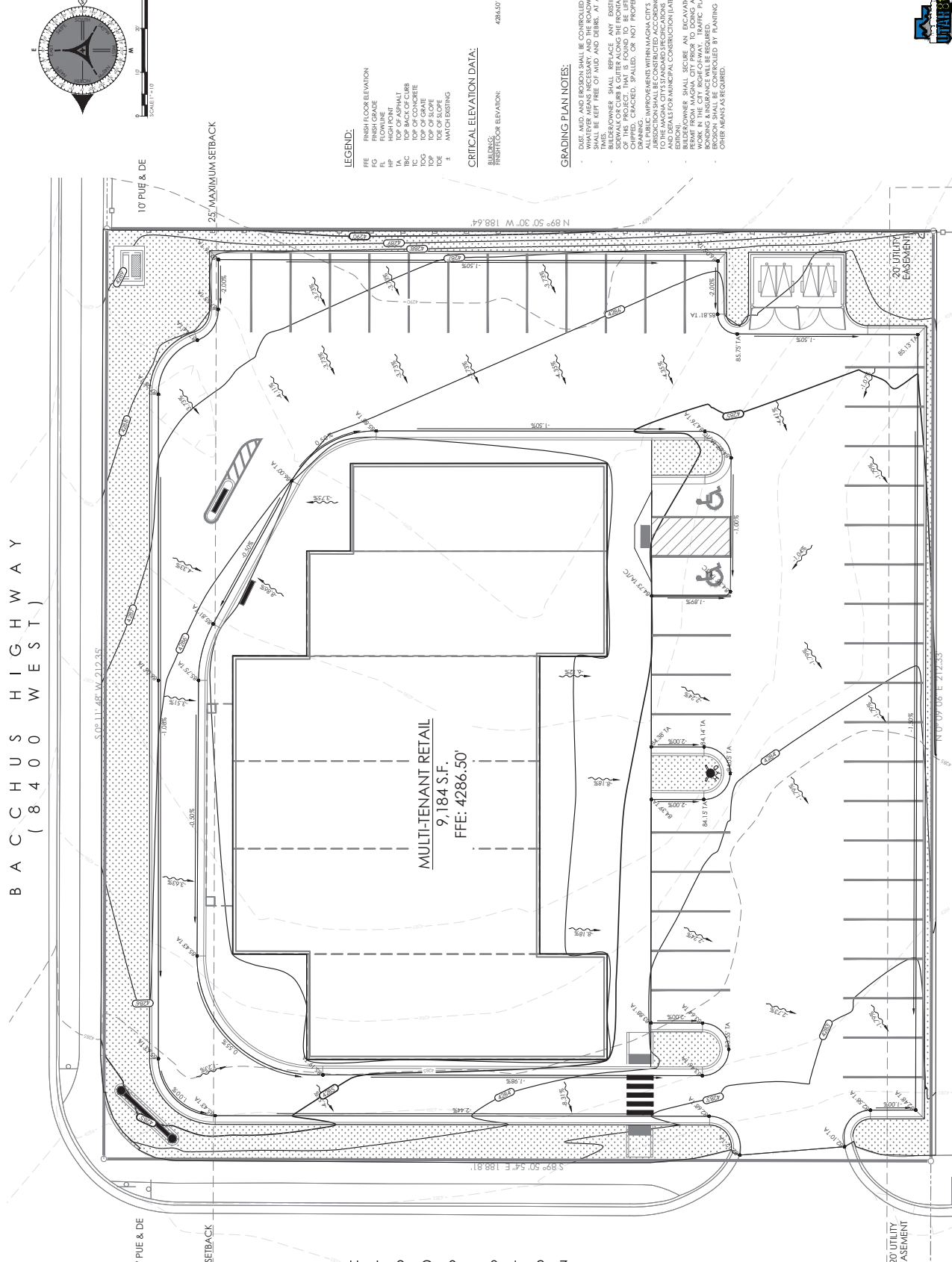
REV	DATE	COMMENT
A	OCT 18, 2021	11% SUBMITTAL
B	DEC 27, 2021	2ND SUBMITTAL

SCALE CONSULTANTS, P.C.
 1831 664 6624
 IRVING, UTAH 84096
 S O U T H
 C O N S U L T A N T S
 E



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

0202



- LEGEND:**
- FFE FINISH FLOOR ELEVATION
 - FG FINISH GRADE
 - HP HIGH POINT
 - TA TOP OF ASPHALT
 - TC TOP OF CONCRETE
 - TOG TOP OF GRADE
 - AS ASH
 - DS DRAINAGE
 - 1 MATCH EXISTING

CRITICAL ELEVATION DATA:

FINISH FLOOR ELEVATION: 4286.50'

GRADING PLAN NOTES:

- DUST AND EROSION SHALL BE CONTROLLED BY WHATEVER MEANS NECESSARY AND THE ROADWAY SHALL BE LEFT FREE OF MUD AND DEBRIS. AT ALL TIMES.
- THE GRADING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MAGNA STANDARD SPECIFICATIONS FOR THIS PROJECT THAT IS FOUND TO BE LATEST EDITION.
- ALL PUBLIC IMPROVEMENTS WITHIN MAGNA CITY'S TO THE MAGNA CITY'S STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION LATEST EDITION SHALL BE USED.
- THE GRADING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MAGNA CITY'S STANDARD SPECIFICATIONS FOR THIS PROJECT THAT IS FOUND TO BE LATEST EDITION.
- WORKING & INSURANCE WILL BE REQUIRED.
- OTHER MEANS AS REQUIRED.

B A C C H U S H I G H W A Y
 (8 4 0 0 W E S T)

2 8 4 0 S O U T H

REV	DATE	COMMENT
A	OCT 18, 2021	11/1 SUBMITTAL
B	DEC 27, 2021	2ND SUBMITTAL

SCOTT A. NELSON

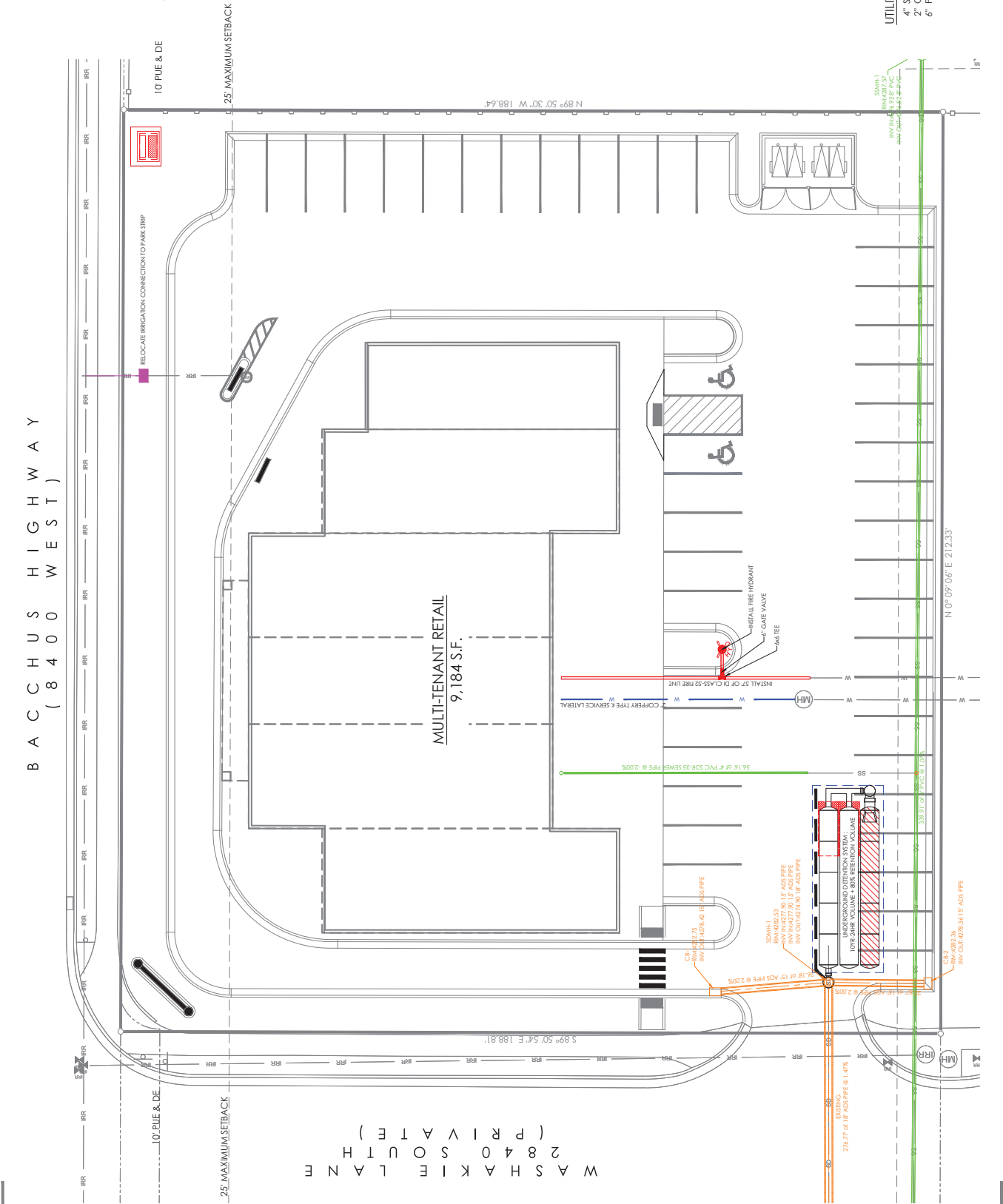
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
LICENSE NO. 12345

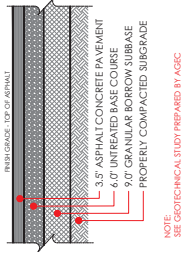
CHINAR PROPERTIES

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

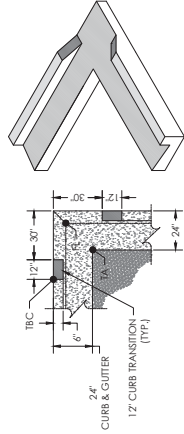
UTILITY PLAN

- UTILITY NOTES:
- 4" SANITARY SEWER
 - 2" CULINARY WATER LINE
 - 6" FIRE LINE

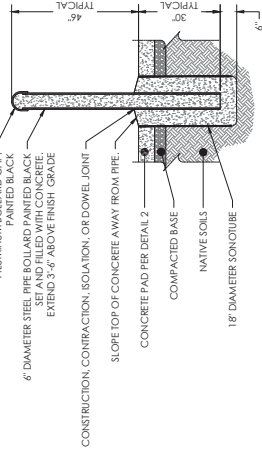




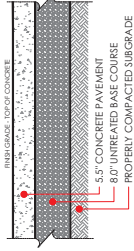
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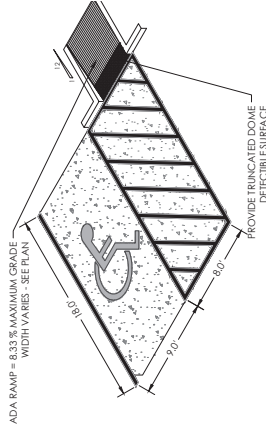
5 STORMWATER CURB CUT
SCALE: NTS



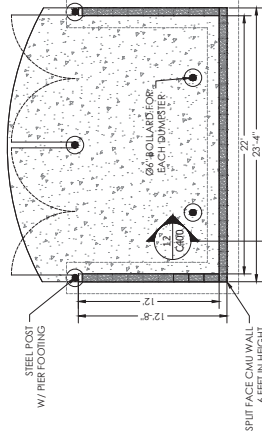
9 STEEL PIPE BOLLARD
SCALE: NTS



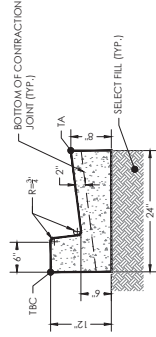
2 CONCRETE PAVEMENT SECTION
SCALE: NTS



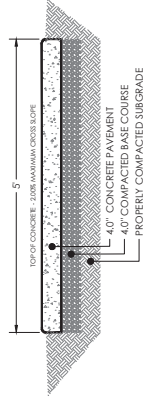
6 ACCESSIBLE ADA RAMP
SCALE: NTS



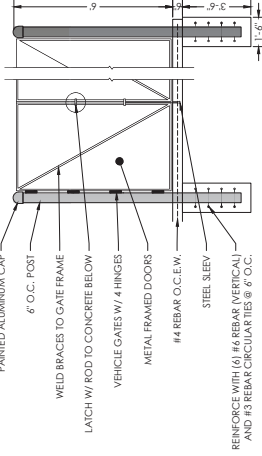
10 TRASH ENCLOSURE PLAN VIEW
SCALE: 1\"/>



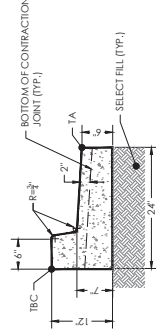
3 24\"/>



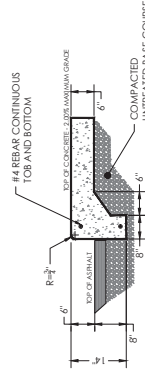
7 STANDARD SIDEWALK
SCALE: NTS



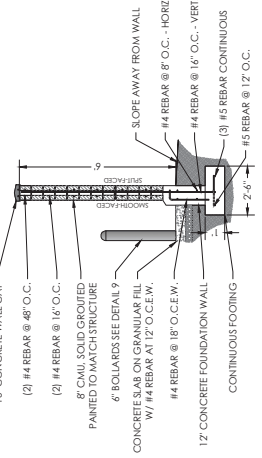
11 TRASH ENCLOSURE - GATE
SCALE: NTS



4 24\"/>



8 THICKENED EDGE SIDEWALK
SCALE: NTS



12 TRASH ENCLOSURE - WALL SECTION
SCALE: NTS

REV	DATE	COMMENT
8	DEC 27, 2021	2ND SUBMITTAL
7		
6		
5		
4		
3		
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1		



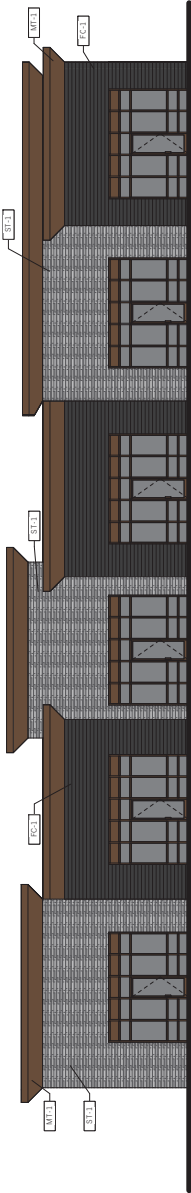
CIVIL DETAILS
CHINAR PROPERTIES
 8405 WEST WASHAKIE LANE (PROPOSED)
 MAGNIA, UTAH
 NW 1/4 SEC 29, T1S, R2W, SL&BM

CHOP

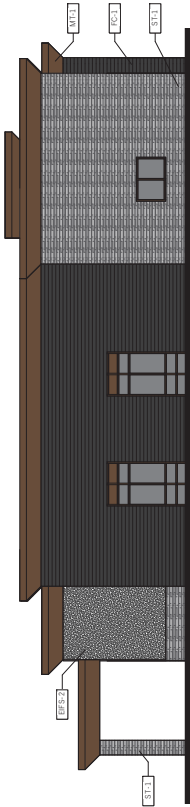
Attachment #3

EXTERIOR MATERIALS

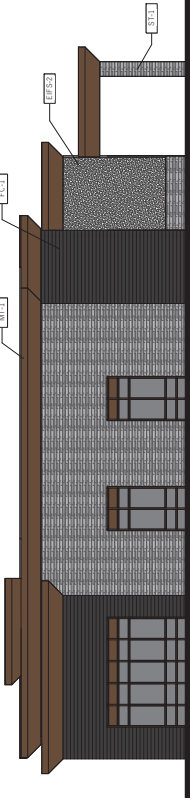
IMAGE	MATERIAL	TAG	STYLE	FINISH COLOR
	STONE VENEER	ST-1	EDGE OR SHIP-LAP	WHITE
	PNEUM CEMENT SIDING	PC-1	6" HORIZONTAL	SMOOTH DARK GRAY
	EPS SIDING	EP-1	PANELED	SMOOTH LIGHT GRAY
	METAL TRIM	MT-1	-	BRONZE



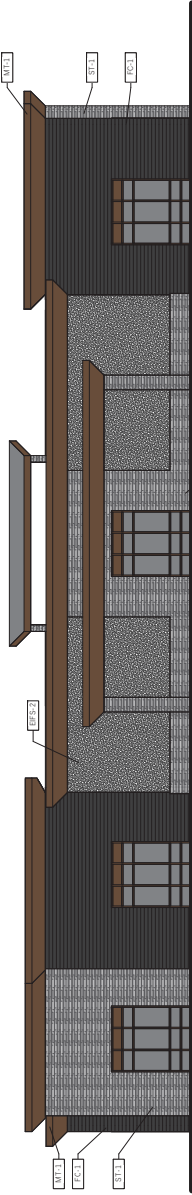
1 WEST ELEVATION
PR 1.4
1/8" = 1'-0"



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



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



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

PR 1.4

ELEVATIONS

MAGNA RETAIL



Issue Date

ATTACHMENT #4
REVIEWING AGENCIES RESPONSE

AGENCY: Planning

DATE: 12.27.2021

RECOMMENDATION: 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

RECOMMENDATION: 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

RECOMMENDATION: Conceptual Approval – Additional Items Required

1. Submit a Geotechnical report including a liquefaction analysis and lateral 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

RECOMMENDATION: Revisions Required

1. Storm drain pipes need to be a minimum of 15" RCP.

ATTACHMENT #4

2. In accordance with the State 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

RECOMMENDATION: Revisions Required

1. Submit signage plan. Will there be any yield/ 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

RECOMMENDATION: 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

RECOMMENDATION: Conceptual Approval

AGENCY: Health Department

DATE: 11.30.2021

RECOMMENDATION: Conceptual Approval

1. Water and Sewer availability letters are required.

AGENCY: Building

DATE: 11.30.2021

RECOMMENDATION: 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

RECOMMENDATION: Conceptual Approval

AGENCY: Addressing

DATE: 11.30.2021

RECOMMENDATION: Conceptual Approval

1. Advise on addressing scheme for a multi-tenant building.



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

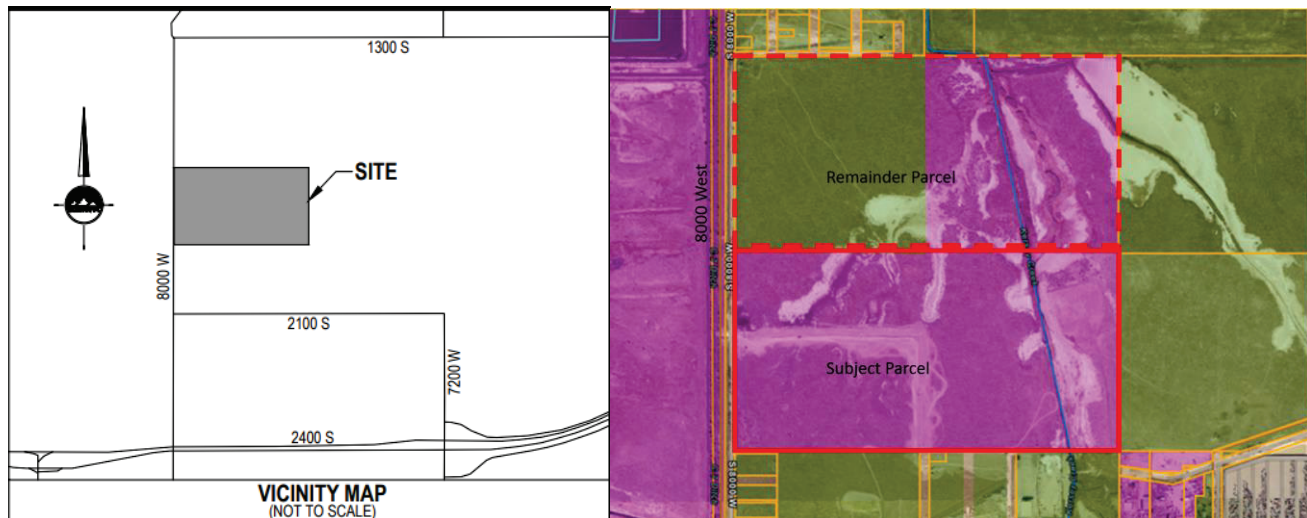
Request: 1 lot subdivision (Dominion Energy Magna LNG Subdivision)

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 recommendation 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 property 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	✓
<div> <div>✓</div> The proposed use and plans comply with the applicable standard or the conditions of approval will result in compliance with the standard. </div>		

ATTACHMENT #3
REVIEWING AGENCIES RESPONSE

AGENCY: Planning DATE: 11.13.2021

RECOMMENDATION: Conceptual Approval – Additional Items Required

1. Add address to plat.

AGENCY: Geology DATE: 11.22.2021

RECOMMENDATION: Conceptual Approval

AGENCY: Grading Review DATE: 11.08.2021

RECOMMENDATION: Conceptual Approval

AGENCY: Urban Hydrology DATE: 11.22.2021

RECOMMENDATION: Conceptual Approval

AGENCY: Traffic DATE: 11.22.2021

RECOMMENDATION: Conceptual Approval

AGENCY: Surveyor DATE: 11.24.2021

RECOMMENDATION: 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

RECOMMENDATION: Conceptual Approval

1. Fire hydrants within 400 feet of all structures

AGENCY: Health Department DATE: 11.15.2021

RECOMMENDATION: Conceptual Approval

AGENCY: Building DATE: 11.19.2021

RECOMMENDATION: 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

RECOMMENDATION: Conceptual Approval

AGENCY: Addressing DATE: 11.24.2021

RECOMMENDATION: 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

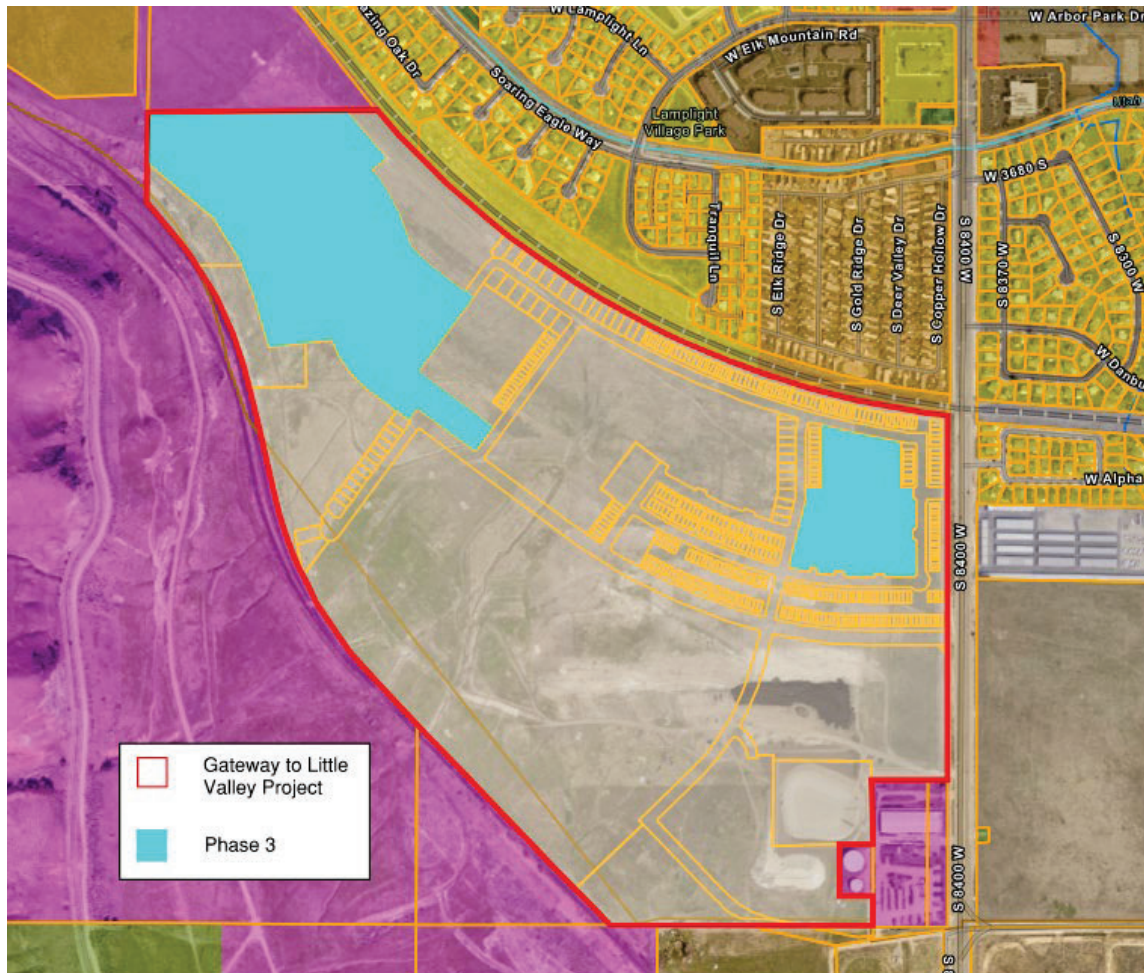
Applicant Name: Korey Kinder (for D.R. Horton)

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 RECOMMENDATION: Conceptual Approval	DATE: 12.28.21
AGENCY: Grading RECOMMENDATION: Conceptual Approval	DATE: 10.8.21
AGENCY: Urban Hydrology RECOMMENDATION: Conceptual Approval	DATE: 12.28.21
AGENCY: Traffic RECOMMENDATION: Conceptual Approval	DATE: 10.18.21
AGENCY: Surveyor RECOMMENDATION: Conceptual Approval	DATE: 11.19.21
AGENCY: Unified Fire Authority RECOMMENDATION: Conceptual Approval	DATE: 11.18.21
AGENCY: Health Department RECOMMENDATION: Conceptual Approval	DATE: 11.18.21
AGENCY: Building RECOMMENDATION: Conceptual Approval	DATE: 12.20.21
AGENCY: Public Works Operations RECOMMENDATION: Conceptual Approval	DATE: 12.14.21

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.

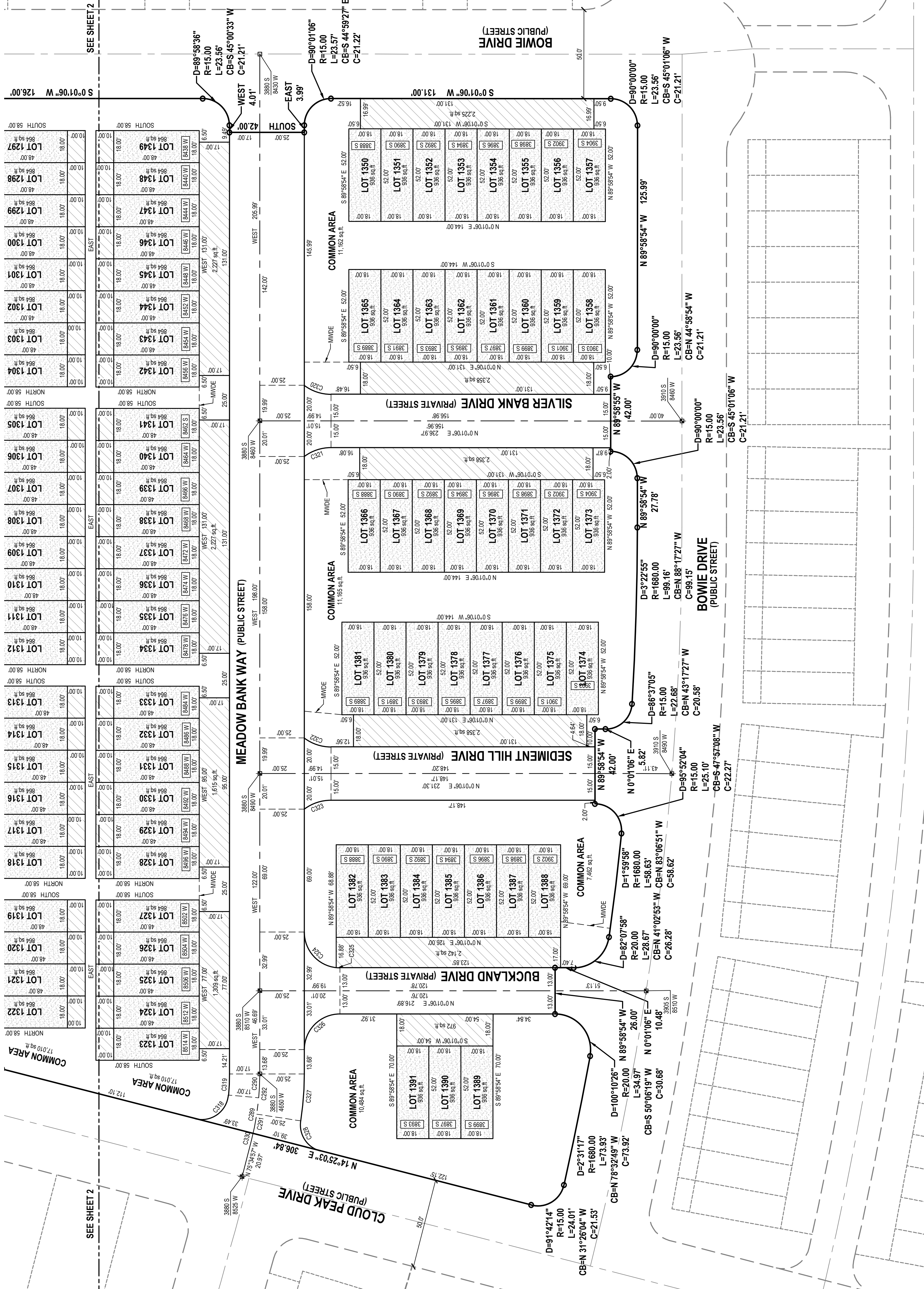
ATTACHMENTS:

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

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 recommendation 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;	✓
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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 property 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	✓
<div> <div>✓</div> <div>The proposed use and plans comply with the applicable standard or the conditions of approval will result in compliance with the standard.</div> </div>		

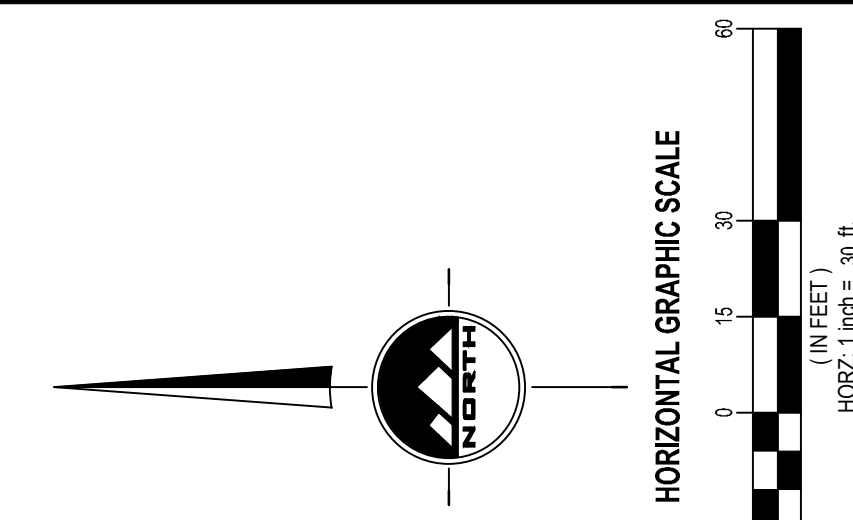
GATEWAY TO LITTLE VALLEY PHASE 3 PLAT

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 TABLE					CURVE TABLE				
CURVE	RADIUS	LENGTH	BEARING	CHORD	CURVE	RADIUS	LENGTH	BEARING	CHORD	CURVE	RADIUS	LENGTH	BEARING	CHORD
C208	791.00	52.01	3°40'02"	N44°48'00"W	52.00	C277	722.00	36.97	74°16'	S16°15'E	36.94	C466	175.00	8.15
C209	275.00	75.17	15°29'45"	N03°00'00"E	74.94	C278	272.00	104.68	22°04'04"	S04°16'16"	104.84	C467	175.00	16.13
C210	15.00	23.76	89°04'33"	S03°24'50"W	21.07	C279	15.00	25.32	88°30'00"	S07°18'30"W	22.42	C468	175.00	8.01
C211	15.00	23.32	89°04'33"	S03°24'50"W	21.07	C280	175.00	30.35	0°59'50"	N07°29'32"E	30.45	C469	175.00	4.01
C212	650.00	384.68	39°08'55"	N16°16'50"W	377.24	C281	113.00	16.81	5°30'16"	N04°14'30"E	16.81	C470	175.00	16.13
C213	500.00	248.05	29°25'48"	S17°50'00"E	245.52	C282	15.00	24.23	92°14'03"	S02°24'00"W	21.68	C471	175.00	8.16
C214	15.00	24.80	94°24'11"	S17°50'11"E	22.07	C283	4562.16	12.63	1°13'41"	S01°41'17"E	10.16	C472	175.00	16.60
C215	15.00	17.17	89°04'33"	N02°21'41"E	16.26	C284	15.00	23.29	89°53'27"	N17°53'02"W	21.02	C473	175.00	11.50
C216	15.00	4.97	18°38'04"	N10°55'00"W	4.84	C285	15.00	23.82	90°07'22"	N18°38'02"E	21.22	C474	175.00	11.50
C217	407.00	371.3	5°13'39"	S20°42'12"E	371.2	C286	35.00	92.34	10°10'27"	S45°38'07"E	92.68	C475	175.00	11.50
C218	407.00	42.00	5°44'45"	S19°13'00"E	41.96	C287	150.00	34.46	34°02'39"	S07°33'55"W	34.38	C476	175.00	16.24
C219	407.00	40.03	5°30'08"	S17°26'42"E	40.02	C288	150.00	27.94	0°40'19"	S27°14'00"W	27.90	C477	175.00	8.24
C220	407.00	40.03	5°30'08"	S06°48'36"	40.02	C289	160.00	27.94	74°43'07"	S08°19'59"E	20.25			
C221	407.00	37.62	5°17'45"	S11°20'37"E	37.61	C290	150.00	11.00	4°12'00"	S19°13'00"E	11.02			
C222	666.00	2.61	0°13'44"	N11°29'52"	2.61	C291	150.00	22.69	9°40'05"	S08°39'57"E	22.67			
C223	650.00	46.40	4°18'53"	N10°48'20"W	49.39	C292	150.00	31.89	0°24'20"	N16°70'06"W	31.89			
C224	650.00	46.40	4°18'53"	N05°23'45"W	49.39	C293	4564.70	16.87	0°30'25"	N17°42'30"W	39.87			
C225	650.00	46.40	4°18'53"	N04°28'50"W	49.39	C294	4564.70	39.87	0°30'25"	N17°42'30"W	39.87			
C226	650.00	46.40	4°18'53"	N10°10'32"W	49.39	C295	4564.70	31.89	0°24'20"	N19°26'50"W	31.89			
C227	650.00	46.40	4°18'53"	N10°20'25"W	49.39	C296	4564.70	39.87	0°30'25"	N19°34'06"W	39.87			
C228	650.00	46.40	4°18'53"	N02°39'18"W	49.39	C297	4564.70	74.64	0°56'58"	S15°58'27"E	74.64			
C229	650.00	46.40	4°18'53"	N06°58'11"W	49.39	C298	15.00	23.46	89°39'46"	N01°17'06"W	21.14			
C230	650.00	46.40	4°18'53"	N01°17'04"W	49.39	C299	160.00	38.36	31°03'39"	S0°35'35"W	38.28			
C231	650.00	46.40	4°18'53"	N03°35'38"W	49.39	C300	15.00	23.56	89°58'52"	S45°00'31"E	21.21			
C232	650.00	2.16	0°11'20"	N03°10'00"W	2.16	C301	15.00	23.57	90°01'05"	S44°59'26"E	21.22			
C233	571.00	43.00	4°18'53"	N03°35'38"W	42.99	C302	125.00	19.94	0°00'00"	S11°10'04"W	8.77			
C234	571.00	43.00	4°18'53"	N01°17'04"W	42.99	C303	125.00	8.76	4°01'21"	S11°10'04"W	8.77			
C235	571.00	43.00	4°18'53"	N02°39'18"W	42.99	C304	15.00	23.45	89°29'35"	S07°53'32"W	21.12			
C236	571.00	43.00	4°18'53"	N06°58'11"W	42.99	C305	4564.70	123.93	1°34'35"	S16°09'56"E	123.93			
C237	571.00	43.00	4°18'53"	N10°20'25"W	42.99	C306	15.00	23.48	89°34'00"	N04°26'26"W	21.14			
C238	571.00	43.00	4°18'53"	N10°10'32"W	42.99	C307	167.00	14.92	5°07'11"	S02°17'48"W	14.92			
C239	571.00	43.00	4°18'53"	N04°28'50"W	42.99	C308	167.00	16.18	5°33'08"	S24°17'39"W	16.18			
C240	571.00	43.00	4°18'53"	N05°23'45"W	42.99	C309	15.00	23.56	89°58'55"	N45°00'31"E	21.21			
C241	571.00	43.00	4°18'53"	N10°48'20"W	42.99	C310	15.00	23.57	90°01'05"	S44°59'26"E	21.22			
C242	571.00	2.27	0°13'44"	N11°29'52"	2.27	C311	125.00	20.77	9°31'02"	S4°48'41"W	20.75			
C243	492.00	46.46	5°17'45"	S1°20'27"E	45.46	C312	125.00	2.91	1°09'07"	S10°09'50"W	2.91			
C244	492.00	48.39	5°20'06"	S06°48'36"	48.37	C313	15.00	23.43	89°29'35"	S05°26'11"W	21.12			
C245	492.00	48.39	5°30'06"	S12°26'42"E	48.37	C314	4564.70	54.69	0°14'44"	S00°09'54"E	54.69			
C246	492.00	50.77	5°44'45"	S19°13'00"E	50.75	C315	15.00	20.97	8°00'03"	S49°55'59"W	19.97			
C247	492.00	50.77	5°44'45"	S30°17'54"E	50.75	C316	265.00	16.17	4°31'05"	N12°53'01"E	16.16			
C248	492.00	243.81	29°23'33"	S19°53'31"E	241.32	C317	265.00	35.35	9°52'52"	N4°57'31"E	35.31			
C249	571.00	389.27	39°03'40"	N16°13'34"W	381.76	C318	15.00	25.99	99°16'57"	S03°13'25"E	22.86			
C250	15.00	22.73	89°04'33"	S19°13'00"W	20.62	C319	133.00	11.92	5°08'00"	S07°29'57"E	11.92			
C251	175.00	16.64	6°06'05"	N17°40'04"W	16.63	C320	25.00	16.08	38°51'00"	S18°26'39"W	15.90			
C252	175.00	18.89	6°13'00"	N07°30'32"E	18.86	C321	25.00	16.08	38°51'00"	S18°26'39"W	15.90			
C253	15.00	20.38	77°50'40"	N19°40'34"W	18.39	C322	25.00	16.08	38°51'00"	S18°26'39"W	15.90			
C254	175.00	33.39	10°55'31"	S49°13'05"E	33.34	C323	25.00	16.08	38°51'00"	N18°23'35"W	15.92			
C255	4662.16	91.56	1°09'59"	S49°15'00"E	91.55	C324	20.00	29.26	81°46'40"	S48°05'40"W	29.72			
C256	15.00	22.83	86°25'46"	N07°37'00"W	20.54	C325	20.00	2.15	6°10'14"	S11°06'13"W	2.15			
C257	125.00	47.04	21°33'42"	N44°22'07"E	46.76	C326	20.00	31.42	9°01'08"	N44°59'27"W	29.28			
C258	15.00	35.32	96°43'00"	S27°29'06"E	22.42	C327	15.00	26.48	9°40'05"	S08°39'57"E	26.48			
C259	357.00	20.88	3°19'11"	S29°27'56"E	20.68	C328	15.00	22.06	84°1'03'03"	S05°32'24"W	20.12			
C260	357.00	55.13	8°50'00"	S17°22'56"E	55.07	C329	791.00	3.05	0°19'16"	S37°43'21"E	3.05			
C261	357.00	55.13	8°50'00"	S02°20'27"E	55.07	C330	150.00	4.03	1°32'27"	S16°21'11"E	4.03			
C262	357.00	37.76	5°24'37"	S17°43'12"E	37.73	C331	4512.16	286.40	3°39'44"	S00°09'55"E	286.36			
C263	765.00	14.54	1°10'46"	N07°42'52"E	14.54	C332	125.00	71.53	32°47'08"	S32°17'27"E	70.55			
C264	765.00	42.00	3°24'31"	N19°34'47"W	41.99	C333	595.00	384.46	24°24'26"	N26°39'07"W	391.49			
C265	765.00	42.00	3°24'31"	N49°59'49"W	41.99	C334	15.00	18.42	0°71'42"	S07°13'35"E	17.28			
C266	765.00	42.00	3°24'31"	N80°23'45"W	41.99	C335	49.00	39.43	4°38'29"	S11°04'57"E	39.42			
C267	260.00	28.21	3°19'00"	N07°30'32"E	28.20	C336	49.00	50.77	5°54'45"	S45°49'05"E	50.75			
C268	260.00	27.69	6°06'05"	N17°40'04"E	27.67	C337	40.00	50.77	5°54'45"	S39°53'05"E	50.75			
C269	791.00	56.86	4°46'40"	N09°04'55"W	65.94	C338	650.00	16.02	1°23'57"	N47°07'25"W	16.02			
C270	791.00	85.35	6°10'57"	N08°22'45"W	85.31	C339	650.00	8.00	0°41'57"	N48°10'26"W	8.00			
C271	791.00	47.86	3°24'31"	N49°59'49"W	47.85	C340	650.00	8.00	0°41'56"	N50°16'13"W	8.00			
C272	791.00	47.86	3°24'31"	N19°34'47"W	47.85	C341	650.00	16.01	1°23'53"	N61°19'07"W	16.00			
C273	791.00	16.29	1°10'46"	N07°42'52"E	16.29	C342	650.00	4.00	5°29'45"	N26°13'37"W	4.00			
C274	791.00	91.07	6°35'32"	N19°59'50"W	90.96	C343	650.00	16.02	1°23'59"	N33°40'10"W	16.02			
C275	272.00	23.71	5°24'37"	S17°43'12"E	23.70	C344	113.00	4.23	1°32'27"	S33°24'16"E	4.23			
C276	272.00	42.00	6°09'50"	S02°20'27"E	41.96	C345	113.00	16.36	5°29'45"	S41°17'05"E	16.36			

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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

SHEET 3 OF 8

PROJECT NUMBER : 8106

MANAGER : RQE

DRAWN BY : KFW

CHECKED BY : PMH

DATE : 12/21

SALT LAKE CITY
45 W. 1000 S., Suite 500
Sandy, UT 84770
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSINGENG.COM

LAYTON
Phone: 801.443.1100
Fax: 801.443.3900
Phone: 353.443.3900

CIDAR CITY
Phone: 05.865.1453

RICHFIELD
Phone: 05.690.2980

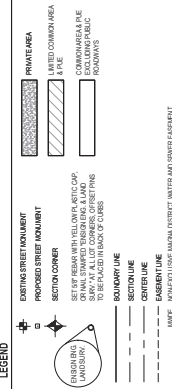
PLAT NOTES:

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.

- TO BE PLACED IN BLOCK OF LOTS
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- WIDE
- NON-EXCLUSIVE MAGNA DISTRICT WATER AND SEWER EASEMENT

MWDE NON-EXCLUSIVE MAGNA DISTRICT WATER AND SEWER EASEMENT

D IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 32,
TO 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

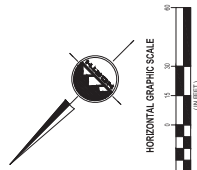


LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 32,
AND THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 31,
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH

SHEET 4 OF 8
PROJECT NUMBER : 8105
MANAGER : RCE
DRAWN BY : KSW
CHECKED BY : PHH
DATE : 11/21

SALT LAKE CITY
45 W 1000 S., Suite 500
Sandy, UT 84070
Phone 801.255.0529
Fax 801.255.4449
WWW.ENSIGN.COM

LATED 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



PROPOSED STREET MONUMENT

SET 5/8" REBAR WITH YELLOW PLASTIC CAP.

TO BE PLACED IN BACK OF CURBS

CENTER LINE

NON-EXCLUSIVE



PRIVATE AREA

WYOMING

NONOCTOBER

D D SEWER EASEMENT

PLAT NOTES

1. COMMON AND LIMITED COMMON ARE: CITY, COUNTY, DISTRICT EASEMENTS FOR WATER, IRRIGATION, SEWER AND STORMDRAIN AS WELL AS PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENTS.
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3. ALL DRIVEWAYS WILL BE REQUIRED TO FACE THE INNER STREETS.

DEVELOPER
DR HORTON
12351 SO. GATEWAY PARK
DRAPER, ILL 61014

**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

SHEET 60F8
PROJECT NUMBER: 8105
MANAGER: RCE
DRAWN BY: KFW
CHECKED BY: PMH
DATE: 11/2/21

ENSIGN

SALT LAKE CITY
45 W. 1000 S. SUITE 500
PO BOX 100
PH (801) 255-0529
FAX (801) 255-4449

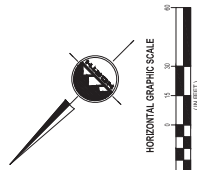
CRANE CITY
PO BOX 100
PH (801) 255-1462
FAX (801) 255-4449

LAFTON
PO BOX 100
PH (801) 255-1411
FAX (801) 255-4449

IN WAREHOUSES CLOSE

RECORDED & INDEXED _____
 COUNTY OF SALT LAKE, UTAH
 DEPUTY SALT LAKE COUNTY RECORDER

ATED 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



PLAT NOTES:

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2. ALL PRIVATE ROADS ARE COMMON HARBOR AND A UTILITY EASEMENT.
3. ALL DRIVEWAYS WILL BE REQUIRED TO FACE THE INNER STREETS.

SHEET 7 OF 8
PROJECT NUMBER : 8105
MANAGER : RCE
DRAWN BY : KFW
CHECKED BY : PHH
DATE : 11/3/21

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

SALT LAKE CITY
 1000 W. 200 S.
 Salt Lake City, UT 84119
 Phone 801.255.6529
 Fax 801.255.4443
 WWW.ENGLISH.COM

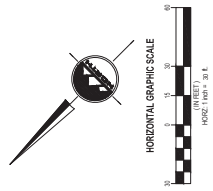
ENGLISH

LAFAYETTE
 1000 W. 200 S.
 Salt Lake City, UT 84119
CEAR CITY
WHEEL
 Phone 410.228.2813

SHEET 7 OF 8

PROJECT NUMBER: 8105
MANAGER: RCE
DRAWN BY: KIW
CHECKED BY: PAM
DATE: 11/3/21

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



PLAT NOTES:

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SHEET 8 OF 8

PROJECT NUMBER: 3105

MANAGER: RDE

DRAWN BY: KSW

CHECKED BY: PMH

DATE: 11/3/21

STATE OF UTAH
REQUEST OF :
DATE:
BY:



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

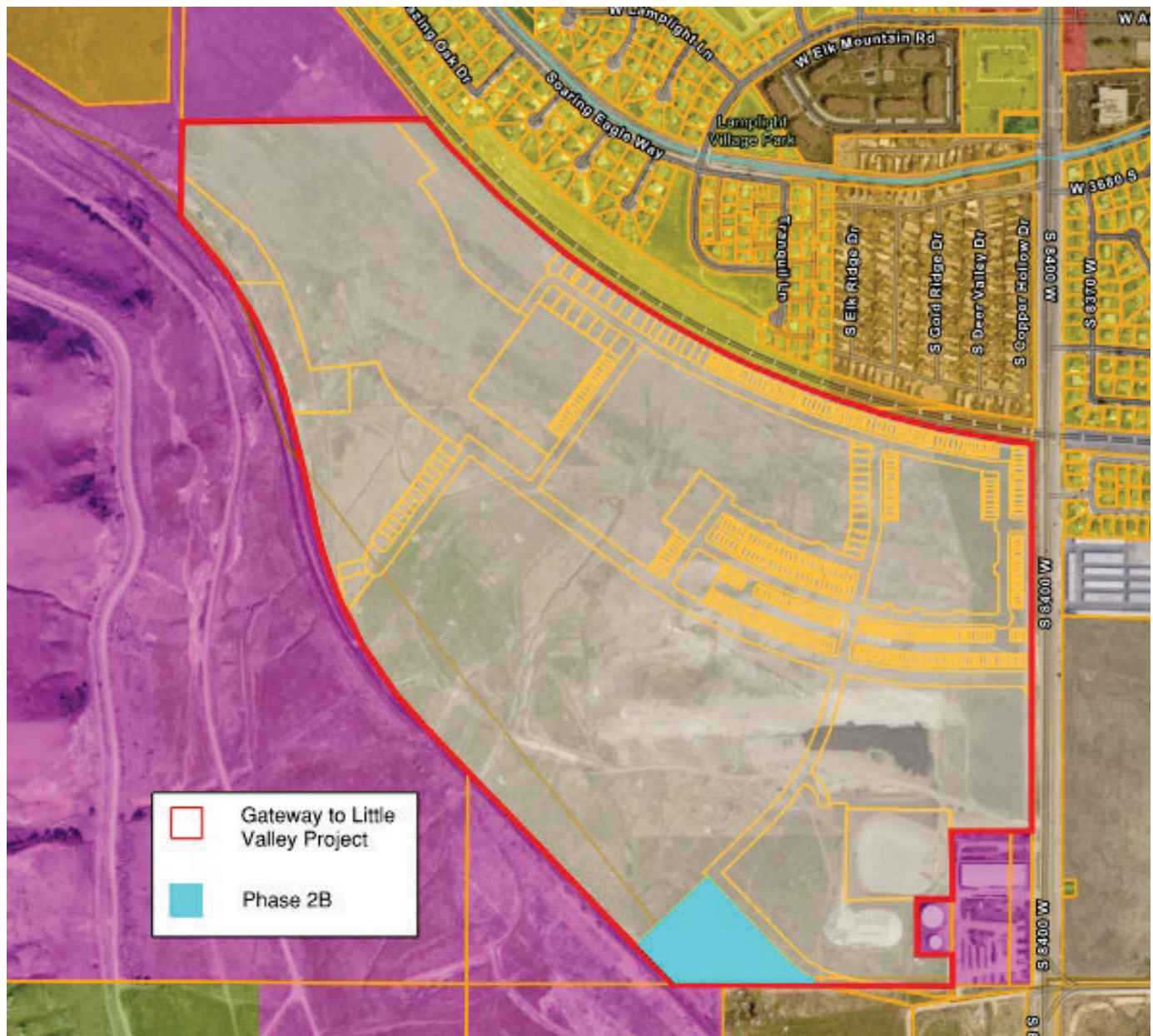
Applicant Name: Korey Kinder (for D.R. Horton)

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
RECOMMENDATION: Conceptual Approval	
AGENCY: Grading	DATE: 12.29.21
RECOMMENDATION: Conceptual Approval	
AGENCY: Urban Hydrology	DATE: 12.28.21
RECOMMENDATION: Conceptual Approval	
AGENCY: Traffic	DATE: 12.28.21
RECOMMENDATION: Conceptual Approval	
AGENCY: Surveyor	DATE: 12.16.21
RECOMMENDATION: Conceptual Approval	
AGENCY: Unified Fire Authority	DATE: 12.20.21
RECOMMENDATION: Conceptual Approval	
AGENCY: Health Department	DATE: 12.20.21
RECOMMENDATION: Conceptual Approval	
AGENCY: Building	DATE: 12.20.21
RECOMMENDATION: Conceptual Approval	
AGENCY: Public Works Operations	DATE: 12.20.21

RECOMMENDATION: 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 recommendation 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 property 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	✓
<div> <div>✓</div> The proposed use and plans comply with the applicable standard or the conditions of approval will result in compliance with the standard. </div>		

