



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, February 10, 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>

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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) Approval of the January 13, 2022 Planning Commission Meeting Minutes.
(Motion/Voting)
- 2) Overview of annual and periodic training requirements for planning commission members. **Presenter:** Jay Springer, Attorney.
- 3) Other Business Items. (As Needed)

PUBLIC HEARING

REZ2021-000474: William Ford is requesting approval to rezone 0.36 acre of property to the R-M (Multi-Family Residential) zone. **Location:** 2645-2651 South 8900 West. **Current Zone:** R-2-6.5 (Medium Density Residential). **Planner:** Molly Gaughran (Motion/Voting).

The Planning Commission will act on the proposed Public Hearing item after taking comments from the public during their respective public hearings. Public comments will be provided pursuant to the planning commissions' rules of conduct. Public comments will be limited to three minutes per person. The public is also invited to review and inspect the proposed ordinances at <https://www.utah.gov/pmn/index.html> under the respective Planning Commissions' agendas.

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.

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MEETING MINUTE SUMMARY MAGNA PLANNING COMMISSION MEETING Thursday, January 13, 2022 6:30 p.m.

Approximate meeting length: 1 hour 22 minutes

Number of public in attendance: 13

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
Brian Tucker	x	x
Shad Cook	x	x
Molly Gaughran	x	x
Melissa Anderson	x	x
Jay Springer	x	x

BUSINESS MEETING

Meeting began at – 6:30 p.m.

1) Election of Chair and Vice Chair 2022. (Motion/Voting)

Election of Chair for 2022

Motion: To nominate Commissioner Cripps as Chair for 2022, Commissioner Cripps accepted that nomination.

Motion by: Commissioner Richards

2nd by: Commissioner Weight

Vote: Commissioners voted unanimous in favor (of commissioners present)

Election of Vice Chair for 2022

Motion: To nominate Commissioner Weight as Vice Chair for 2022, Commissioner Weight accepted that nomination.

Motion by: Commissioner Richards

2nd by: Commissioner Cripps

Vote: Commissioners voted unanimous in favor (of commissioners present)

2) 2022 Planning Commission Meeting Schedule for Approval. (Motion/Voting)

Motion: To approve the 2022 Planning Commission Meeting Schedule as presented.

Motion by: Commissioner Richards

2nd by: Commissioner Weight

Vote: Commissioners voted unanimous in favor (of commissioners present)

- 3) Approval of the December 9, 2021 Planning Commission Meeting minutes. (Motion/Voting)

Motion: To approve the December 9, 2021 Planning Commission Meeting minutes as presented with one amendment.

Motion by: Commissioner Richards

2nd by: Commissioner Elieson

Vote: Commissioners voted unanimous in favor (of commissioners present)

- 4) Other Business Items (as needed)

Mr. Springer said there will be an overview of upcoming trainings and coordinate training for active legislative sessions. Commissioner Elieson said he received four hours training with Salt Lake County. Commissioner Richards said he went to Fall APA Conference and if counts towards this year. Mr. Springer said new law came into effect and will need new training.

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

LAND USE APPLICATION(S)

Meetings began at – 6:41 p.m.

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)

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 Molly Gaughran provided an analysis of the Staff Report.

Commissioners and staff had a brief discussion regarding the height, surrounding height of lights and trees, and Kennecott lease.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Richard Lee

Address: 185 South 1970 East, Heber

Comments: Mr. Lee said light poles are 8 feet, looked at collocating on them. Didn't appear they would be sound, looked at location, technical to resolve, liquefaction issues and providing test results. 80 feet requesting, height is an advantage, more and better coverage, fill in a gap in coverage and would allow more efficiently and effectively.

Commissioner Richards said downfall and trees and trash, will the area be cleaned up. Mr. Lee said will clean up immediate area, swath of trees separating the park and golf course. Commissioner Richards said to the east, working on proposed dog park. Mr. Lee said reasonable and need to extend clean up, within

reason. Commissioner Everett asked about the extra 20 feet, asked if can draw the surrounding area to benefit in the additional 20 feet. Mr. Lee said it would be plotted out and can request that.

Commissioner Richards motioned to open the public meeting, Commissioner Weight 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 had a brief discussion regarding color and monopine, over monopole.

Motion: To approve application #CUP2021-000449 for AT&T requesting conditional use approval for an 80-foot monopine (stealth monopole facility) proposed to be located in Copper Club Golf Course with staff recommendations.

Motion by: Commissioner Richards

2nd by: Commissioner Elieson

Vote: Commissioners voted unanimous in favor (of commissioners present)

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)

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 Brian Tucker provided an analysis of the Staff Report.

Commissioners and staff had a brief discussion regarding fencing, trees, parking, sign height and building signage.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Greg Wilson

Address: 13759 Admiral Drive, Riverton

Comments: Mr. Wilson said pleasure working with staff, exchange site plans.

Speaker # 2: Applicant

Name: Gordon Jacobson

Address: 183 North 100 West, Alpine

Comments: Mr. Jacobson said it is a great opportunity to support Magna, interest in potential tenants. Recognize with apartment complex, need for additional parking, and may have conflict in the future. Parking ratio, anticipating a drive-thru tenant, essentially a drive thru will function as additional parking stalls and allows business to transact and potential 15 additional cars in the queue and functionally overparked. Berm between 8400 and business, may impact by visibility.

Commissioner Richards said doesn't see a problem not putting a berm or a wall. Commissioner Cripps said a wall would create the barrier. Mr. Jacobson said a three-foot berm isn't an obstacle. Good location for growth and development.

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

Speaker # 3: Citizen

Name: Jordan Bateman

Address: 2631 South Titanium Drive, Magna

Comments: Mr. Bateman said he is a possible tenant, open barber shop. Concern is crosswalk, become a dangerous crossing and is there a plan to have upgraded.

Commissioner Richards said not that he is aware, because it's so close to 2700.

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

PUBLIC PORTION OF MEETING CLOSED

Commissioners and counsel had a brief discussion regarding berm, no wall at least on east and north side, maybe along west and south, request no parking on 8400 west, overhang, 45 parking stalls and mobile queue.

Motion: To approve application #CUP2021-000477 for Chinar Properties QOZB requesting approval of a conditional use permit for a site development plan for a 5-unit multi-tenant commercial building with staff recommendation with inclusion of berm on east and north areas.

Motion by: Commissioner Richards

2nd by: Commissioner Elieson

Vote: Commissioners voted unanimous in favor (of commissioners present)

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)

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 Brian Tucker provided an analysis of the Staff Report.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Will Radford

Address: 10234 West Country wood Drive, Sandy

Comments: Mr. Radford said subdividing and conditional use requires three improvements, will only have to run street improvements up to develop. Other lot will be a buffer space undeveloped.

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

Motion: To approve application #SUB2021-000442 for Dominion Energy is requesting approval of a 1 lot subdivision, creating a separate lot for Dominion's LNG Facility with staff recommendation.

Motion by: Commissioner Weight

2nd by: Commissioner Richards

Vote: Commissioners voted unanimous in favor (of commissioners present)

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)

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 Shad Cook provided an analysis of the Staff Report.

Commissioners and staff had a brief discussion regarding Wasatch Waste and total lots.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Korey Kinder

Address: 12351 Gateway Parkway, Draper

Comments: Mr. Kinder said total 281 of units for phase 3. Public roads are typical roads and private is access for rear load town homes. HOA working with waste station and will be resolved.

Commissioner Richards said Wasatch Waste wasn't aware.

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 had a brief discussion regarding area between the townhomes.

Motion: To approve application #PUD2021-000353 for D.R. Horton requesting approval of the proposed Gateway to Little Valley Phase 3 Preliminary Plat. The plat contains 109 Lots and 43 Units with staff recommendations.

Motion by: Commissioner Weight

2nd by: Commissioner Richards

Vote: Commissioners voted unanimous in favor (of commissioners present)

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 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 Shad Cook provided an analysis of the Staff Report.

Commissioners had a brief discussion regarding extending 4100.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Korey Kinder

Address: 12351 Gateway Parkway, Draper

Comments: Mr. Kinder said required to go straight with 4100 S and elbow turns in to 4100 S. West Valley section is controlled, told could not build a curved road and redesigned to accommodate the change. The interior roads are private. Access to the school off 4100 is public.

Commissioner Richards asked about open area. Mr. Kinder said there is a community area, but isn't certain of what, but will be heavily landscaped.

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

Motion: To approve application #PUD2020-000052 for D.R. Horton requesting approval of the proposed Gateway to Little Valley Phase 2B Preliminary Plat. The plat contains 50 units with staff recommendations.

Motion by: Commissioner Weight

2nd by: Commissioner Elieson

Vote: Commissioners voted unanimous in favor (of commissioners present)

Commissioner Richards motioned to adjourn, Commissioner Elieson seconded that motion. Confirmed February meeting and training discussion.

MEETING ADJOURNED

Time Adjourned – 7:52 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

msd.utah.gov**File # REZ2021-000474**

Rezone Summary and Recommendation

Public Body	Magna Metro Township Planning Commission
Parcel ID	14-19-478-004-0000; 14-19-478-003-0000
Property Address	2645-2651 South 8900 West, Magna, 84044
Request	Rezone to R-M
Applicant	William R. Ford (Representing)
Meeting Date	February 10, 2022
Current Zone	R-2-6.5
MSD Planner	Molly Gaughran

PROJECT DESCRIPTION

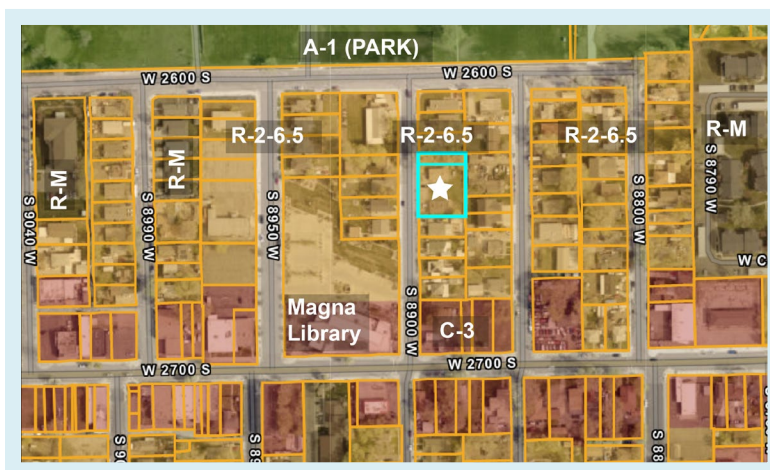
The applicant, William Ford, is requesting to rezone two parcels located at 2645-2651 South 8900 West, from R-2-6.5 (Medium Density Residential) to R-M (High-Density Residential). A rezone of the property would allow the property to be developed at a higher density.

The applicant proposes to combine the lots and develop eight residential units on the subject property. The subject property is approximately 0.36 acre of land—the northern parcel being 0.06 acre and the southern parcel being 0.30 acre, more or less.

SITE & VICINITY DESCRIPTION

The subject property is between 2600 South and 2700 South (Magna Main Street) on 8900 West Street. R-2-6.5 (Medium Density Residential) is the current zoning of the property, adjacent properties, and the majority of the surrounding neighborhood. Half of a block to the south of the property is Magna Main Street (C-3 zone, primarily) and the Magna Library. Half of a block to the north is Magna-Copper Park (A-1 zone).

The current land use on the subject property is residential, containing two duplexes for a total of four dwelling units. Most of the surrounding land uses are single-family residential, although there are several duplexes on surrounding streets. There are 12 properties in the neighborhood north of Magna Main Street that are zoned R-M with a range of densities from approximately 8 units/acre to 36 units/acre. The average density for properties zoned R-M in the area is 15 units/acre.



Aerial parcel image and neighborhood vicinity of the subject property.

ISSUES OF CONCERN/PROPOSED MITIGATION

From a planning perspective, one concern with a rezone of this property to R-M, would be the allowance in the zone for a building to be up to 75 feet in height. The applicant does not propose a development of this height, but it would be allowed per the zoning code. A proposed mitigation is to utilize code section 19.90.060 to restrict the height of any development on this property to 35'. This would ensure development that is proposed on the site is to a compatible scale of the surrounding neighborhood, which has a maximum structure height of 35'.

Similarly, another concern with a rezone of this property to R-M, is the commercial permitted and conditional uses allowed in the R-M zone that may not be compatible with surrounding land uses. A proposed mitigation could be to utilize the same code section, 19.90.060, to prohibit commercial uses on the property, with the exception of home businesses.

NEIGHBORHOOD RESPONSE

No neighborhood response has been received at the writing of this report.

GENERAL PLAN

The General Plan (2021) calls for both neighborhood stabilization and an upgrade to buildings and infill opportunities in the area. A rezone of this property complies with the General Plan, but the General Plan is neither strongly supportive nor strongly dissuading of such. A rezone would increase the density for the subject property, but would not dramatically change the density of the neighborhood, and would allow for a redevelopment project that could help to meet infill and redevelopment goals of the area. Below are specific sections of the General Plan in reference to this area of Magna.

Request: Rezone R-2-6.5 to R-M

The Historic Neighborhoods Area

Magna Metro Township General Plan (2021) states the following regarding the neighborhood of the subject property:

This area has the highest residential neighborhood densities in the Municipality at approximately 7 dwelling units per acre. Future development opportunities include possible development of the existing Cyprus High School site and limited infill opportunities. The most prevalent zoning designations are R-1-6 and R-2-6.5. Additionally, there is a multi-family residential development that is in an area zoned C-2 – Commercial.

Magna Metro Township General Plan (2021) states the following for Future Land Use Considerations and Recommendations for the area:

Provide for infill and replacement housing:

- *Review current zoning and development provisions to ensure that infill and replacement housing is context sensitive*
- *Ensure zoning and development provisions ensure building mass, height, roof type and building materials are consistent with the surrounding neighborhood when the proposed project is located within an existing neighborhood*

The Future Land Use Map

The subject property is located in the Neighborhood Stabilization Area of the Future Land Use Map.

Implementation & Work Plan

NO.	ACTION	IMMEDIATE	2-5 YEARS	5+ YEARS	LEAD AGENCY / ORGANIZATION
Area 5: The Historic Neighborhoods Area (South of SR-201 to 3100 South, between 8400 West and western boundary)					
40	Implement Magna Main Street Catalytic Area strategies (above)	✓			Planning Commission
41	Continue to pursue and implement grants and opportunities to stabilize and upgrade buildings on Magna Main Street and in the Old Magna Neighborhood	✓	✓		MSD/ Planning Commission/ Magna Council
42	Work with Granite School District to identify a strategy for future use of the Cyprus High School Catalytic Area	✓			Magna Council
43	Advance efforts to capitalize on recently established historic district status	✓	✓		Magna Council
44	Create a study group to evaluate the expansion of the historic district to include part or all of the Old Magna Neighborhood	✓			Magna Council
45	Consider adoption of design guidelines for infill and replacement housing in the Old Magna Neighborhood to ensure preservation of the historic character of the area	✓			Planning Commission
46	Identify sources of funding to address gaps in sidewalk infrastructure as identified in the 2020 Magna Metro Township Transportation Master Plan.	✓			Magna Council
47	Identify sources of funding to address storm drainage needs in the Old Magna Neighborhood	✓			Magna Council
48	Increase code enforcement to ensure housing stock stability and enhance community pride.	✓			MSD
49	Identify funding source to improve former recreation center site as a neighborhood park	✓			Magna Council

PLANNING STAFF ANALYSIS

19.90.060 Conditions To Zoning Map Amendment

1. In order to provide more specific land use designations and land development suitability; to insure that proposed development is compatible with surrounding neighborhoods; and to provide notice to property owners of limitations and requirements for development of property, conditions may be attached to any zoning map amendment which limit or restrict the following:

- 1. Uses.*
- 2. Dwelling unit density.*
- 3. Building square footage.*
- 4. Height of structures.*

2. A zoning map amendment attaching any of the conditions set forth in subsection A shall be designated ZC after the zoning classification on the zoning map and any such conditions shall be placed on record with the planning commission and recorded with the county recorder.

3. In the event any zoning condition is declared invalid by a court of competent jurisdiction, then the entire zoning map amendment shall be void. Any deletion in or change to zoning condition shall be considered an amendment to the zoning ordinance and shall be subject to the requirements of this chapter.

19.90.030 Determination Of Council

The county [Magna Metro Township] council, after review of the recommendation of the planning commission, may approve, deny, alter, or remand for further review and consideration any application for zone change referred to the council by the planning commission.

19.44 R-M Residential Zone / 19.32 R-2-6.5 Medium Density Residential

Permitted Uses; Conditional Uses

Conditional uses allowed in the R-M zone that are not allowed in the R-2-6.5 zone are the following: Airport; Apartments; Apartments for elderly persons; Banks; Bed and breakfast homestay (provided it is located on a lot which has a minimum area of ten thousand square feet); Bed and breakfast inn, which may include conference meeting rooms; Boardinghouse; Electrolysis of hair; Gymnastics, dance, dramatic, cosmetic, modeling and art studios for instructional purposes only; Hospital; Hotel; Lodging house; Massage (every massage technician shall be licensed by the state); Medical, optical and dental laboratories, but not to include the manufacture of pharmaceutical or other products for general sale or distribution, and also not to include the use of animals; Mobile home park; Nursing home; Office, business and/or professional; Parking lot; Rail transit mixed-use (provided it meets certain requirements); Reception center and/or wedding chapel; Reiki business (provided it meets certain requirements); Residential development with any number of dwelling units per structure per lot, pursuant to Section 19.44.040; Shared parking; and Tanning studio.

- ➔ **Finding:** The existing development complies with both zones. Compliance with allowed uses in the zone would be confirmed during the Land Use Permit phase for any new development. An eight-unit dwelling would be allowed as a Conditional Use, requiring the conditional use procedures as outlined in Chapter 19.84 Conditional Uses.

Other Requirements

REQUIREMENT	EXISTING ZONE (R-2-6.5)	PROPOSED ZONE (R-M)
MINIMUM LOT AREA	4,000 square feet for a lot containing 1 unit of a two-family dwelling. 6,000 square feet for a single-family dwelling. 6,500 square feet for a two-family dwelling. 8,000 square feet for any other main building.	5,000 square feet for each one-family dwelling, with 750 additional square feet for each additional dwelling unit in a dwelling structure having more than one dwelling unit.
MINIMUM LOT WIDTH	60 feet at a distance 25 feet from the front lot line.	50 feet at a distance 25 feet back from the front lot line.
FRONT YARD	25 feet.	25 feet.
SIDE YARD (INTERIOR)	8 feet.	For dwellings, 8 feet minimum for each side and 18 feet minimum for both side yards. 20 feet minimum for each side for other main buildings.
REAR YARD	15 feet with garage/ 30 feet without garage.	30 feet.
BUILDING HEIGHT	35 feet. 20 feet for accessory buildings.	Six stories or 75 feet. 20 feet for accessory buildings.
COVERAGE RESTRICTIONS	No accessory building or group of accessory buildings shall cover more than twenty-five percent of the rear yard.	No accessory building or group of accessory buildings shall cover more than twenty-five percent of the rear yard.
DENSITY	Single-family dwellings—7.0 units per acre Two-family dwellings—12.0 units per acre	Single-family dwellings—7.0 units per acre Two-family dwellings—12.0 units per acre Three-family dwellings—15.0 units per acre Four-family dwellings—18.0 units per acre Multi-family dwellings—25.0 units per acre* Rail transit mixed-use—No maximum

- **Finding:** The existing development complies with all requirements of the existing and proposed zones. Compliance with the requirements for any new developments would occur at the time of the Land Use Permit.
- **Note on Density:** The allowable density for multiple dwellings be determined by the planning commission on a case by case basis, considering the following factors: recommendations of agencies; site constraints; compatibility with nearby land uses; and the provisions of the applicable general plan.

PLANNING STAFF ANALYSIS Cont.

The rezone of these parcels to R-M will allow for a higher density on the property. The land use requirements for development in the R-M could allow for up to 9 dwelling units on this site, notwithstanding other requirements such as off-street parking. A rezone would also allow for a number of uses that are not currently allowed. If potential issues are adequately addressed, the increased density would be supported by MSD Current Planning Staff for this area. MSD Long Range Planning staff is also looking at this area to be included in a forthcoming Downtown Historic Plan, and offered support of such density in this area due to the proximity to Magna Main Street.

PLANNING STAFF RECOMMENDATION

The MSD Planning Staff recommends that the Planning Commission forward a recommendation for approval to the Magna Council for the rezoning of the property at 2645-2651 South 8900 West to R-M/zc with the following zoning conditions:

1. That no building or structure exceed thirty-five feet in height; and
2. That no commercial uses shall be permitted, with the exception of home businesses.

2635 S 8900 W &
2645-2651 S 8900 W
Magna, 84044

N ↑

111'

Existing
Zone:
R-2-6.5

150'

EXISTING
DUPLEX

EXISTING
DUPLEX

000 W

S 8900 W

S 8900

LETTER OF INTENT

Earl Lee Vincent
7 Rollingwood Lane
Sandy, UT 84092
(801) 553-3519

November 16, 2021

To whom it may concern:

I've purchased the vacant property just North of the lots of 2645 and 2651 South 8900 West, Magna, UT 84044. These two lots each have a duplex built on them. Said duplex's need extensive repairs in order to continue to rent each.

My intent is to tear down the two duplexes, add the vacant lot to the two above stated lots, and build an 8-Plex on the property.

Thank you,

Earl Lee Vincent