



## Planning and Development Services

2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050

Phone: (385) 468-6700 • Fax: (385) 468-6674

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# Magna Planning Commission

## Public Meeting Agenda

**Thursday, April 14, 2022 6:30 P.M.**

### Location

Magna Webster Center  
8952 West Magna Main Street  
Magna, Utah

*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 March 10, 2022 Planning Commission Meeting Minutes.  
(Motion/Voting)
- 2) Other Business Items. (As Needed)

### **LAND USE APPLICATION(S)**

**SUB2022-000522** – Judd Hamson is requesting Subdivision approval for a 3-lot industrial subdivision. **Acreage:** 16.54 Acres. **Location:** 7581 West 2100 South. **Zone:** Manufacturing (M-2) zone. **Planner:** Brian Tucker (Motion/Voting)

**CUP2022-000551** – Jadson and Denise Marshall are requesting Conditional Use Permit approval for an oversized garage. **Acreage:** 0.28 Acres. **Location:** 7560 West Golden Rod Avenue. **Zone:** Single Family Residential (R-1-6). **Planner:** Brian Tucker (Motion/Voting)

### **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.



GREATER SALT LAKE  
**Municipal Services  
District**

**Planning and Development Services**

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File # SUB2021-000522

## Preliminary Subdivision Plat Review

**Public Body:** Magna Metro Township Planning Commission

**Meeting Date:** April 14, 2022

**Parcel ID:** 14-21-200-034

**Current Zone:** M-2 (Manufacturing Zone)

**Property Address:** 7581 West 2100 South

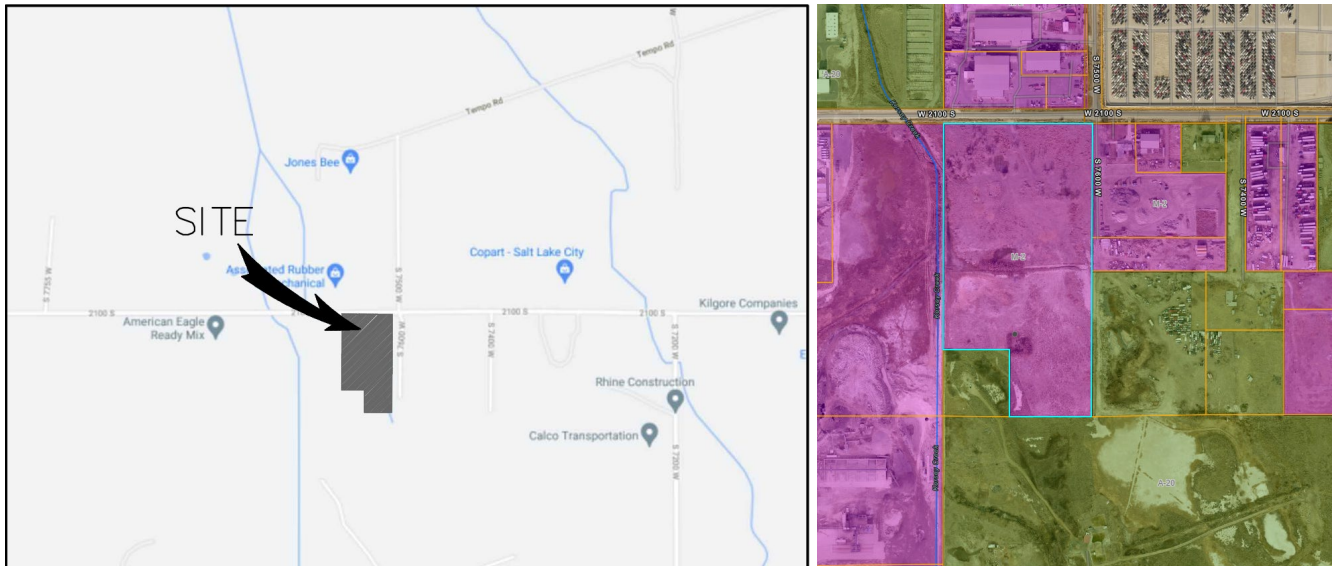
**Request:** 3 lot subdivision (Whitaker Construction Subdivision)

**Planner:** Brian Tucker

**Planning Staff Recommendation:** Approval with Conditions

**Applicant Name:** WHCP7581 LLC (Judd Hamson, Owner)

### SITE & VICINITY DESCRIPTION



The property is located on the south side of 2100 South, at 7581 West 2100 South. The site is located directly to the east of American Eagle Ready Mix and across the street from Associated Rubber and Mechanical. The 17.56-acre parcel is zoned M-2 (Manufacturing Zone). The property is currently vacant.

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**PROJECT BACKGROUND AND DESCRIPTION**

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The applicant is requesting the subdivision of a 17.56-acre parcel. The proposed subdivision would create three developable lots with 3.79, 4.99 and 7.76 acres, respectively. The applicant proposes to create a public street, 7550 West Street, to provide access to Lot 2. In addition to constructing the new street (7550 West), the applicant is proposing installation of curb, gutter, and sidewalk along his entire frontage with 2100 South.

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.

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**PLANNING STAFF ANALYSIS**

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**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 land uses allowed within the current Manufacturing Zone (M-2) are the type of uses 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-foot required setback from any street. As proposed, all three lots comply with the zoning standards.

**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, and safety standards will be verified prior to final plat approval.

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**PLANNING STAFF RECOMMENDATION**

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Planning Staff recommends that the Magna Metro Township Planning Commission grant approval for the Preliminary Plat for the three lot Whitaker Construction Subdivision, subject to the following conditions:

1. The applicant shall work 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> <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>		



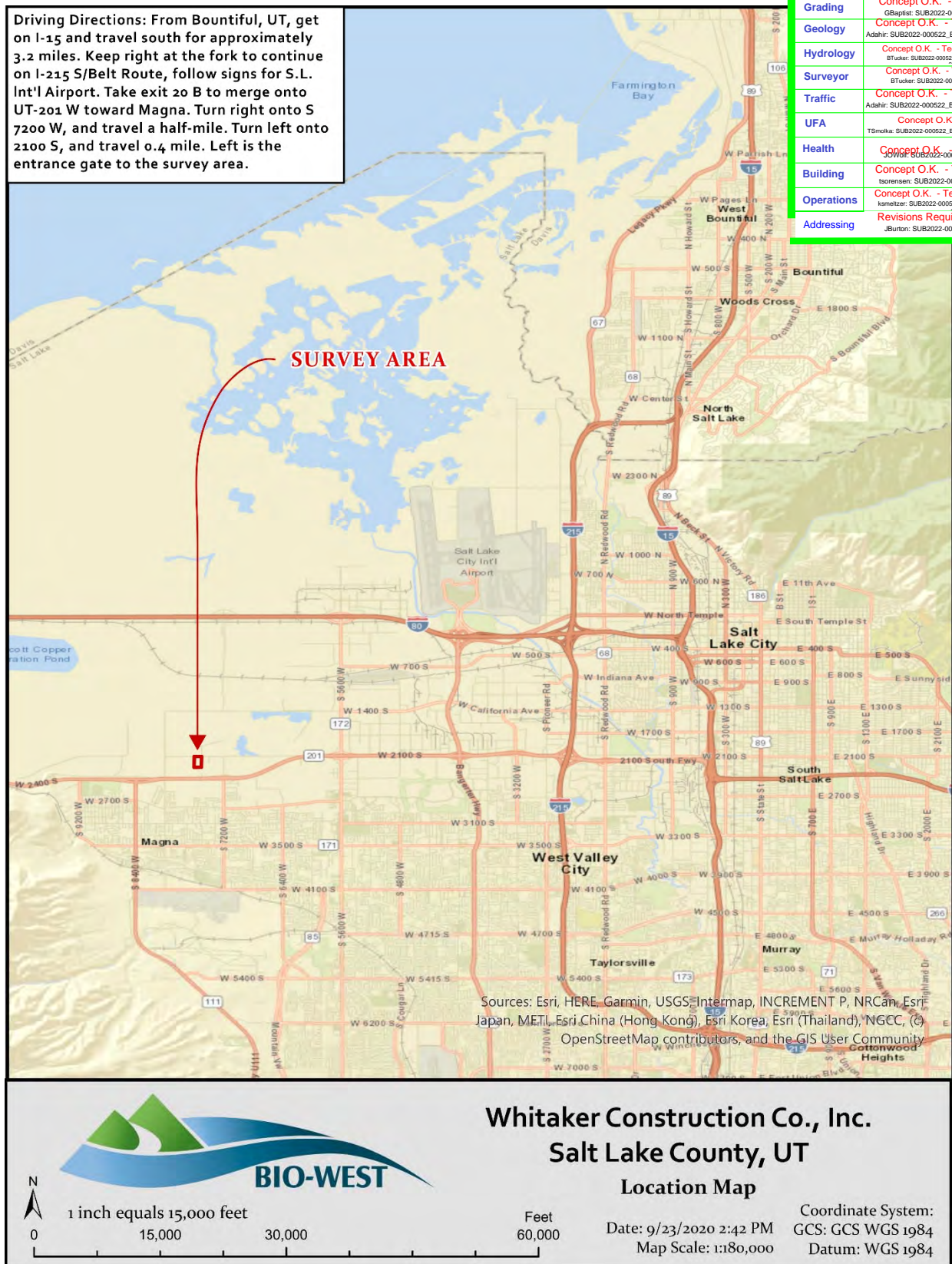


Figure 1. Survey area location map.



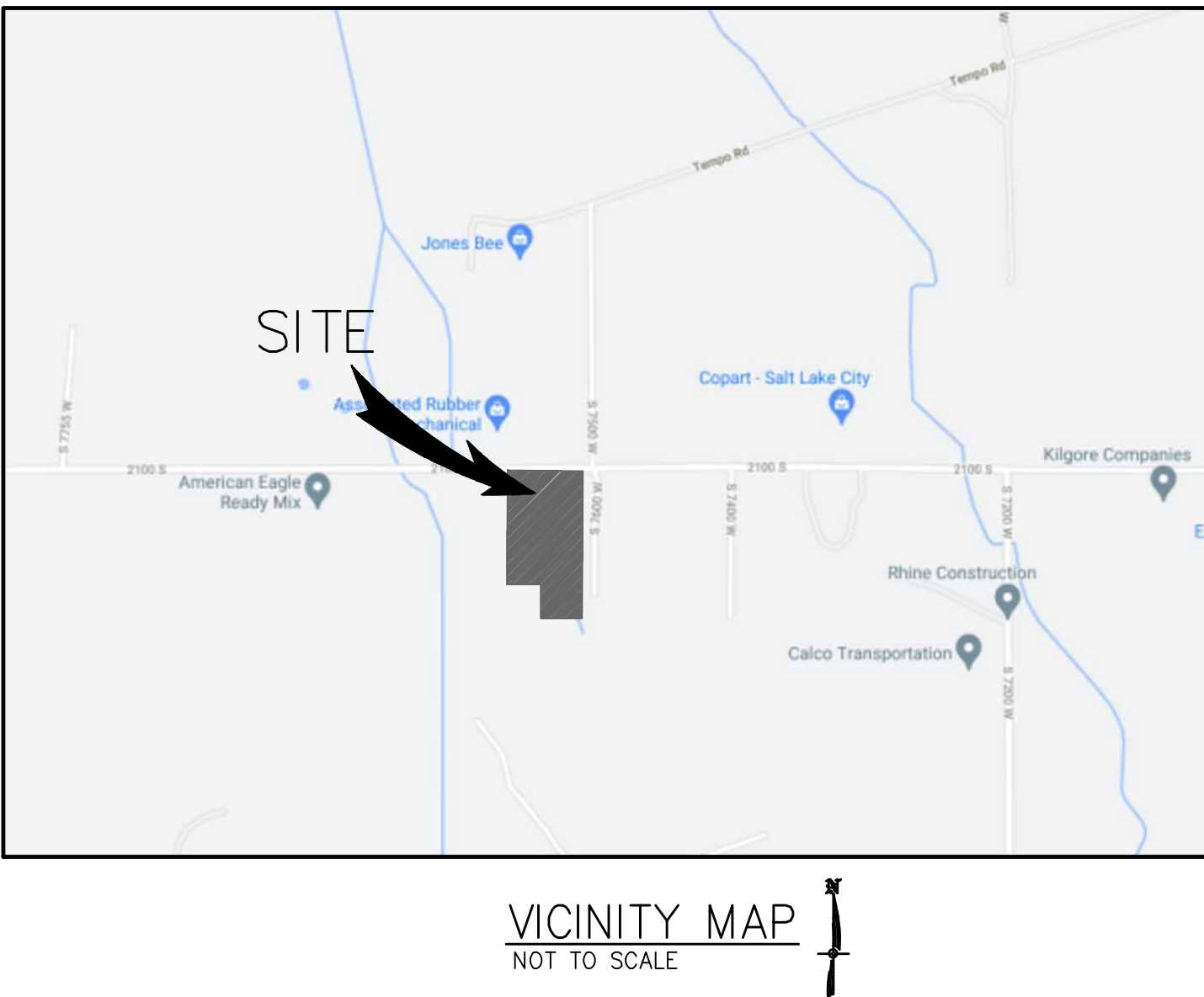
WHITAKER CONSTRUCTION SUBDIVISION

7581 WEST 2100 SOUTH  
MAGNA, UTAH 84044

JANUARY 11, 2022

LEGEND

---	PROPERTY LINE	⊗	EXISTING FIRE HYDRANT
---	EASEMENT LINE	⊗	PROPOSED FIRE HYDRANT
-4240.0	PROPOSED GRADE CONTOURS	⊗	EXISTING STREET LIGHT
-4240.0	EXISTING GRADE CONTOURS	⊗	PROPOSED STREET LIGHT
---	EXISTING CURB	⊗	PROPOSED PARKING LOT LIGHT
---	PROPOSED CURB & GUTTER	⊗	EXISTING WATER METER
---	PROPOSED CURB WALL	⊗	EXISTING WATER VALVE
---	REVERSE PAN CURB & GUTTER	⊗	EXISTING GATE VALVE
---	EXISTING SEWER	⊗	EXISTING OVERHEAD POWER POLE
---	PROPOSED SEWER	⊗	TBC TOP BACK CONCRETE
---	EXISTING WATER	⊗	FF FINISHED FLOOR
---	PROPOSED WATER	⊗	HW HIGH WATER
---	EXISTING FIRE LINE	⊗	TOG TOP OF GRADE
---	PROPOSED FIRE LINE	⊗	TOL TOP OF LID
---	EXISTING STORM DRAIN	⊗	IE INVERT ELEVATION
---	PROPOSED STORM DRAIN	⊗	EX EXISTING
---	PROPOSED ROOF DRAIN	⊗	NG NATURAL GROUND
---	EXISTING GAS	⊗	TA TOP OF ASPHALT
---	PROPOSED GAS	⊗	TC TOP OF CONCRETE
---	EXISTING OVERHEAD POWER	⊗	EC EDGE OF CONCRETE
---	EXISTING UNDERGROUND POWER	⊗	EA EDGE OF ASPHALT
---	PROPOSED UNDERGROUND POWER	⊗	TOW TOP OF WALL
---	EXISTING TELEPHONE LINE	⊗	TG TOP OF GRAVEL
---	PROPOSED TELEPHONE LINE	⊗	TL TOP OF LANDSCAPING
---	EXISTING FIBER OPTIC LINE	⊗	TS TOP OF SIDEWALK
---	PROPOSED FIBER OPTIC LINE	⊗	PROP PROPOSED
---	PROPOSED CONCRETE	39.0	TBC CALLOUT UNLESS OTHERWISE DESIGNATED
---	PROPOSED ASPHALT		
---	PROPOSED LANDSCAPING		



SHEET INDEX

- CV COVER SHEET
- C1.0 OVERALL SITE PLAN
- C2.0 OVERALL GRADING & DRAINAGE PLAN
- C2.1 ROAD PLAN & PROFILE – 7550 WEST STA. 1+00 TO 5+36
- C2.2 ROAD PLAN & PROFILE – 7550 WEST STA. 5+36 TO 8+87
- C2.3 ROAD PLAN & PROFILE – 2100 SOUTH STA. 10+00 TO 14+33
- C2.4 ROAD PLAN & PROFILE – 2100 SOUTH STA. 14+33 TO 17+94
- C3.0 OVERALL UTILITY PLAN
- C3.1 UTILITY PLAN & PROFILE – 7550 WEST STA. 1+00 TO 5+36
- C3.2 UTILITY PLAN & PROFILE – 7550 WEST STA. 5+36 TO 8+87
- C3.3 UTILITY PLAN & PROFILE – 2100 SOUTH STA. 10+00 TO 14+33
- C3.4 UTILITY PLAN & PROFILE – 2100 SOUTH STA. 14+33 TO 17+94
- C4.0 DETAIL SHEET
- C4.1 DETAIL SHEET
- C5.0 DETAIL SHEET
- C5.1 DETAIL SHEET
- C6.0 EROSION CONTROL PLAN (SWPPP)
- C6.1 EROSION CONTROL DETAIL SHEET

PROJECT CONSTRUCTION NOTES:

- CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION, 1-800-662-4111.
- CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- SEE SOILS REPORT FOR PAVEMENT SECTION DETAILS, INSTALLATION SPECIFICATIONS AND ALL SITE EARTHWORK REQUIREMENTS.
- ALL CONSTRUCTION SHALL CONFORM TO COUNTY STANDARDS AND SPECIFICATIONS. IF A CONFLICT BETWEEN THESE PLANS AND THE CITY STANDARDS AND SPECIFICATIONS OCCURS, THE COUNTY STANDARDS AND SPECIFICATIONS SHALL GOVERN.
- ALL HANDICAP PARKING STALLS TO BE INSTALLED PER ADA STANDARDS. SLOPE ON ANY ADA STALL IS TO BE LESS THAN 2% IN ALL DIRECTIONS.
- CONTRACTOR TO VERIFY PRIOR TO ANY CONSTRUCTION THAT THE BUILDING AND BUILDING LOCATION SHOWN ON CIVIL DRAWINGS MATCHES THE ARCHITECTURAL PLANS.
- CONTRACTOR TO VERIFY, WITH ARCHITECT, THAT F.F. ELEVATION SHOWN ON CIVIL PLANS EQUALS THE ARCHITECTS 100.0' ELEVATION.
- CONTRACTOR TO REPLACE IN KIND ANY AREAS THAT ARE DAMAGED DURING CONSTRUCTION.
- INSTALL ALL SIDEWALKS PER COUNTY STANDARDS.
- INSTALL ALL CONCRETE PAVEMENT JOINTS PER COUNTY STANDARDS.
- ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL PER MAGNA WATER & SEWER STANDARDS AND SPECIFICATIONS.
- ALL CATCH BASINS AND MANHOLES TO BE INSTALLED PER COUNTY STANDARDS.
- ALL STORM DRAIN PIPING TO BE CUT OFF FLUSH WITH INSIDE WALL OF DRAINAGE BOX. INSIDE WALL TO BE GROUTED SMOOTH WITH A NON-SHRINK GROUT.
- FOR STORM DRAIN INLET BOXES AND MANHOLES THE I.E. IN AND I.E. OUT ELEVATIONS ARE THE SAME UNLESS OTHERWISE CALLED OUT ON THE PLANS.
- ALL CULINARY WATER LINES TO HAVE A MINIMUM 4' OF COVER AND ALL SECONDARY WATER LINES TO HAVE A MINIMUM OF 2.5' OF COVER. BOTH CULINARY AND SECONDARY WATER HAVE A MINIMUM VERTICAL CLEARANCE OF 1' OF COVER BETWEEN OTHER UTILITY LINES (1.5' VERTICAL SEPARATION WITH SEWER).
- THRUST BLOCKS TO BE INSTALLED PER MAGNA WATER STD. DRAWING #5. SEE DETAIL SHEET C5.
- CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS AND CABLE TV SERVICES WITH THE RESPECTIVE UTILITY COMPANY.
- THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITY PIPES, LINES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED AND SHOWN FROM SURVEYED INFORMATION AND EXISTING UTILITY LOCATIONS PROVIDED BY OTHERS. THERE IS NO GUARANTEE THAT ALL EXISTING UTILITY INFORMATION IS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND FIELD VERIFYING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITY PIPES, LINES AND STRUCTURES, PRIOR TO CONSTRUCTION.
- ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
- PUBLIC WAY IMPROVEMENTS SUCH AS EXISTING CURB, GUTTER, SIDEWALK AND DRIVE APPROACHES REQUIRE INSPECTION BY THE SALT LAKE COUNTY ENGINEERING DEPT. PRIOR TO FINAL INSPECTION AND CERTIFICATION OF OCCUPANCY ISSUANCE, TO DETERMINE REPLACEMENT REQUIREMENTS OF DEFECTIVE AND HAZARDOUS CONDITIONS.
- ANY EXCAVATION, CONSTRUCTION OR STAGING OF MATERIALS OR EQUIPMENT IN THE PUBLIC RIGHT OF WAY REQUIRE A PUBLIC WAY PERMIT.
- ALL WORK WITHIN THE SALT LAKE COUNTY PUBLIC WAY SHALL CONFORM TO SALT LAKE COUNTY STANDARD PLANS AND SPECIFICATIONS.
- THE DRIVE APPROACHES APRONS MUST BE CONCRETE TO THE PROPERTY LINE.
- ALL ACCESSIBLE ROUTES AND ACCESSIBLE MEANS OF EGRESS ROUTES, THE MAXIMUM SLOPE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. ALL EXTERIOR LANDINGS AT DOORS SHALL NOT EXCEED 2% SLOPE.

FIRE DEPARTMENT NOTES:

- FIRE HYDRANTS SHALL BE EQUIPPED WITH ONE 4½", AND 2½" OUTLETS, WHICH HAS NATIONAL STANDARD THREADS (NST).
- FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE CENTER LINE OF THE LOWEST CAP, NUT SHALL NOT BE CLOSER THAN 18" FROM THE FINISHED GRADE.
- FIRE HYDRANTS SHALL HAVE THE 4½" BUTT FACING THE FIRE ACCESS ROADWAY.
- UNDERGROUND PIPING SHALL BE TESTED AT 200 PSIA FOR TWO HOURS. TEST CERTIFICATE SHALL BE PROVIDED TO FIRE DEPARTMENT OFFICE.
- BURNING OF TRASH, SCRAP WOOD OR OTHER MATERIALS IS A VIOLATION OF CITY ORDINANCE.
- A 3 FOOT CLEARANCE SHALL BE MAINTAINED AT ALL TIMES AROUND FIRE EQUIPMENT TO INCLUDE BUT NOT LIMITED TO HYDRANTS, FIRE DEPARTMENT CONNECTIONS AND FIRE SUPPRESSION CONTROL VALVES.
- NEW FIRE HYDRANTS SHALL BE COLOR CODED AND BE DIRECTED BY PUBLIC UTILITIES AS TO THE COLOR AND SHADE OF THE HYDRANT BONNET.
- FIRE HYDRANTS SHALL BE EQUIPPED WITH AN INDEPENDENT LATERAL CONTROL VALVE PLACED AT THE BASE INLET OF THE FIRE HYDRANT.
- FIRE DEPARTMENT ACCESS ROADS AND FIRE HYDRANTS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF THE FOOTINGS AND FOUNDATIONS OF ANY STRUCTURE. FIRE HYDRANTS SHALL BE ACCESSIBLE, OPERATIONAL AND MAINTAINED IN THAT CAPACITY.
- WATER LATERALS WHICH ARE 16 FOOT IN LENGTH OR LONGER SHALL BE PROVIDED WITH CONTROL VALVES AT THE TAP OF THE WATER MAIN AND AT THE FIRE HYDRANT.
- WATER LATERALS WHICH SUPPLY WATER BASED FIRE PROTECTION SHALL BE FERROUS PIPE WHEN PASSING UNDER OR THROUGH FOOTINGS OR FOUNDATION WALLS.

THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITY PIPES, LINES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED AND SHOWN FROM SURVEYED INFORMATION AND EXISTING UTILITY LOCATIONS PROVIDED BY OTHERS. THERE IS NO GUARANTEE THAT ALL EXISTING UTILITY INFORMATION IS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND FIELD VERIFYING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITY PIPES, LINES AND STRUCTURES, PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS AND CABLE TV SERVICES WITH THE RESPECTIVE UTILITY COMPANY.



CIVIL ENGINEER:  
**CIR**  
ENGINEERING, L.L.C.  
3032 SOUTH 1030 WEST, SUITE 202  
SLC, Utah 84119 – PH: 801-949-6296

ARCHITECT:  
**AE URBIA**  
909 WEST SOUTH JORDAN PARKWAY  
SOUTH JORDNA, UT 84095  
CONTACT PERSON: ALLEN HINRICH  
PH: (801) 746-0456

OWNER:  
**WHITAKER CONSTRUCTION**  
44 SOUTH 1050 WEST  
BRIGHAM CITY, UT 84302  
CONTACT PERSON: JUDD HAMSON  
PH: (435) 723-2921

WHITAKER CONSTRUCTION SUBDIVISION  
7581 WEST 2100 SOUTH, MAGNA, UT 84044  
COVER SHEET

CIR  
ENGINEERING, L.L.C.  
3032 SOUTH 1030 WEST, SUITE 202  
SLC, Utah 84119 – 801-949-6296

DESIGNER: TLH  
PROJECT ENGINEER: TLH

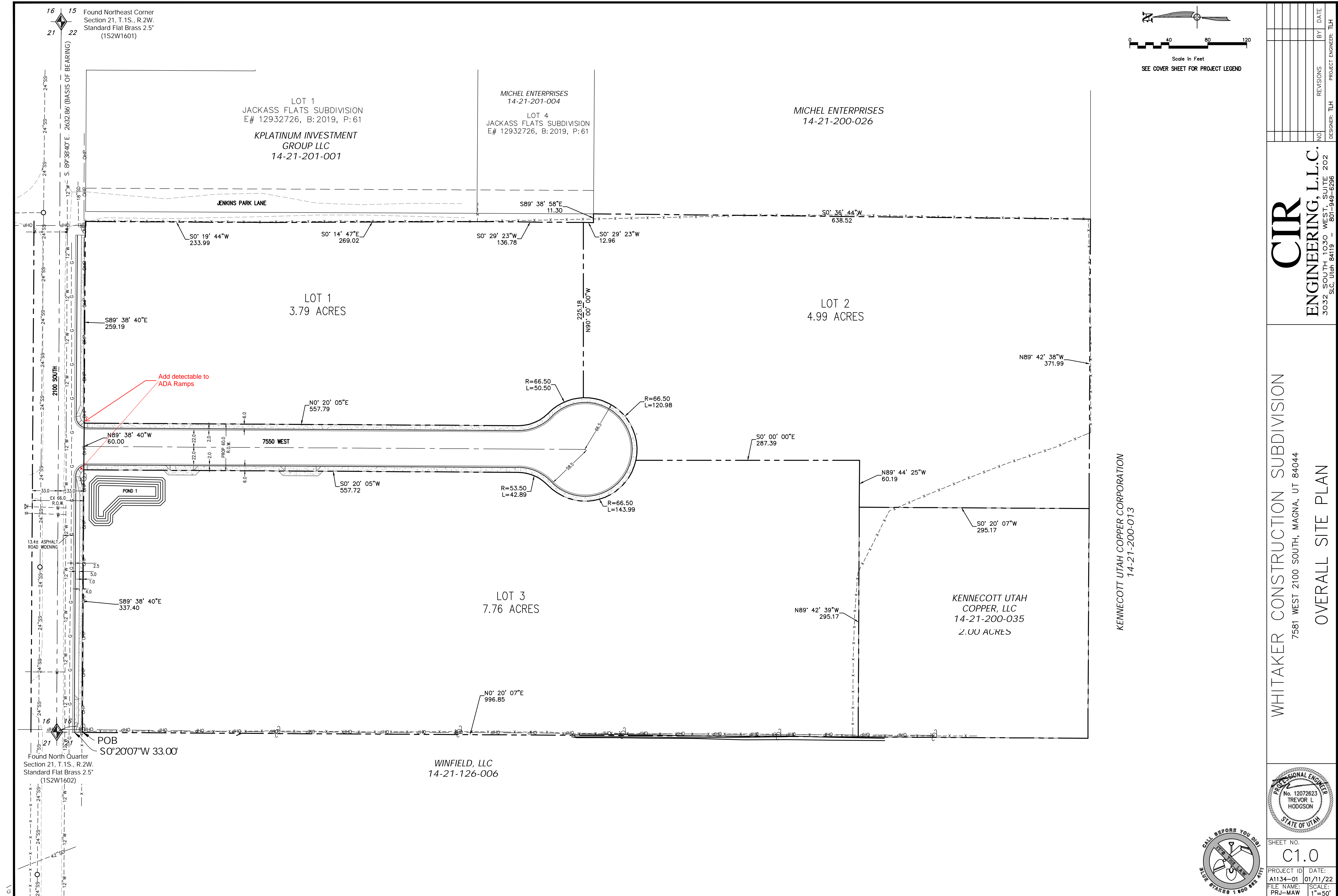
REVISIONS  
NO. BY DATE

PROFESSIONAL ENGINEER  
No. 12072623  
TREVOR L. HODGSON  
STATE OF UTAH

SHEET NO.  
CV

PROJECT ID: A1134-01  
DATE: 01/11/22  
FILE NAME: PRJ-MAW  
SCALE:









**ATTACHMENT #3**  
**REVIEWING AGENCIES RESPONSE**

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AGENCY: Planning

DATE: 3.02.2022

RECOMMENDATION: Conceptual Approval – Additional Items Required

1. Street lights must be installed pursuant to Magna Municipal Code 18.24.070 unless waived by the Planning Commission pursuant to MMC 18.24.070.E
2. Easements for the overhead power lines along the north and west subdivision boundaries must be shown on the plat. If no formal easement exists, these can be included in a public utility easement. 10' public utility easements should be included along the subdivision boundaries and the boundaries of each lot.

AGENCY: Geology

DATE: 3.01.2022

RECOMMENDATION: Conceptual Approval – Additional Items Required

1. This site occurs in a 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. Geotech report with liquefaction analysis may be required during lot development

AGENCY: Grading Review

DATE: 2.16.2022

RECOMMENDATION: Conceptual Approval – Additional Items Required

- 1- The site is currently under a grading permit to stockpile materials
- 2- Active SWPPP and NOI
- 3- Could update plans to include road construction
- 4- Will still need to complete Subdivision process.
- 5- At the time of the lot development a Geotechnical report with a liquefaction analysis maybe required.
- 6- Need to complete and record a SWMA and SWMP for the planned stormwater pond.
- 7- During the road development need to install temporary sediment control ponds on each lot.
- 8- Each lot development will be subject to the Common Plan of Development SWPPP

AGENCY: Urban Hydrology

DATE: 03.01.2022

RECOMMENDATION: Conceptual Approval – Additional Items Required

1. Flood Control Permit coordination required with discharge into SLCO facility - Kersey Creek. Contact Bonnie McCallister for permit requirements (385-468-6626) BMcCallister@slco.org
2. Is this ditch and Irrigation ditch? If there is an irrigation component, water master must approve all drawings that show irrigation. Water master's approval is required as a signature block on the final irrigation drawings prior to approval.
3. Provide calculations, showing how storm water from the 10 year 24 hour storm will be contained on the property or routed to an approved Salt Lake County system at a rate of 0.2 cfs/acre or less. Provide details of how 100 year storm will be directed safely away from adjoining properties. It is recommended to use NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY ESTIMATES.

AGENCY: Traffic

DATE: 03.01.2022

RECOMMENDATION: Conceptual Approval – Additional Items Required

1. Add detectable to ADA ramps.

AGENCY: Surveyor

DATE: 02.25.2022

RECOMMENDATION: Conceptual Approval

File a record of survey plat in accordance to Section 17-23-17 of Utah Code Submit a preliminary subdivision plat.

AGENCY: Unified Fire Authority

DATE: 02.18.2022

RECOMMENDATION: Conceptual Approval

AGENCY: Health Department

DATE: 02.23.2022

RECOMMENDATION: Conceptual Approval

### ATTACHMENT #3

Project is not located in SLCo Protected Watershed. Project is not located in Drinking Water Source Protection Zones. Final plat will require in person signature at SLCo Drinking Water Bureau. Please call 385.468.3862 to set up an in person plat signing.

AGENCY: Building

DATE: 03.03.2022

RECOMMENDATION: Conceptual Approval

Building permits are required for the construction of the new buildings, structures, or systems regulated by the building code. At time of building permit application, provide complete building plans showing compliance with current building code. At time of building permit application, provide fire flow verification for the nearest fire hydrant and show how compliance is going to be made with any Unified Fire District Guidelines.

AGENCY: Addressing

DATE: 03.07.2022

RECOMMENDATION: Revisions Required

1. Is 7550 W going to be public or private? Provide a label.

2. 7550 W is going to need a street name, provide the street name approval letter. Obtain one from the SLCo Addressing here: <https://slco.org/addressing/obtain-a-street-name/>

-Label the street with the new street name

3. Two intersections need to be added and labeled at the top and bottom of 7550 W.

-First: 7550 W 2100 S

-Second: 2185 S 7550 W

4. Label the frontage number for each lot.

-Lot 1: 2145 S

-Lot 2: 2183 S

-Lot 3: 2170 S





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](http://msd.utah.gov)

File # CUP2021-000551

## Conditional Use Permit Review

**Public Body:** Magna Metro Township Planning Commission

**Meeting Date:** April 14, 2022

**Parcel ID:** 14-28-401-058

**Current Zone:** R-1-6 (Single Family Residential Zone)

**Property Address:** 7560 West Golden Rod Avenue

**Request:** Conditional Use Permit for an oversized garage

**Planner:** Brian Tucker

**Planning Staff Recommendation:** Approval with Conditions

**Applicant Name:** Jason and Denise Marshall

### SITE & VICINITY DESCRIPTION



The property is located on the north side of the street at 7560 West Golden Rod Avenue. The property has an existing single-family home with a detached garage, in a neighborhood of single-family homes with both attached and detached garages.

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**PROJECT BACKGROUND AND DESCRIPTION**

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The Marshall's have a home and a detached garage on their property. The family wants to build a 960 square foot detached garage with a 12' roll up door. The lot they own and live on has 0.28 acres. When a lot has less than 0.5 acres, an accessory building cannot exceed 800 square feet unless a conditional use permit is granted for an over sized accessory structure. The only limit to the over size structure, when granted a conditional use permit, is that all the accessory structures combined cannot cover more than 25% of the rear yard.

The rear yard on this lot is approximately 6,000 square feet and therefore an oversized garage could be as large as 1,500 square feet if it was the only structure in the rear yard. In this case the other detached garage is in the side yard and does not count toward the rear yard allowance. At 19 feet 5¼ inches, the proposed garage does not exceed the 20-foot height maximum.

The Planning Commission is the decision-making body for conditional use permits. If approval is granted, the technical review process will be required prior to final approval of the proposed project. Technical review approval must be granted by MSD staff and all reviewing agencies before final approval may be granted.

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**PLANNING STAFF ANALYSIS**

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**Zoning: R-1-6 Single Family Residential Zone (Chapter 19.14):**

The purpose of the R-1 zones is to establish single-family neighborhoods which provide persons who reside therein a comfortable, health, safe and pleasant environment. As mentioned previously, a lot with less than 0.5 acres is allowed an accessory structure not exceeding 800 square feet unless a conditional use permit is granted for an oversized garage. The maximum rear yard coverage is 25%. This means that all the accessory structures located within the rear yard cannot, when combined, exceed 25% of the rear yard. The maximum height for an accessory structure is 20 feet. The setback requirement for a 20-foot building is one foot plus one foot per foot in height over 14 feet ( $1' + (20' - 14') = 7'$  required setback). The proposed setbacks are 10 feet in the rear and 15 feet on the side nearest the building. The proposed accessory structure complies with the rear yard coverage, height, and setback restrictions.

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**PLANNING STAFF RECOMMENDATION**

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Planning Staff recommends that the Magna Metro Township Planning Commission grant approval of the conditional use permit for an oversized garage at 7560 West Golden Rod Avenue, subject to the following conditions:

1. The applicant shall work 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. Any future accessory structures, including buildings that may not require a building permit, cannot, when combined, exceed 25% of the rear yard area.

**Attachments:**

1. Findings for Decision
2. Proposed building plans
3. Reviewing Agency Responses and Comments

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.	



DRAWING NOTES

DESIGN CODE: 2018 IBC.  
USE GROUP: U  
CONSTRUCTION TYPE VB  
DESIGN CATEGORY: RISK CATEGORY I – LOW RISK

SEISMIC CRITERIA:  
DESIGN CATEGORY D  
SOIL SITE CLASS D (ASSUMED)  
R = 2.5 (LIGHT-FRAME WALLS WITH SHEAR PANELS OF ALL OTHER MATERIALS)  
SS= 1.025g, S1= 0.363g; SDS= 0.82g  
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE  
BASE SHEAR= 3772 LBS

WIND LOAD:  
ULTIMATE WIND DESIGN SPEED: 97 MPH 3 SEC. GUST  
(RISK CATEGORY I, 2018 IBC FIGURE 1609.3(4))  
TERRAIN EXPOSURE C

FROST DEPTH: 30 IN  
SITE ELEVATION: 4320 FT

SNOW LOAD:  
GROUND SNOW LOAD: 29 PSF  
ROOF DESIGN SNOW LOAD: 30 PSF

DEAD LOADS:  
ROOF STRUCTURE 4 PSF  
WALLS 4 PSF

ROOF LIVE LOAD: 20 PSF

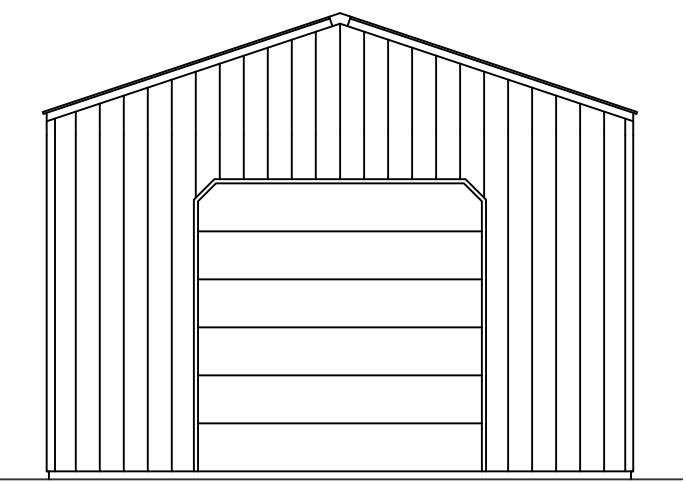
CONCRETE FOUNDATION NOTES:  
1. 28 DAY STRENGTH (F'C) W/ NORMAL 145 PCF DENSITY:  
1.1. FOOTINGS: 3000 PSI  
1.2. SLABS ON GRADE: 3000 PSI REQ'D, 3500 PSI RECOMMEND  
2. ALL SLABS: PROVIDE A MIN. THICKNESS OF 4" W/ 4" DEEP MIN. CRUSHED GRAVEL BASE.  
3. CONTRACTION/CONTROL JOINTS SHALL BE INSTALLED IN SLABS ON GRADE SO THE LENGTH TO WIDTH RATIO OF THE SLAB IS NO MORE THAN 1.5:1. CONTROL JOINT SPACING SHALL NOT EXCEED 30 TIMES THE SLAB THICKNESS IN ANY DIRECTION, UNLESS OTHERWISE NOTED.  
4. CONTROL JOINTS SHALL BE COMPLETED WITHIN 6-18 HOURS OF CONCRETE PLACEMENT.  
5. CONTROL JOINTS SHALL BE TOOLED OR SAWED TO THE GREATER DEPTH OF 1" DEEP OR 1/4 THICKNESS OF CONCRETE SLAB.

SOILS AND EXCAVATION:  
6. NO SOILS REPORT PROVIDED – STABLE SOIL CHARACTERISTICS ASSUMED. ALL DESIGN WAS BASED ON STABLE SOIL CHARACTERISTICS. GEOTECHNICAL HAZARDS FOUND ON OR AROUND THE SITE, INCLUDING EXPANSIVE CLAYS, OR SOILS FOUND AT THE SITE WHILE EXCAVATION OCCURS WHICH DIFFERS FROM THOSE ASSUMED SHOULD BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND ENGINEER.  
7. ALLOWABLE BEARING PRESSURE: 1500 PSF  
8. NATIVE MATERIAL SURROUNDING FOOTING TO BE DISTURBED MINIMALLY DURING EXCAVATION.  
9. FOOTINGS SHALL BE PLACED ENTIRELY IN UNDISTURBED NATIVE SOILS OR STRUCTURAL FILL WHICH IS BEARING ON UNDISTURBED NATIVE SOILS AND IS COMPACTED TO 95% OF THE MODIFIED PROCTOR DENSITY.

GENERAL:  
10. PLEASE REFER TO THE STRUCTURAL CALCULATIONS FOR ALL SPECIFICATIONS AND DESIGN CRITERIA NOT LISTED HERE. WHERE DETAILS ARE NOT SPECIFIED, TYPICAL DETAILS AS SPECIFIED ON PLANS AND ON THE STRUCTURAL DETAILS SHEET SHALL APPLY.  
11. FOR SPECIFICATIONS NOT SHOWN REFER TO THE IBC.

# WRIGHT BUILDINGS

## JASON MARSHALL BUILDING



### Conceptual Site Plan Review

Planning	Concept O.K. - Technical Review Required BTucker: CUP2022-000551_Bluebeam Submittal_Marshall Oversized
Grading	Concept O.K. - Technical Review Required BTucker: CUP2022-000551_Bluebeam Submittal_Marshall Oversized
Geology	
Hydrology	
Surveyor	Concept O.K. - Technical Review Required BTucker: CUP2022-000551_Bluebeam Submittal_Marshall Oversized
Traffic	
UFA	Conceptual OK comments TSmolka: CUP2022-000551_Bluebeam Submittal_Marshall Over:
Health	Approved jowolf: CUP2022-000551_Bluebeam Submittal_Marshall Oversized
Building	Concept O.K. - Technical Review Required tsorensen: CUP2022-000551_Bluebeam Submittal_Marshall Oversized
Operations	Concept O.K. - Technical Review Required ksmeltzer: CUP2022-000551_Bluebeam Submittal_Marshall Oversized

### BUILDING INFORMATION

#### SITE INFORMATION:

ADDRESS:  
7560 W GOLDEN ROD AVE  
MAGNA, UTAH

#### BUILDING INFORMATION:

DIMENSIONS: 24' x 40'  
TOTAL SQUARE FOOTAGE: 960 S.F.

### CONTRACTOR

#### WRIGHT BUILDINGS

CONTACT: LEVI WRIGHT  
LEVI@WRIGHTBUILDINGS.COM  
PHONE: 801-900-1290



### DRAFTING & ENGINEERING

#### MOUNTAIN POINT ENGINEERING

CONTACT: DEREK LLOYD  
DEREK@MOUNTAINPOINTENGINEERING.COM  
PHONE: 801-450-5332



### DRAWING INDEX

SHEET	DESCRIPTION
00	COVER SHEET
01	FOUNDATION PLAN
02	FLOOR PLAN
03	ROOF PLAN
04	ELEVATIONS
05	GIRT PLAN
06	PANEL LAYOUT
07-09	DETAIL SHEETS

PRELIMINARY  
NOT FOR PERMIT

ENGINEER STAMP

DATE

10/30/2021

PRELIMINARY  
NOT FOR PERMIT

ENGINEER STAMP



FLOOR PLAN

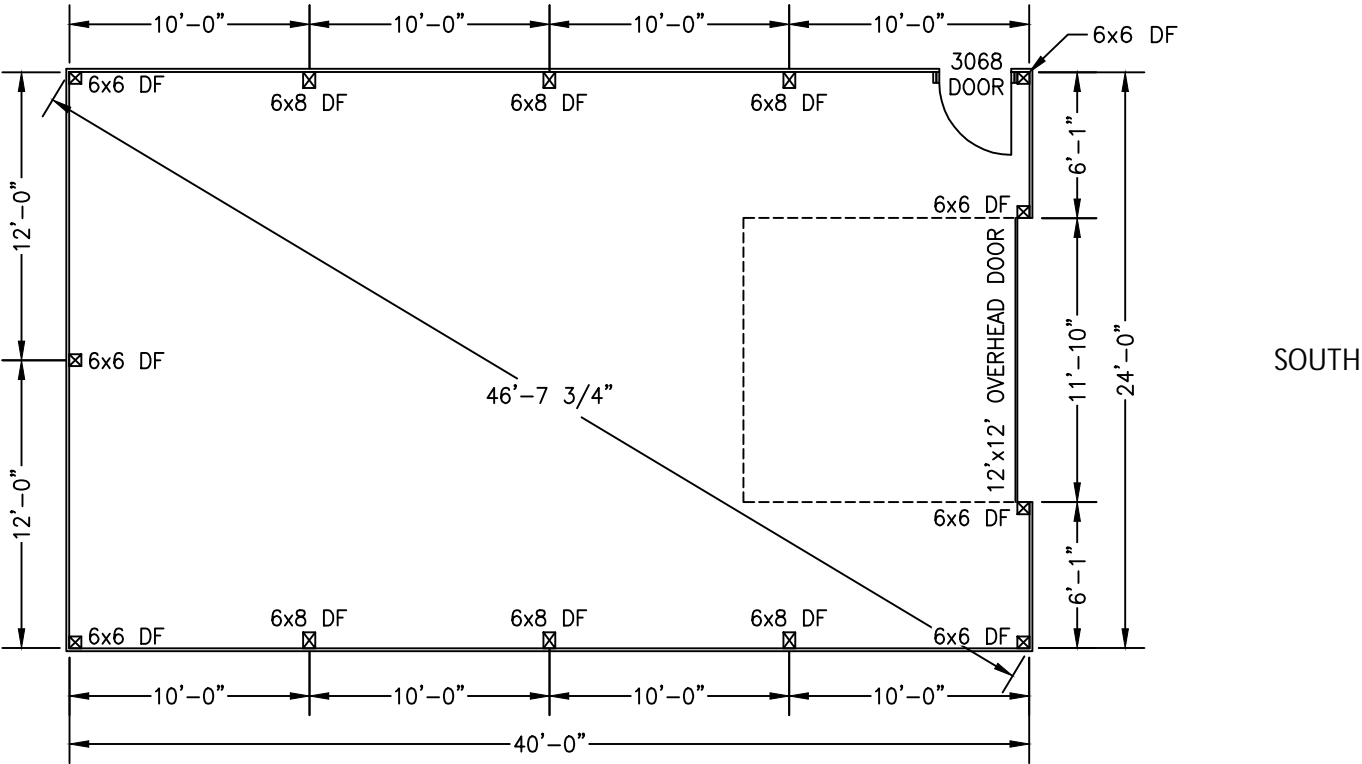
JASON MARSHALL BUILDING  
MAGNA, UTAH

PROJECT  
WR83

SCALE  
1/8" = 1'-0"

DATE  
10/30/2021

SHEET  
02



- NOTES:
1. 6x6 DF: 6x6 DF-L #2 TREATED POST.
  2. 6x8 DF: 6x8 DF-L #2 TREATED POST.
  3. EMBED POST INTO CONCRETE PIER. SEE DETAIL ON SHEET 8.
  4. ROOF: 29 GA STEEL PANEL
  5. WALLS: STANDARD GIRTS, 29 GA STEEL PANEL

PRELIMINARY  
NOT FOR PERMIT

ENGINEER STAMP



ELEVATIONS

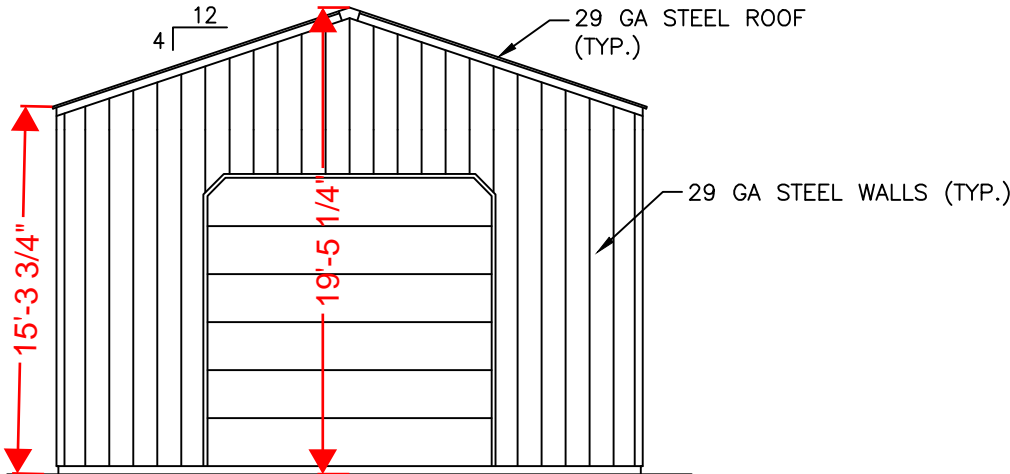
JASON MARSHALL BUILDING  
MAGNA, UTAH

PROJECT  
WR83

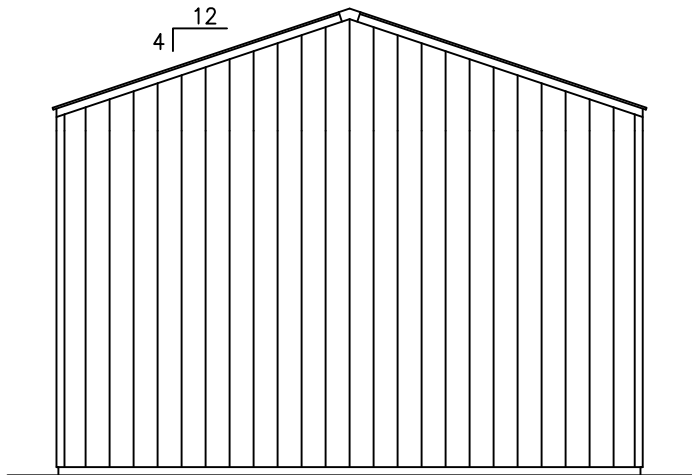
SCALE  
1/8" = 1'-0"

DATE  
10/30/2021

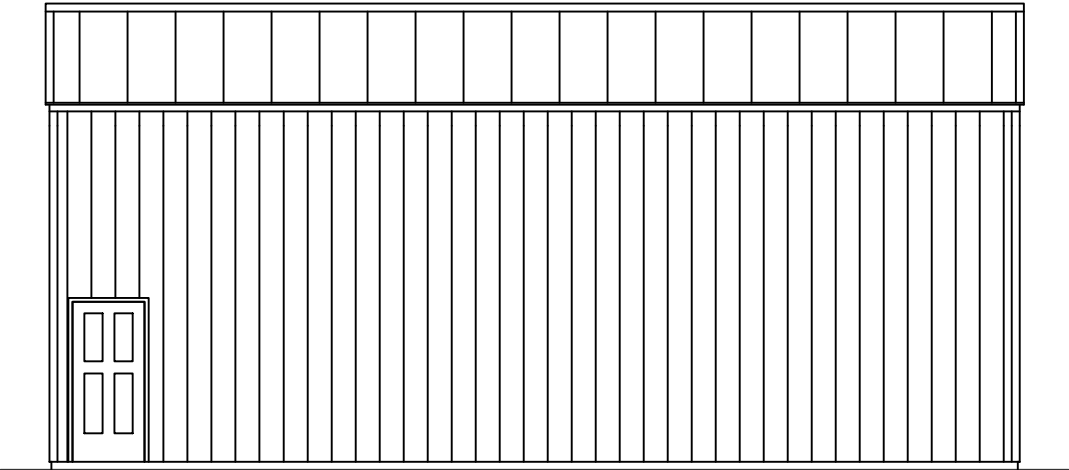
SHEET  
04



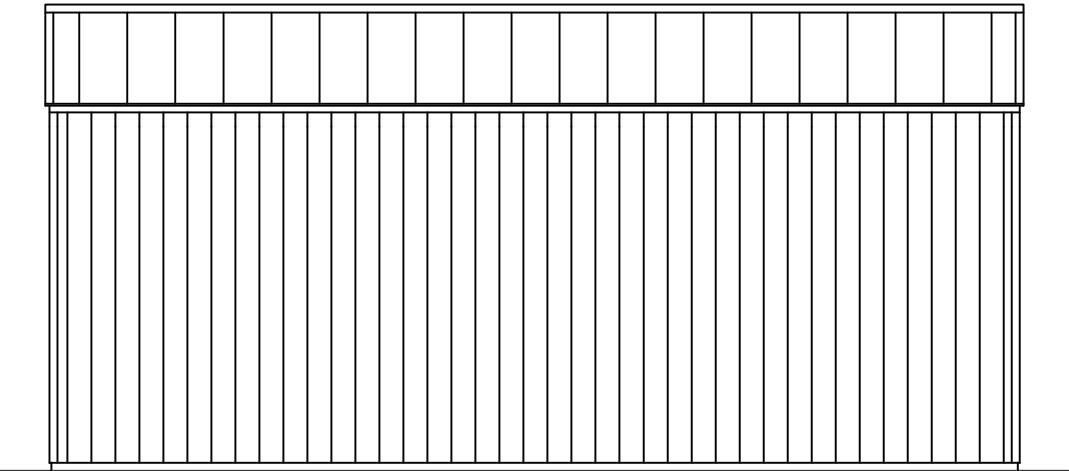
GABLE END ELEVATION - SOUTH



GABLE END ELEVATION - NORTH



SIDE ELEVATION - EAST



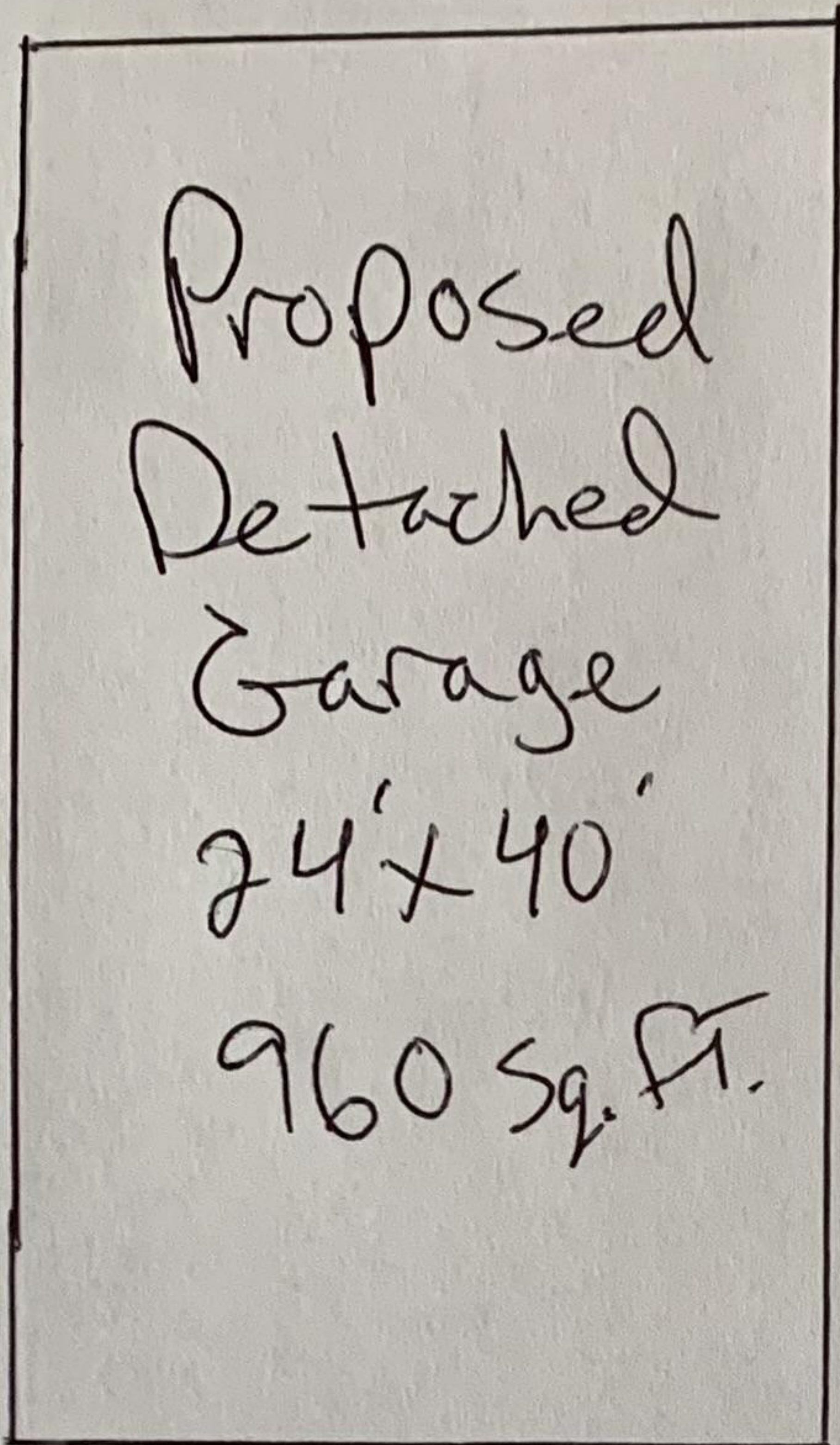
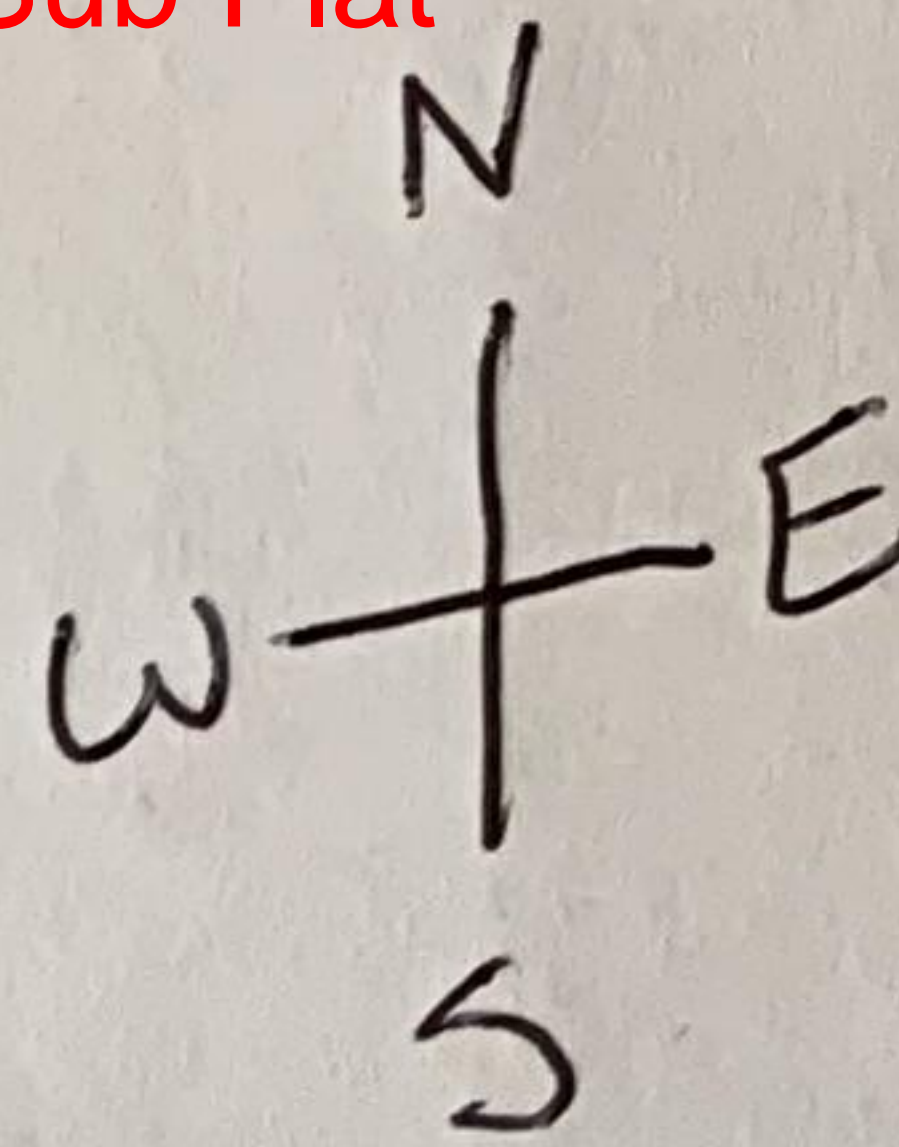
SIDE ELEVATION - WEST



Property line S. 68°18'10" E. 76.45

10' ft.

5' utility & drainage  
easement - per Sub Plat



15' ft.

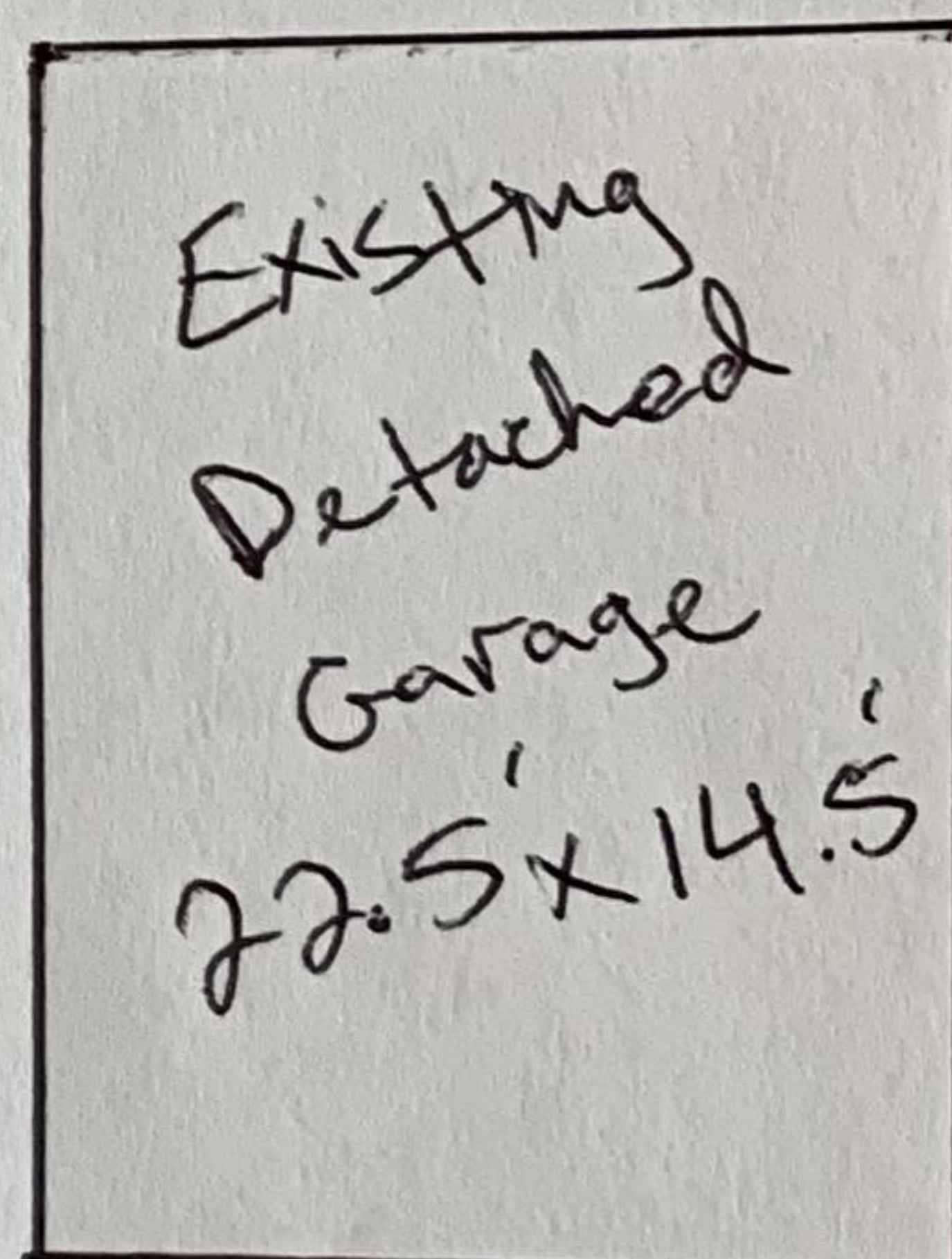
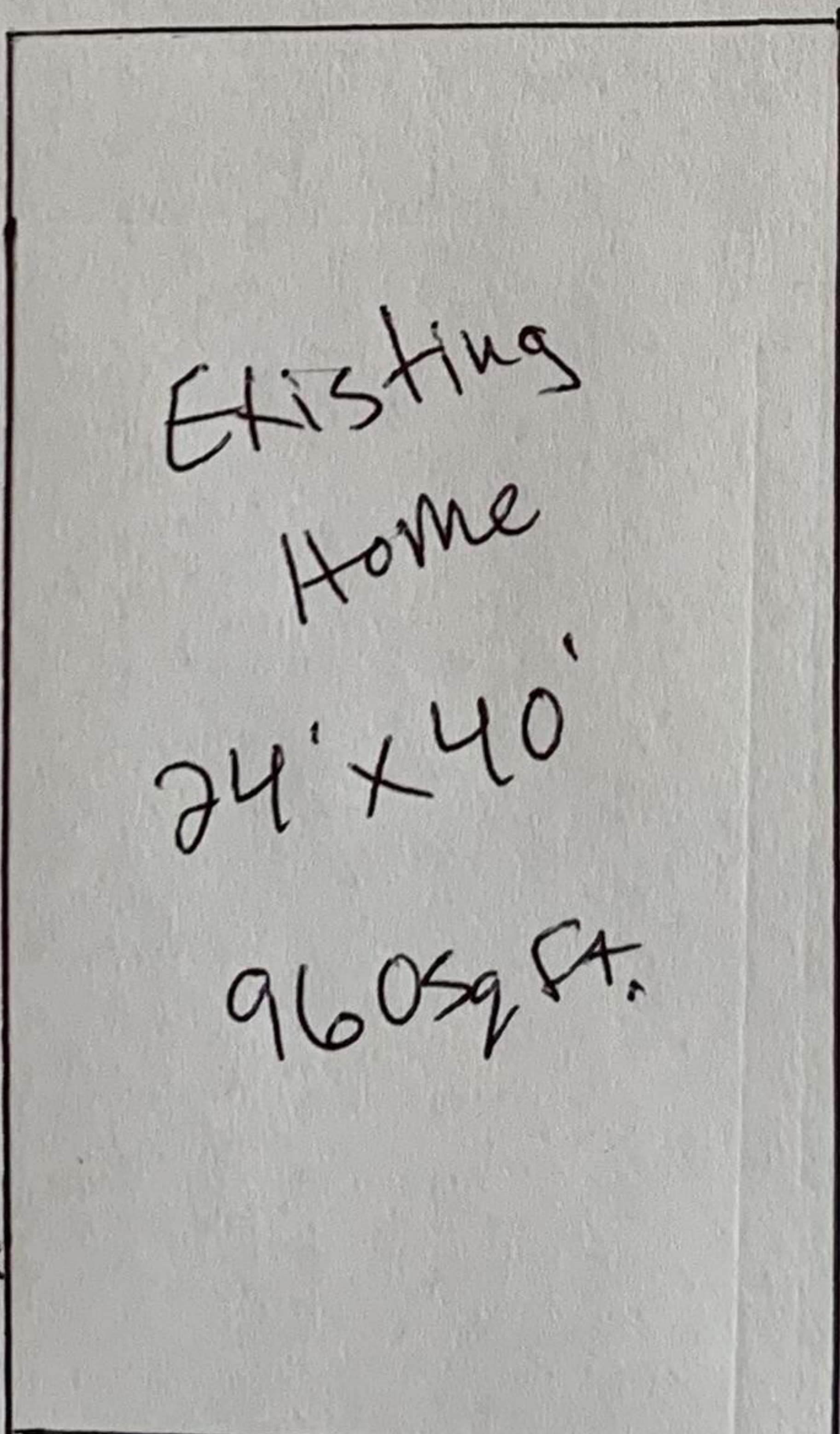
37' ft.

27' ft.

Property line  
N. 21°08'35" E 150.0' along fence line  
Per Warrant Deed Entry No. 12582232

Property line  
S. 21°41'50" W 150.00'

Lot 1 - Lake Ridge Subdivision  
Entry No. 1330019  
Lot 4 - Lake Ridge No. 2 Sub  
Entry No. 1397454



Driveway

Front  
Yard

Front  
Yard

Driveway

Driveway

Property line

side walk

N. 68°18'10" W 75.00'

7560 West Golden Rod Ave



**ATTACHMENT #3**  
**REVIEWING AGENCIES RESPONSE**

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AGENCY: Planning  
RECOMMENDATION: Conceptual Approval  
Conditional Use Permit for an oversized garage.  
Garage does not exceed 25% of rear yard.  
Garage meets setbacks.

DATE: 3.25.2022

AGENCY: Grading Review  
RECOMMENDATION: Conceptual Approval – Additional Items Required

DATE: 3.14.2022

1. Footing excavations shall be inspected and approved in writing by a Qualified Geotechnical Engineer prior to the placement of concrete forms or rebar
2. Show how drainage will be managed on-site using arrows on the site map.
3. On the site map list all Best Management Practices including but not limited to: concrete washout, restroom facility, boundary controls, dumpster and off-site tracking controls.

AGENCY: Surveyor  
RECOMMENDATION: Conceptual Approval

DATE: 03.17.2022

1. Note existing 5.0 foot utility and drainage easement along the northeasterly lot line.

AGENCY: Unified Fire Authority  
RECOMMENDATION: Conceptual Approval

DATE: 03.17.2022

AGENCY: Health Department  
RECOMMENDATION: Conceptual Approval

DATE: 03.14.2022

AGENCY: Building  
RECOMMENDATION: Conceptual Approval

DATE: 03.11.2022

Plan review for code compliance of the building will not be done at this stage. It will be done under the building permit process. That being said, please note a building permit is required for the construction of the new building. At time of building permit application, provide complete building plans showing compliance with current building code.