



Planning and Development Services

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

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

<https://msd.utah.gov/agendas/>

Magna Planning Commission

Public Meeting Agenda

****AMENDED****

Thursday, October 13, 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 September 8, 2022 Planning Commission Meeting Minutes.
(Motion/Voting)
- 2) Other Business Items. (As Needed)

LAND USE APPLICATION(S)

PUD2022-000644 – D.R. Horton is requesting approval of the proposed Gateway to Little Valley Phase 5A Preliminary Plat. The plat contains 125 units. **Total Acreage:** 10.561 acres. **Location:** 4000 South 8400 West. **Zone:** P-C. **Planner:** Shad Cook (Motion/Voting)

PUD2022-000636 - Miguel Munevar is requesting approval for both a site plan as well as a preliminary plat for 10 residential units in a planned unit development. **Location:** 2943 South Dora Street. **Zone:** R-M (Multi-family Residential). **Planner:** Morgan Julian (Motion/Voting)

CUP2022-000633 - Richard Bardauskas is requesting an exception to the installation of a sidewalk for his substation expansion. **Location:** 2337 South 8000 West. **Zone:** M-2 (Manufacturing Zone) **Planner:** Morgan Julian (Motion/Voting)

CUP2021-000421 - Derrick Hacking is requesting an exception to roadway curb, gutter, and

sidewalk. **Acres:** 5.06. **Location:** 2360 South 7200 West. **Zone:** M-2. **Planner:** Justin Smith (Motion/Voting)

SUB2022-000689 - Matt Hartvigsen is requesting a new subdivision plat for Arbor Park Apartments. **Acres:** 8.30. **Location:** 8291 West 3595 South. **Zone:** R-M. **Planner:** Justin Smith (Motion/Voting)

PUBLIC HEARING(S)

REZ2022-000662 - Michael Wagstaff is requesting approval to rezone .43 acres of property from the R-2-6.5 and C-3 zone to DH Mixed-Use, consisting of four parcels on Magna Main Street. **Location:** 2679 South 9130 West. **Planner:** Justin Smith (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.

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MEETING MINUTE SUMMARY MAGNA PLANNING COMMISSION MEETING Thursday, September 8, 2022 6:30 p.m.

Approximate meeting length: 46 minutes

Number of public in attendance: 2

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	x	
Jed Taylor (Alternate)	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Brian Tucker	x	x
Matt Starley	x	x
Jay Springer	x	x

Commissioner Cripps read the Chairs Opening Statement.

BUSINESS MEETING

Meeting began at – 6:31 p.m.

- 1) Approval of the August 11, 2022 Planning Commission Meeting minutes.

Motion: To approve the August 11, 2022 Planning Commission Meeting minutes as presented.

Motion by: Commissioner Richards

2nd by: Commissioner Weight

Vote: Commissioner VanRoosendaal abstained, all other commissioners voted in favor (of commissioners present). Motion passed.

- 2) Other Business Items (as needed)

No other business items to discuss.

Commissioner Richards motioned to close the Business Meeting and open the public meeting portion of the agenda, Commissioner Elieson seconded that motion. Commissioners voted unanimous in favor.

LAND USE APPLICATION(S)

Hearings began at – 6:34 p.m.

SUB2022-000519 – Parker Rose is requesting approval of the proposed 2 Lot Melisha Estates Subdivision Preliminary Plat. **Acreage:** 0.298 acres. **Location:** 2981 South 9200 West. **Zone:** R-1-6. **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 Planning Manager Brian Tucker provided an analysis of the Staff Report.

Commissioners and staff had a brief discussion regarding required frontage, required improvements all the way around, lot two driveway, back alley vacate, and technical review.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: CIR Engineering/Representing Mr. Rose

Name: Colby Anderson

Address: 23 North Wellington Drive, Kaysville

Comments: Mr. Anderson said doing the plat and infrastructure plans. Minimum amount of space, when go in for building permit, possibly put curb, gutter, and sidewalk on both sides. Meet the current code. Make sense to face south and have driveway towards east or alley. Haven't approached magna water about the alley. Typical curb, gutter, and sidewalk all the way around, this will be an upgrade. Dedication of road. Utilities around corner of both and existing home already has them, coming in off 9200.

Commissioner Richards motioned to open the public meeting, Commissioner Elieson seconded that motion. Commissioners voted unanimous in favor.

Speaker # 2: Citizen

Name: Dan Peay

Address: Not provided

Comments: Mr. Peay asked if it is a single dwelling or duplex and if there is a garage. Push to keep cars off the street.

Commissioner Richards motioned to close the public meeting, Commissioner VanRoosendaal seconded that motion. Commissioners voted unanimous in favor.

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #SUB2022-000519 requesting approval of the proposed 2 Lot Melisha Estates Subdivision Preliminary Plat with staff recommendations and noting curb, gutter, and sidewalk are required.

Motion by: Commissioner Richards

2nd by: Commissioner VanRoosendaal

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

PUBLIC HEARING(S)

Public Hearing to review the amendments to the Magna Moderate Income Housing Plan, a supplemental document to the Magna General Plan. These amendments are per new state legislation that was signed into law on March 4, 2022. The legislation became effective on June 1, 2022. The Moderate-Income Housing Plan is required to be updated by October 1, 2022, in order to be in compliance with new laws. **Planner:** Matt Starley (Motion/Voting)

Greater Salt Lake Municipal Services District Long Range Planner Matt Starley provided an analysis of the Moderate Income Housing Plan Amendments.

Commissioners and staff had a brief discussion regarding transportation accessibility and routes. Jay Springer, Counsel said reviewed the draft and felt generally comfortable.

Commissioner Richards motioned to open the public hearing, Commissioner VanRoosendaal seconded that motion. Commissioners voted unanimous in favor.

PUBLIC PORTION OF HEARING OPENED

No one from the public was present to speak.

Commissioner VanRoosendaal motioned to close the public hearing, Commissioner Richards seconded that motion. Commissioners voted unanimous in favor.

PUBLIC PORTION OF HEARING CLOSED

Motion: To recommend the amendments to the Magna Moderate Income Housing Plan, a supplemental document to the Magna General Plan. These amendments are per new state legislation that was signed into law on March 4, 2022. The legislation became effective on June 1, 2022. The Moderate-Income Housing Plan is required to be updated by October 1, 2022, in order to be in compliance with new laws to the Magna Council with revisions found, along with spellcheck complete.

Motion by: Commissioner VanRoosendaal

2nd by: Commissioner Weight

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

Commissioner Richards motioned to adjourn, Commissioner VanRoosendaal seconded that motion. Commissioners voted unanimous in favor.

MEETING ADJOURNED

Time Adjourned – 7:17 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 #PUD2022-000644

Subdivision Summary and Recommendation

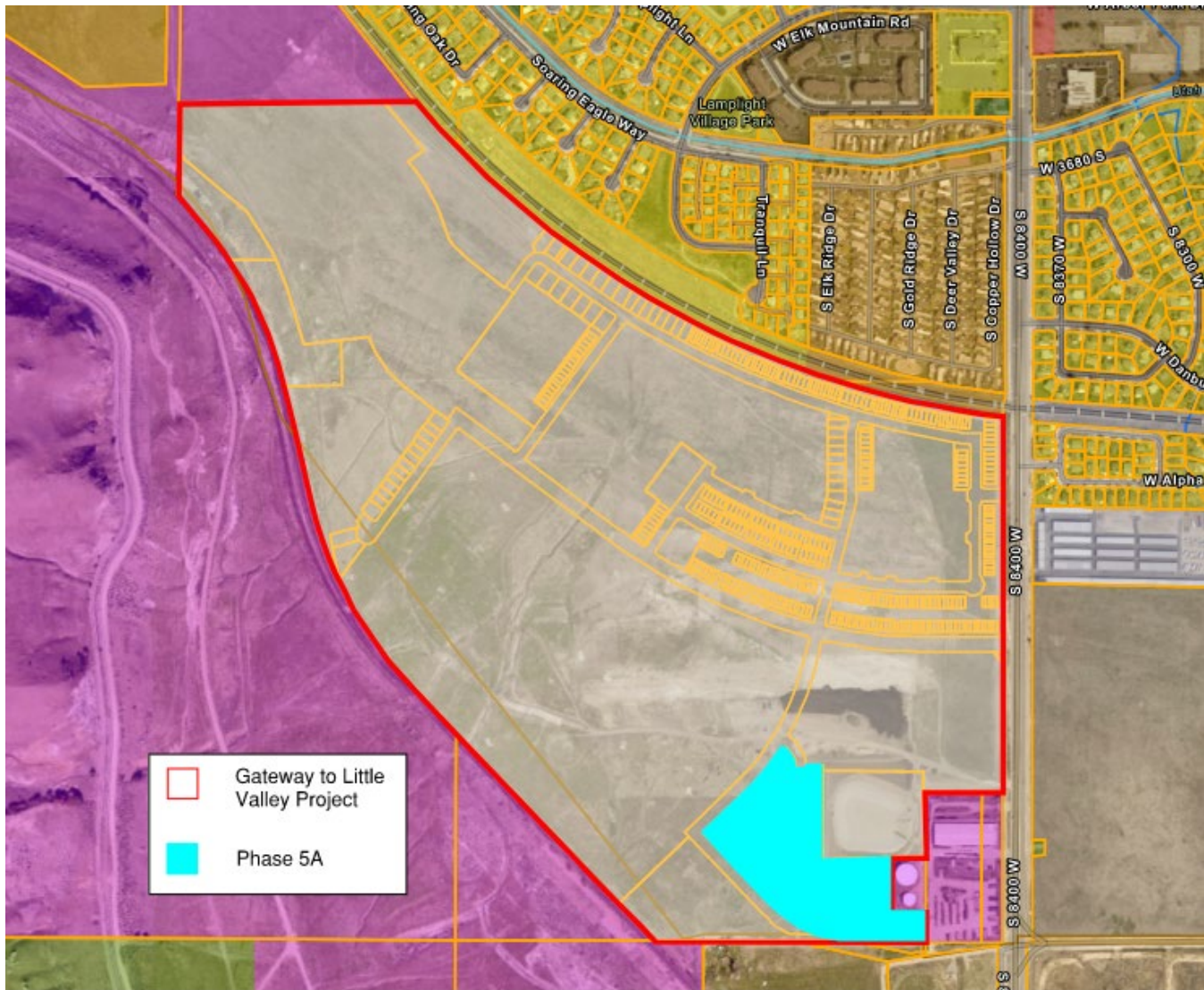
Public Body: Magna Metro Township Planning Commission**Meeting Date:** October 13th, 2022**Parcel ID:** 14-32-376-009-0000**Current Zone:** P-C**Property Address:** 4000 S 8400 W**Request:** Preliminary Plat Approval**Planner:** Shad Cook**Planning Staff Recommendation:** Approve with Conditions**Applicant Name:** David Lewis (for D.R. Horton)

PROJECT DESCRIPTION

The applicant, D.R. Horton, is requesting approval of the Gateway to Little Valley Phase 5A preliminary plat. The subject property is 10.56 acres in size and is zoned P-C. The phase includes 125 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 3900 S to 4100 S. The project is surrounded by a variety of land uses including residential, manufacturing, and public use. The northwest stretch of this phase is adjacent to the proposed location for the new Cyprus High School. The east portion of this phase abuts a Magna Water District property. As a part of the Gateway to Little Valley development, a variety of residential densities will surround the project area. The development project has an average density of nine dwelling units per acre. The area also includes a portion of Hallsville Drive. Hallsville Drive, which connects to 4100 S, was redesigned due to West Valley City's road design standards. The new, redesigned portion has already been dedicated. The remaining portion is in process to be vacated.



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 development represents significant growth in Magna.

LAND USE CONSIDERATIONS

Requirement	Standard	Proposed	Compliance Verified
Lot Width	Per CSP	Varies – See Plat	Yes
Lot Area	Per CSP	Varies – See Plat	Yes
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.			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 with the associated Community Structure Plan (CSP). Staff has found that, at a conceptual level, the Phase 5A preliminary plat 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: 8.23.22
RECOMMENDATION: Conceptual Approval	
 AGENCY: Grading	 DATE: 8.15.22
RECOMMENDATION: Conceptual Approval	
 AGENCY: Urban Hydrology	 DATE: 8.23.22
RECOMMENDATION: Conceptual Approval	
 AGENCY: Traffic	 DATE: 8.23.22
RECOMMENDATION: Conceptual Approval	
 AGENCY: Surveyor	 DATE: 8.25.22
RECOMMENDATION: Conceptual Approval	
 AGENCY: Unified Fire Authority	 DATE: 8.11.22
RECOMMENDATION: Conceptual Approval	

AGENCY: Health Department
RECOMMENDATION: Conceptual Approval

DATE: 8.30.22

AGENCY: Building
RECOMMENDATION: Conceptual Approval

DATE: 8.10.22

Compliance with all current building, construction, engineering, fire, health, landscape and safety standards will be verified prior to final approval.

PLANNING STAFF ANALYSIS

18.08.010 - Procedure generally.

The planning commission shall be the land use authority for subdivisions. In order to assure that each subdivision fully complies with the provisions of this title, the director or director's designee shall administer formal application and review procedures for subdivisions. An application shall not be deemed complete until the full application, fees and all required materials have been submitted. The payment of a partial fee and submission of preliminary plans for a pre-submittal review does not constitute a complete application.

Each process shall include the following components:

- A. An application procedure, which shall include:
 - 1. Submission of an application form, as designed by the director or director's designee to clearly indicate the type of application, property address, applicant information, and other pertinent information;
 - 2. Submission of supplementary materials, including a legal description, property plat, the required number of plans/preliminary plats, and mailing labels (if required) for notifications;
 - 3. Payment of fees, as required under [Title 3](#), Revenue and Finance.
- B. A review procedure, which shall include:
 - 1. An on-site review by the director or director's designee as provided by Utah Code 17-27a-303;
 - 2. Review of the submitted site plan/preliminary plat for compliance with Magna land use ordinances;
 - 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;
 - 4. The processing of any exception requests that have been made in conjunction with the subdivision application.
- C. A preliminary plat approval procedure, which shall include:
 - 1. Confirmation that all necessary agencies have responded to the requests for recommendation with a recommendation of approval or approval with conditions;
 - 2. Integration of the recommendations from the other government agencies and affected entities involved above into the preliminary plat;
 - 3. Receipt of a recommendation from the planning staff;
 - 4. Approval of the preliminary plat as outlined in [Section 18.12.030](#), and issuing a preliminary plat approval letter.

D. A final plat approval procedure, which shall include:

1. An engineering review to ensure that the final plat complies with all conditions of approval of the preliminary plat and to ensure that the final plat complies with the design standards, codes, and ordinances and with minimum engineering/surveying requirements;
2. A check of appropriate background information, such as: lot access, property title, record of survey, field boundary verification, etc.;
3. The collection of the necessary approval signatures (planning commission representative, director or director's designee, health department, attorney, Magna mayor or their designees) on the final plat;
4. Payment of final fees and bond;
5. Recordation of the plat.

PLANNING STAFF RECOMMENDATION

The MSD Planning Staff recommends that the Magna Planning Commission approve the Preliminary Plat for Gateway to Little Valley Phase 4 subject to the following conditions:

1. That the applicant work with MSD staff and outside review agencies to comply with the final plat procedure prior to plat recordation.
2. That the applicant pay any fees or post a bond to guarantee improvements prior to subdivision plat recordation.

GATEWAY TO LITTLE VALLEY PHASE 5A PLAT

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

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

BASIS OF BEARING S 0°01'06" W 2639.22'

2245.62'

393.40'

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

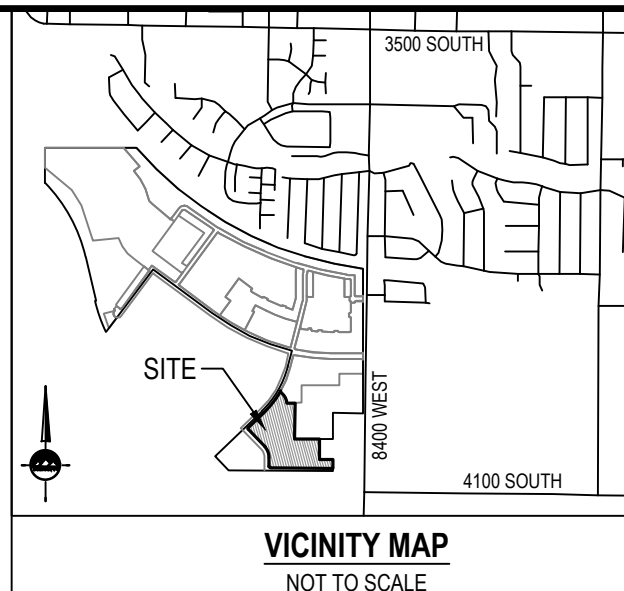
ANDERSON PROPERTIES, INC.
14-32-300-003

MAGNA WATER COMPANY
14-32-300-002



Conceptual Site Plan Review

Planning	Concept O.K. - Technical Review Required ShCook: 000644_Preliminary Plat 08/10/2022
Grading	Concept O.K. - Technical Review Required Hedrick: 000644_Preliminary Plat 08/10/2022
Geology	Concept O.K. - Technical Review Required Adair: 000644_Preliminary Plat 08/23/2022
Hydrology	Concept O.K. - Technical Review Required Adair: 000644_Preliminary Plat 08/23/2022
Surveyor	Concept O.K. - Technical Review Required Kornstrom: 000644_Preliminary Plat 08/23/2022
Traffic	Concept O.K. - Technical Review Required Adair: 000644_Preliminary Plat 08/23/2022
UFA	Concept O.K. - See Comments dKornstrom: 08/11/2022
Health	Concept O.K. - Technical Review Required Adair: 000644_Preliminary Plat 08/23/2022
Building	Concept O.K. - Technical Review Required Tsonstrom: 000644_Preliminary Plat 08/10/2022



SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 286882, in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act. I further certify that by authority of the Owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property, and that this plat of GATEWAY TO LITTLE VALLEY PHASE 5A PLAT in Magna Metro Township, Salt Lake County, Utah has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the Salt Lake County Records Office; I further certify that the requirements of all applicable statutes and ordinance of _____ concerning zoning requirements regarding lot measurements have been complied with.

BOUNDARY DESCRIPTION

A parcel of land situate in the Southwest Quarter of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being South 00°01'06" West 2245.62 feet along the section line and West 609.31 feet from the Center of said Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running
thence South 00°19'10" West 250.00 feet;
thence South 89°40'50" East 165.00 feet;
thence South 00°01'06" West 107.00 feet;
thence North 89°40'50" West 766.08 feet;
thence Northwesterly 23.50 feet along the arc of a 15.00 foot radius curve to the right (center bears North 00°19'10" East and the chord bears North 44°47'36" West 21.17 feet with a central angle of 89°46'27");
thence North 00°05'37" East 110.68 feet;
thence Northwesterly 142.32 feet along the arc of a 192.31 foot radius curve to the left (center bears North 89°54'23" West and the chord bears North 21°06'27" West 139.09 feet with a central angle of 42°24'07");
thence North 43°48'25" West 297.38 feet;
thence Northwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears North 46°11'35" East and the chord bears North 01°11'08" East 21.21 feet with a central angle of 89°59'07");
thence North 46°10'46" East 260.64 feet;
thence Northwesterly 330.85 feet along the arc of a 1,180.00 foot radius curve to the left (center bears North 43°49'22" West and the chord bears North 37°55'35" East 338.69 feet with a central angle of 16°30'07");
thence Southeasterly 22.47 feet along the arc of a 15.00 foot radius curve to the left (center bears South 60°19'26" East and the chord bears South 13°14'09" East 20.43 feet with a central angle of 85°49'26");
thence Southeasterly 148.56 feet along the arc of a 175.00 foot radius curve to the right (center bears South 33°51'08" West and the chord bears South 31°49'42" East 144.14 feet with a central angle of 48°38'19");
thence North 89°52'32" East 83.60 feet;
thence South 25.35 feet;
thence South 89°40'50" East 12.03 feet;
thence South 89°40'50" West 416.00 feet;
thence South 89°40'50" East 301.22 feet to the point of beginning.

Contains 460,022 Square Feet or 10.561 Acres and 125 Units.

LEGEND

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



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

UTILITY DEDICATION

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

RESERVATION OF COMMON AREAS

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

OWNER'S DEDICATION

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

GATEWAY TO LITTLE VALLEY PHASE 5A PLAT

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

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

By: _____
Its: _____

CORPORATE ACKNOWLEDGMENT

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

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

GATEWAY TO LITTLE VALLEY PHASE 5A PLAT

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

RECORDED # _____

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

REQUEST OF: _____

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

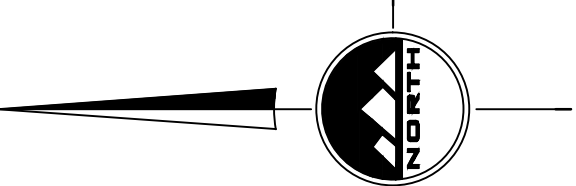
FEES _____ DEPUTY SALT LAKE COUNTY RECORDER

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	1180.00	39.57	1°55'16"	N32°32'50"E	39.56
C2	1180.00	39.36	1°54'41"	N30°37'51"E	39.36
C3	150.00	151.58	57°53'55"	N29°00'42"W	145.21
C4	150.00	121.10	46°15'19"	S66°56'05"E	117.83
C5	100.00	80.46	46°05'58"	S66°51'24"E	78.31
C6	100.00	78.00	44°41'32"	S67°33'37"E	76.04
C7	100.00	2.46	1°24'26"	S44°30'38"E	2.46
C8	25.00	15.96	36°34'08"	S18°15'58"E	15.69
C9	14.94	23.55	90°19'01"	S44°59'04"E	21.18
C10	175.00	0.68	0°13'24"	N0°10'27"W	0.68
C11	175.00	16.03	5°14'48"	N2°54'33"W	16.02
C12	175.00	6.04	1°58'36"	N6°31'15"W	6.04
C13	15.00	23.89	91°15'34"	S79°51'53"W	21.45
C14	125.00	99.51	45°36'39"	N31°42'00"W	96.90
C15	125.00	16.08	7°22'07"	N5°12'37"W	16.06
C16	125.00	3.19	1°27'49"	N0°47'39"W	3.19
C17	15.00	23.56	90°00'00"	N44°56'15"E	21.21
C18	125.00	80.81	37°02'27"	S71°32'31"E	79.41
C19	125.00	16.09	7°22'24"	S49°20'08"E	16.07
C20	125.00	4.02	1°50'29"	S44°43'40"E	4.02
C21	15.00	23.17	88°30'43"	S0°26'56"W	20.94
C22	1180.00	290.93	12°40'11"	N39°50'33"E	260.40
C23	15.00	23.25	88°47'27"	N88°12'09"W	20.99
C24	15.00	23.56	89°59'07"	N1°11'08"E	21.21
C25	25.50	34.52	77°33'14"	S84°57'19"W	31.94
C26	25.50	5.55	12°27'39"	N50°02'15"W	5.53
C27	113.00	90.92	46°05'58"	S66°51'24"E	88.49
C28	15.00	23.56	90°00'00"	N44°54'23"W	21.21
C29	25.00	16.19	37°05'45"	N71°46'18"E	15.90
C30	25.00	15.22	34°52'31"	S72°14'32"E	14.98
C31	25.00	16.19	37°05'45"	S71°46'18"W	15.90
C32	25.00	15.99	36°38'39"	N71°21'31"W	15.72
C33	15.00	23.62	90°13'33"	N45°12'24"E	21.25
C34	15.00	23.50	89°46'27"	S44°47'36"E	21.17
C35	15.00	23.56	90°00'00"	S45°05'37"W	21.21
C36	20.00	31.39	89°55'29"	N44°56'38"W	28.27
C37	25.00	16.22	37°10'16"	N18°36'14"E	15.94
C38	25.50	16.73	37°35'23"	N71°17'55"E	16.43
C39	87.77	73.45	47°58'41"	S68°37'39"E	71.32
C40	87.77	1.10	0°43'16"	S44°17'40"E	1.10
C41	25.50	5.54	12°27'03"	S37°34'54"E	5.53
C42	25.50	34.51	77°32'05"	S7°24'40"W	31.93
C43	15.00	23.57	90°00'53"	N88°48'52"W	21.22
C44	175.00	141.28	46°15'19"	S66°56'05"E	137.47
C45	15.00	23.56	90°00'00"	N45°03'45"W	21.21

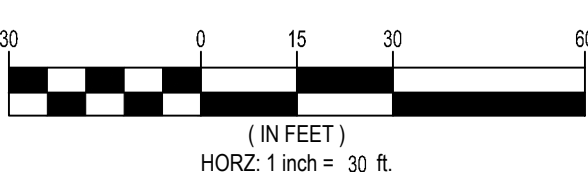
ROCKY MOUNTAIN POWER NOTES:

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

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



HORIZONTAL GRAPHIC SCALE



PUBLIC UTILITY APPROVAL

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

SALT LAKE COUNTY ENGINEERING

DATE _____ SIGNED _____

ADDRESS APPROVAL

DATE _____ SIGNED _____

UNIFIED FIRE AUTHORITY APPROVAL

DATE _____ SIGNED _____

MAGNA WATER DISTRICT

DATE _____ SIGNED _____

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



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0629
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.943.3980
CEDAR CITY
Phone: 435.885.1453
RICHFIELD
Phone: 435.886.2963

SHEET 1 OF 2

PROJECT NUMBER: 8106

MANAGER: ROE

DRAWN BY: SJL

CHECKED BY: PMH

DATE: 7/6/22

SURVEY RECORDING DATA

DATE: APRIL 2, 2018

DRAWING No. S2018-04-0297

CHECKED FOR ZONING COMPLIANCE

ZONE: _____ LOT AREA: _____

LOT WIDTH: _____ FRONT YARD: _____

SIDE YARD: _____ REAR YARD: _____

DATE _____ SIGNATURE _____

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____

20 _____ BY THE MAGNA METRO TOWNSHIP PLANNING COMMISSION.

MAGNA METRO PLANNING COMMISSION

HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____

20 _____

SALT LAKE COUNTY HEALTH DEPARTMENT

PLAN CHECK

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED

THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH

INFORMATION ON FILE IN THIS OFFICE.

PLAN REVIEW SECTION MANAGER DATE

APPROVAL AS TO FORM

APPROVED THIS _____ DAY OF _____

20 _____

MAGNA METRO TOWNSHIP ATTORNEY

MAGNA METRO TOWNSHIP MAYOR APPROVAL

PRESENTED TO THE MAGNA METRO TOWNSHIP MAYOR THIS

DAY OF _____, A.D. 20 _____ AT WHICH

TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

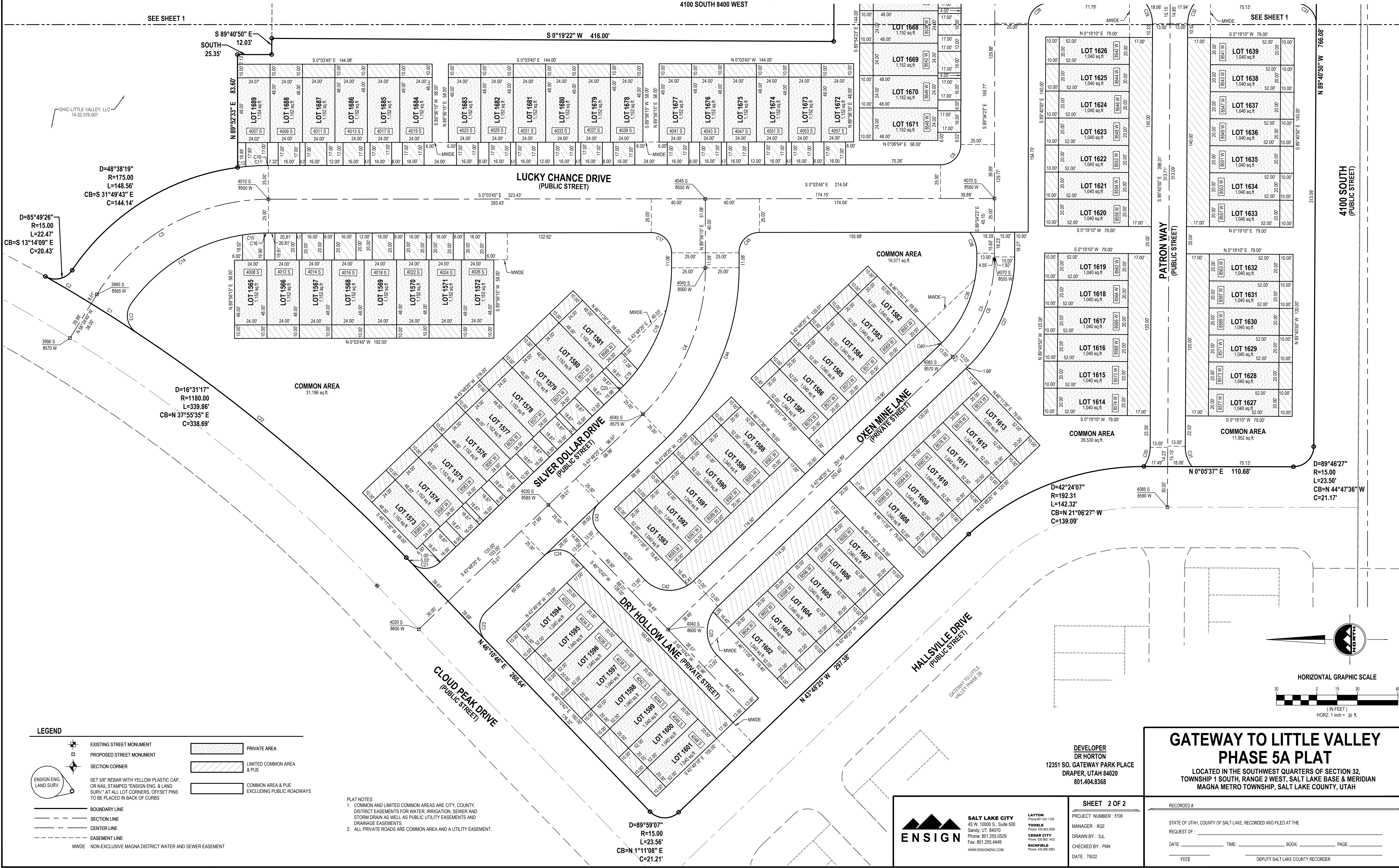
MAYOR, OR DESIGNEE

GATEWAY TO LITTLE VALLEY PHASE 5A PLAT

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

SEE SHEET 1

SEE SHEET 1



LEGEND

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

PLAT NOTES:
1. COMMON AND LIMITED COMMON AREAS ARE CITY, COUNTY, DISTRICT EASEMENTS FOR WATER, IRRIGATION, SEWER AND STORM DRAIN AS WELL AS PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENTS.
2. ALL PRIVATE ROADS ARE COMMON AREA AND A UTILITY EASEMENT.



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

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.943.3999
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.866.2943

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

GATEWAY TO LITTLE VALLEY PHASE 5A PLAT

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

SHEET 2 OF 2

PROJECT NUMBER : 8106
MANAGER : ROE
DRAWN BY : SJL
CHECKED BY : PMH
DATE : 7/8/22

RECORDED #

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

REQUEST OF :

DATE: TIME: BOOK: PAGE:

FEE:

DEPUTY SALT LAKE COUNTY RECORDER

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

**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 #PUD2022-000636

Land Use and Preliminary Plat Approval

Public Body: Magna Metro Township Planning Commission**Date:** October 13th, 2022**Parcel ID:** 14-29-176-001-0000, 14-29-176-002-0000, 14-29-176-003-0000, 14-29-176-004-0000**Current Zone:** R-M**Property Address:** 2943 S Dora St**Request:** Land Use and Preliminary Plat
Approval**Planner:** Morgan Julian**Planning Staff Recommendation:** Approval with Conditions**Applicant Name:** Miguel Munevar

PROJECT DESCRIPTION

The applicant, Miguel Munevar, is requesting approval to a planned unit development (PUD) land use in a R-M zone (Residential Multi-family) as well as a preliminary plat approval for a .64 acre property. The proposed PUD will occupy lots 5-8 of the Flangas Subdivision (see Attachment 1). Lots 5-8 were rezoned from R-2-6.5 (Medium Density Residential) to R-M in 2020. The proposed PUD will have 10 townhomes: two groupings of 5 units on the north and south end of the property.

SITE & VICINITY DESCRIPTION

The property is located at 2943 S Dora St. It sits south of the Flangas Crossings PUD and east of Cyprus High School, which will relocate to the southwest corner of Magna. The area has a mix of both apartments and single family residential; the majority of the single-family is located northeast of the property (see Figure 1). The property is south of Magna Main Street where there is mostly commercial traffic.

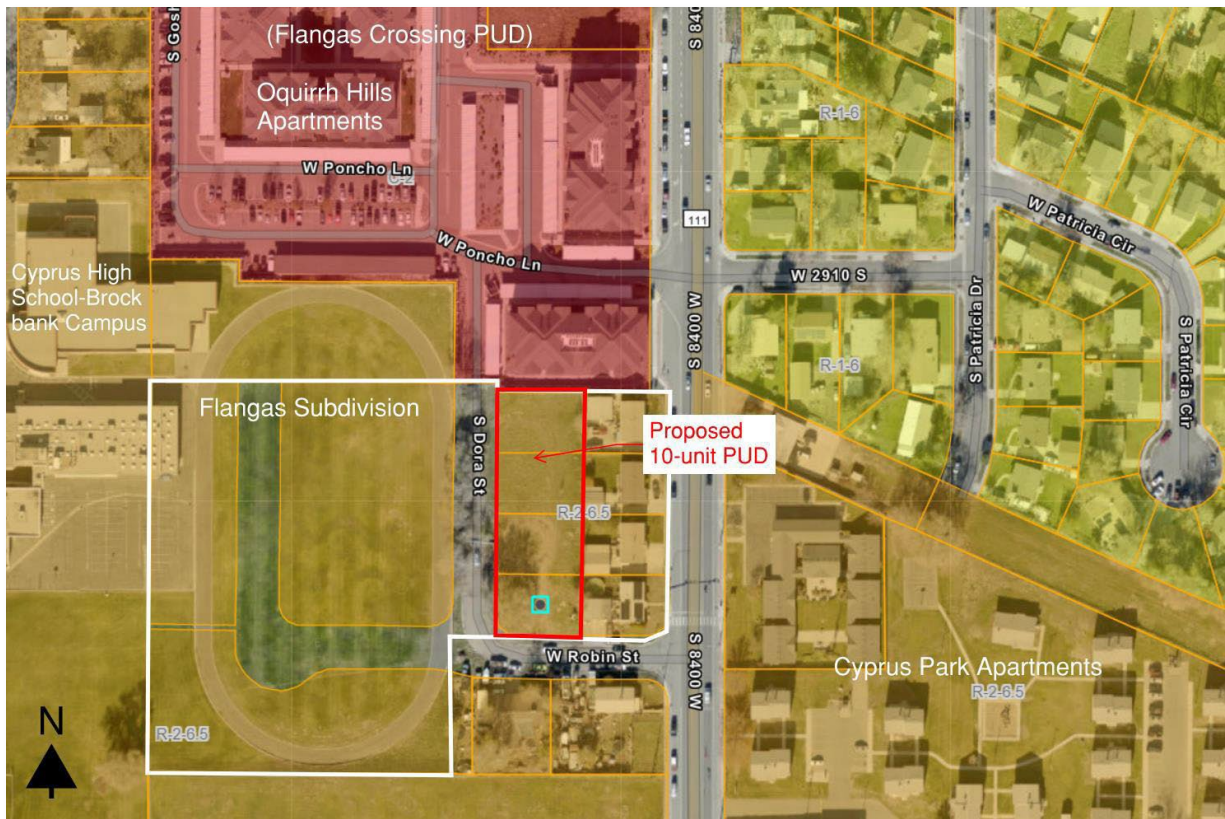


Figure 1: Area Map

GENERAL PLAN CONSIDERATIONS

The Magna General Plan was adopted in 2021. This area is outlined in the General Plan as mixed density area. The Flangas Subdivision was also called out as a possible transit-oriented zone.

ISSUES OF CONCERN/PROPOSED MITIGATION

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

There are a few corrections that need to be made for technical review. One being that Magna Hamptons is an existing subdivision not directly related to this PUD or to the Flangas Subdivision. A name change may be recommended for the final plat approval.

PLANNING STAFF ANALYSIS

Land Use Standards and Findings:

Standard: 19.78.020 Applicability and Area Requirements

2. Applicability. The following uses identified within the Magna Municipal Code, when not meeting the applicability of the three-acre PUD requirements, shall be subject to the requirements of this Subsection:

- a. In the R-M Residential Zone: Residential development with any number of dwelling units per structure per lot, pursuant to Section 19.44.040

Standard: 19.44.040 Lot Area

For group dwellings, the minimum lot area shall be not less than five thousand square feet for the first separate dwelling structure, with three thousand square feet for each additional separate dwelling structure, and with seven hundred fifty square feet additional for each additional dwelling unit in excess

of one dwelling unit in each separate dwelling structure, not less than five thousand square feet for any other main building.

Findings: By this standard the minimum lot size for the two proposed group dwellings must be 8,000 sq ft. The property is about 28,000 sq ft and so it meets this criterion.

Standard: 19.44.110 Density

The allowable density for planned unit developments, multiple dwellings and dwelling groups shall be determined by the planning commission on a case-by-case basis, taking into account the following factors: recommendations of county and non-county agencies; site constraints; compatibility with nearby land uses; and the provisions of the applicable general plan. Notwithstanding the above, the planning commission shall not approve a planned unit development with density higher than the following:

Multi-family dwellings	25.0 units per acre*
------------------------	----------------------

Findings: The property in question is .64 acres (a little more than half an acre). The applicant is proposing 10-units on this property which would meet the maximum of 12.5 units (half of 25 units per acre).

Findings:

This proposed PUD complies with all other applicable standards listed in 19.78, Planned Unit Development, of the Magna Municipal Code.

Preliminary Plat Approval Standards and Findings:

The planning commission is the land use authority for subdivisions outlined as such under 18.08.010 of the Magna Municipal Code. Through the staff review process and recommendation the Planning Commission may approve or deny the proposed preliminary plat.

All reviewing agencies have provided conceptual approval for the proposed preliminary 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 these standards.

PLANNING STAFF RECOMMENDATION

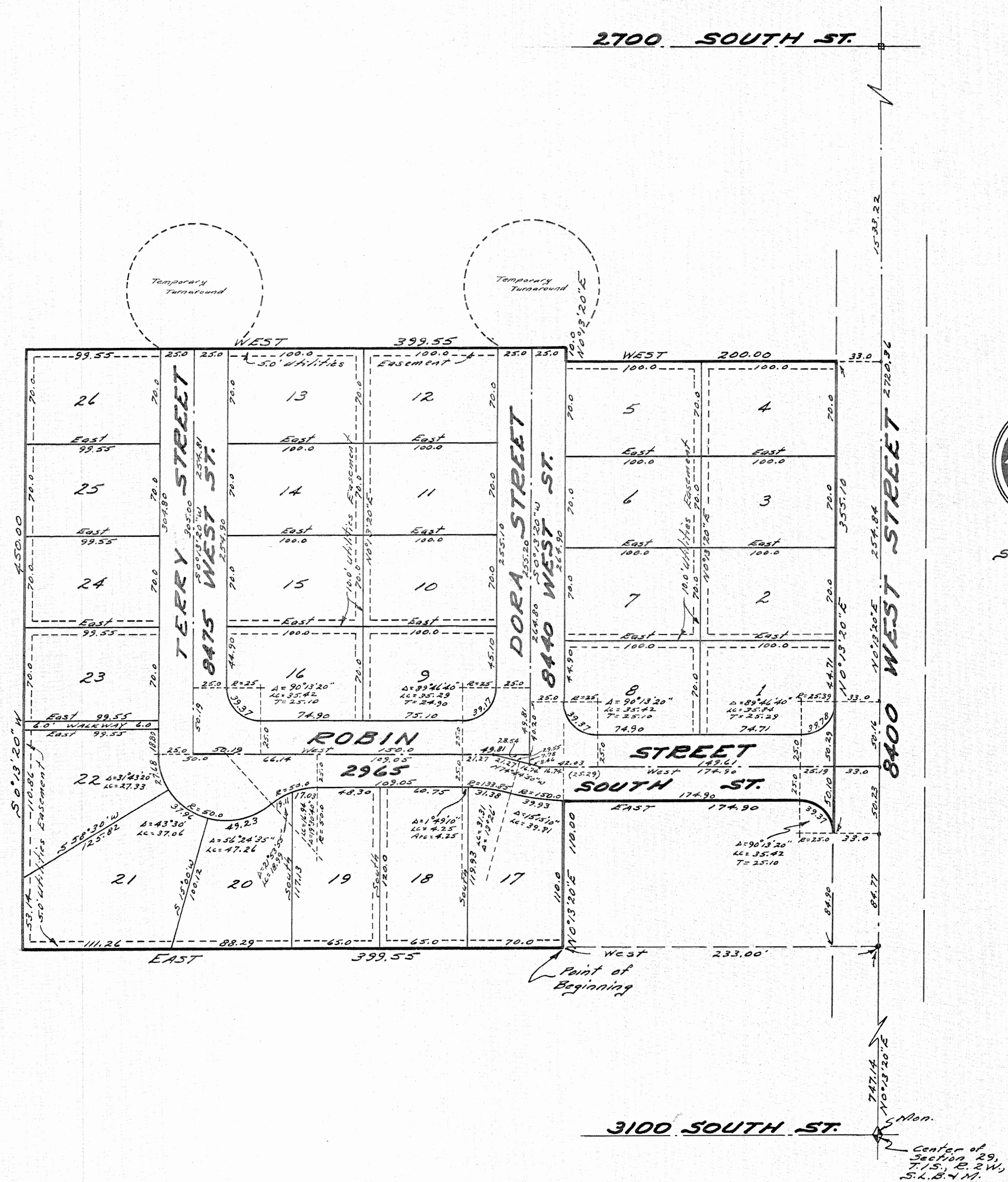
Based on the information provided in this report, the MSD Planning Staff recommends that the Magna Planning Commission approve the land use and preliminary plat for the PUD located at 2943 S Dora St, subject to the following conditions:

1. The applicant shall work with MSD staff and outside review agencies to comply with the Magna Municipal Code to receive final land use approval.
2. The applicant shall work with MSD staff and outside review agencies to comply with the final plat procedure and standards prior to plat recordation.
3. The applicant shall pay any fees or post a bond to guarantee improvements prior to subdivision plat recordation.

ATTACHMENTS:

1. Flangas Subdivision Plat Map
2. Subdivision Criteria and Findings
3. Proposed Site Plan

4. Proposed Preliminary Plat



SURVEYOR'S CERTIFICATE

I, ROBERT B. JONES, do hereby certify that I am a Registered Professional Engineer and/or Land Surveyor, and that I hold certificate No. 1525, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as FLANGAS SUBDIVISION and that same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION		
COURSE	DIST.	REMARKS
Beginning at a point		
N 0° 13' 20" E	747.14	feet and
West	233.00	feet from the center of Section 29, Township 1 South, Range 2 West, Salt Lake Base & Meridian and running thence
N 0° 13' 20" E	110.00	feet; thence
East	174.90	feet to a point of a 25.0 foot radius curve to the right; thence
Southeasterly	39.37	feet along the arc of said curve to a point of tangency; thence
N 0° 13' 20" E	335.10	feet; thence
West	200.00	feet; thence
N 0° 13' 20" E	10.00	feet; thence
West	399.55	feet; thence
S 0° 13' 20" W	450.00	feet; thence
East	399.55	feet to the point of Beginning.

May 17, 1956
DATE

Robert B. Jones
SURVEYOR

OWNER'S DEDICATION

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

FLANGAS SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.

In witness whereof we have hereunto set our hands this 17 day of May A.D., 1956.

Peter Flangas, a single man
William Robin
Dora Robin, his wife
Dora Flangas, his wife
Robert Flangas, a single man

ACKNOWLEDGMENT

STATE OF UTAH }
County of Salt Lake }

On the 17th day of May A.D., 1956, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer(s) of the above Owner's dedication, B in number, who duly acknowledged to me that they signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: Feb. 14, 59

Edward K. Wimbush
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

FLANGAS SUBDIVISION

A SUBDIVISION LOCATED IN THE NW 1/4 OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

RECORDED # 1496992

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
PETER L. FLANGAS
DATE 8-11-56 TIME 11:20 AM BOOK 93
PAGE 93
FEE \$ 22.50
SALT LAKE COUNTY RECORDER

COUNTY PLANNING COMMISSION APPROVAL
APPROVED THIS 22 DAY OF May A.D., 1956, BY
THE SALT LAKE COUNTY PLANNING COMMISSION.

W. P. Mickelson
CHAIRMAN, SALT LAKE COUNTY PLANNING COMM.

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT, AND SAID TRACT, AS STAKED, EXAMINED BY THIS OFFICE, AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

July 17, 1956
DATE

John E. Mackay
SALT LAKE COUNTY SURVEYOR

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 8th DAY OF August A.D., 1956

D. A. Williams
SALT LAKE COUNTY ATTORNEY

COUNTY COMMISSION APPROVAL & ACCEPTANCE

PRESENTED TO THE BOARD OF SALT LAKE COUNTY COMMISSIONERS THIS 8th DAY OF August A.D., 1956, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

W. P. Mickelson
SALT LAKE COUNTY CLERK

W. P. Mickelson
CHAIRMAN, BD. OF SALT LAKE CO. COMM.



Q 93

Attachment #2		
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 or 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	✓

A diagram of a compass rose. It is a circular device with four arrows pointing towards the cardinal directions. The top arrow is labeled 'NORTH'. The bottom arrow is labeled 'SOUTH'. The right arrow is labeled 'EAST'. The left arrow is labeled 'WEST'. The center of the compass is divided into four quadrants by a cross.

A map of the study area showing the location of the site. The map includes a compass rose indicating North. The site is located on the south side of Poncho Ln, between Bacchus Hwy and Patricia Dr. The site is marked with a black rectangle and labeled 'SITE' with an arrow pointing to it. The surrounding streets are labeled: Poncho Ln, 2910 South, Patricia Dr, Bacchus Hwy, and Robin St.

CIVIL CONSTRUCTION PLANS

	<p>PRELIMINARY PLAN</p> 	<h1 style="margin: 0;">BENCHMARK ENGINEERING & LAND SURVEYING</h1> <p style="margin: 0;">9138 SOUTH STATE STREET SUITE # 100 SANDY, UTAH 84070 (801) 542-7192 www.benchmarkcivil.com</p>																																	
<p>THE MAGNA HAMPTONS P.U.D. PHASE 3 AMENDED 2943 S DORA STREET MAGNA, UTAH</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;"> <p>DRAFT CJ</p> </td> <td style="width: 33%;"> <p>DESIGN TJB</p> </td> <td style="width: 33%;"> <p>CHECK AGB</p> </td> </tr> <tr> <td> <p>DATE: 10/25/2021</p> </td> <td> <p>DATE: 10/25/2021</p> </td> <td> <p>DATE: 10/03/2021</p> </td> </tr> </table>	<p>DRAFT CJ</p>	<p>DESIGN TJB</p>	<p>CHECK AGB</p>	<p>DATE: 10/25/2021</p>	<p>DATE: 10/25/2021</p>	<p>DATE: 10/03/2021</p>																												
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<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">No.</th> <th style="width: 15%;">DATE</th> <th style="width: 85%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>		No.	DATE	DESCRIPTION																															<p>PROJECT NO. 2011309</p> <div style="border: 1px solid black; height: 150px; margin-top: 10px; display: flex; align-items: center; justify-content: center;"> <h2 style="margin: 0;">COVER</h2> </div> <p style="margin-top: 20px; font-size: 24px;">1 OF 12</p>
No.	DATE	DESCRIPTION																																	

FLANGAS TOWNHOMES, P.U.D.

A PLANNED UNIT DEVELOPMENT
AMENDING LOTS 5-8 OF FLANGAS SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 29,
TOWNSHIP 1 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH
2943 S. DORA ST.

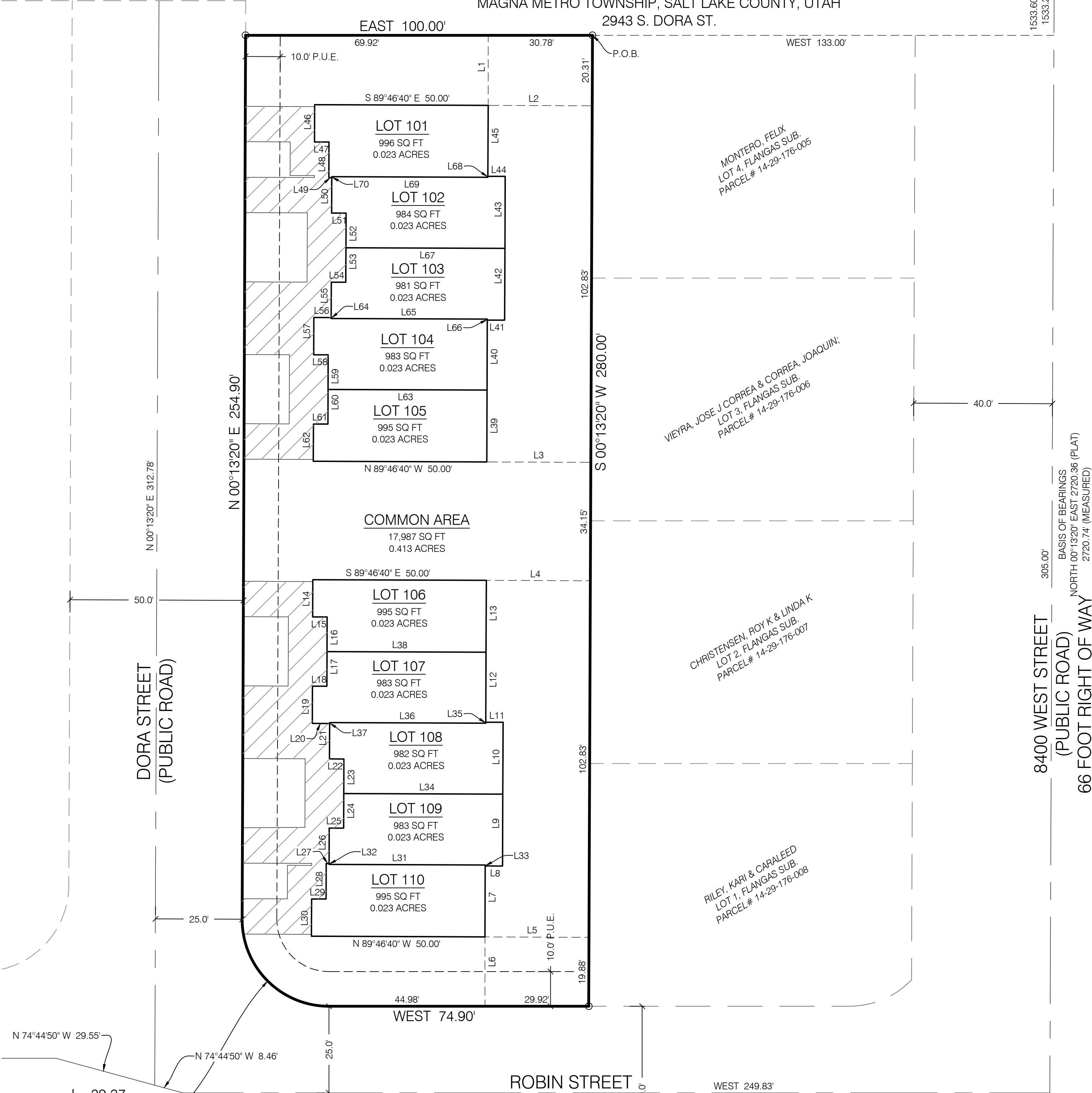
OQUIRH HILLS APARTMENTS, LLC
LOT 1, FLANGAS CROSSING P.U.D.
PARCEL# 14-29-127-041

MONTERO, FELIX
LOT 4, FLANGAS SUB.
PARCEL# 14-29-176-006

VIEYRA, JOSE J CORREA & CORREA, JOAQUIN
LOT 3, FLANGAS SUB.
PARCEL# 14-29-176-006

CHRISTENSEN, ROY K & LINDA K
LOT 2, FLANGAS SUB.
PARCEL# 14-29-176-007

RILEY KARI & CARALEED
LOT 1, FLANGAS SUB.
PARCEL# 14-29-176-008



L=39.37
R=25.00
Δ=90°13'20"
CH=N 44°53'20" W
CL=35.42

MAGNA WATER DISTRICT
APPROVED THIS _____ DAY OF _____, 20____, A.D.

GENERAL MANAGER

ADDRESS ADDRESSING APPROVAL APPROVED THIS _____ DAY OF _____, 20____, A.D. _____ SIGNATURE		CHECKED FOR ZONING COMPLIANCE ZONE: _____ LOT AREA: _____ LOT WIDTH: _____ FRONT YARD: _____ SIDE YARD: _____ REAR YARD: _____ APPROVED THIS _____ DAY OF _____, A.D., 20____. _____ ZONING		UNIFIED FIRE AUTHORITY APPROVED THIS _____ DAY OF _____, 20____, A.D. _____ SIGNED		RECORD OF SURVEY RSC NO: S2021-05-0293 _____ SIGNATURE _____ DATE _____		SALT LAKE COUNTY ENGINEERING APPROVED THIS _____ DAY OF _____, 20____, A.D. _____ SIGNED		PUBLIC UTILITY APPROVAL CENTURY LINK: _____ DATE: _____ COMCAST: _____ DATE: _____ ROCKY MTN POWER: _____ DATE: _____ DOMINION ENERGY: _____ DATE: _____	
BENCHMARK ENGINEERING & LAND SURVEYING 9136 SOUTH STATE STREET SUITE # 100 SANDY, UTAH 84070 (801) 542-7192 www.benchmarkcivil.com		PLANNING COMMISSION APPROVED THIS _____ DAY OF _____, A.D., 20____, BY THE MAGNA METRO TOWNSHIP PLANNING COMMISSION. _____ CHAIRMAN, MAGNA METRO TOWNSHIP PLANNING COMMISSION		HEALTH DEPARTMENT APPROVED THIS _____ DAY OF _____, A.D., 20____. _____ SALT LAKE COUNTY HEALTH DEPARTMENT		PLAN CHECK I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. _____ PLAN REVIEW SECTION MANAGER _____ DATE _____		APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, 20____, A.D. _____ MAGNA METRO TOWNSHIP ATTORNEY		MAGNA METRO TOWNSHIP COUNCIL PRESENTED TO THE MAGNA METRO TOWNSHIP COUNCIL THIS DAY OF _____, A.D., 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. _____ MAYOR	

STREET MONUMENT
2700 SOUTH & 8400 WEST
(FOUND BRASS CAP)

1533.60' (MEASURED)
1533.22' (RECORD)

8400 WEST STREET
(PUBLIC ROAD)
66 FOOT RIGHT OF WAY

300.00'

102.83'

102.83'

102.83'

102.83'

102.83'

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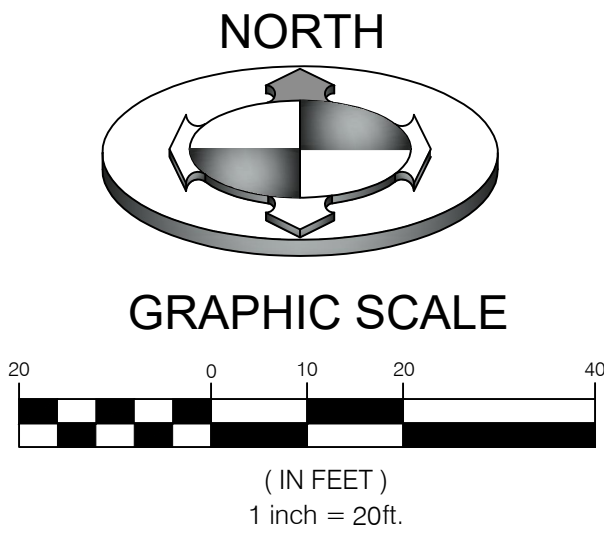
102.83'

102.83'

102.83'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 00°00'00" E	20.19'
L2	S 89°46'40" E	30.00'
L3	S 89°46'40" E	30.00'
L4	S 89°46'40" E	30.00'
L5	S 89°46'40" E	30.00'
L6	S 00°00'00" E	20.00'
L7	S 00°13'20" W	20.46'
L8	N 89°46'40" W	5.00'
L9	S 00°13'20" W	20.73'
L10	S 00°13'20" W	20.73'
L11	S 89°46'40" E	5.00'
L12	S 00°13'20" W	20.19'
L13	S 00°13'20" W	20.73'
L14	N 00°13'20" E	10.75'
L15	N 89°46'40" W	4.17'
L16	N 00°13'20" E	9.98'
L17	N 00°13'20" E	9.98'
L18	S 89°46'40" E	4.17'
L19	N 00°13'20" E	10.75'
L20	N 89°46'40" W	5.00'
L21	N 00°13'20" E	10.21'
L22	N 89°46'40" W	4.17'
L23	N 00°13'20" E	9.98'
L24	N 00°13'20" E	9.98'
L25	S 89°46'40" E	4.17'
L26	N 00°13'20" E	10.21'
L27	S 89°46'40" E	0.83'
L28	N 00°13'20" E	10.25'
L29	S 89°46'40" E	4.17'
L30	N 00°13'20" E	10.75'
L31	S 89°46'40" E	45.00'
L32	S 00°13'20" W	0.27'
L33	N 00°13'20" E	0.27'
L34	S 89°46'40" E	45.83'
L35	N 00°13'20" E	0.28'
L36	S 89°46'40" E	45.00'
L37	N 00°13'20" E	0.26'
L38	S 89°46'40" E	45.83'
L39	S 00°13'20" W	20.73'
L40	S 00°13'20" W	20.19'

LINE TABLE		
LINE #	BEARING	DISTANCE
L41	N 89°46'40" W	5.00'
L42	S 00°13'20" W	20.70'
L43	S 00°13'20" W	20.76'
L44	S 89°46'40" E	5.00'
L45	S 00°13'20" W	20.46'
L46	N 00°13'20" E	10.75'
L47	N 89°46'40" W	4.17'
L48	N 00°13'20" E	10.25'
L49	N 89°46'40" W	0.83'
L50	N 00°13'20" E	10.23'
L51	N 89°46'40" W	4.17'
L52	N 00°13'20" E	9.97'
L53	N 00°13'20" E	9.95'
L54	S 89°46'40" E	4.17'
L55	N 00°13'20" E	10.21'
L56	S 89°46'40" E	5.00'
L57	N 00°13'20" E	10.75'
L58	N 89°46'40" W	4.17'
L59	N 00°13'20" E	9.98'
L60	N 00°13'20" E	9.98'
L61	S 89°46'40" E	4.17'
L62	N 00°13'20" E	10.75'
L63	N 89°46'40" W	45.83'
L64	S 00°13'20" W	0.26'
L65	S 89°46'40" E	45.00'
L66	N 00°13'20" E	0.28'
L67	N 89°46'40" W	45.83'
L68	S 00°11'51" W	0.28'
L69	N 89°46'40" W	45.00'
L70	S 00°13'20" W	0.26'



NOTES:
NAIL AND WASHERS WILL BE SET ON PROPERTY LINE EXTENDED FOR ALL LOTS.
24" x 5/8" REBAR WITH PLASTIC CAP MARKED "BENCHMARK ENG." WILL BE SET AT REAR PROPERTY LINES.

LEGEND	
	SECTION CORNER (FOUND)
	SET 24" x 5/8" REBAR WITH PLASTIC CAP MARKED "BENCHMARK ENG."
	STREET MONUMENT (NOT FOUND)
	BOUNDARY LINE
	ADJACENT PROPERTY
	STREET CENTERLINE EXISTING
	EASEMENT
	UNIT LINE
	FIRE HYDRANT
	LIMITED COMMON AREA
	PRIVATE AREA
	COMMON AREA



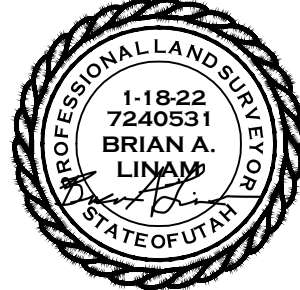
SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 7240531, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS FLANGAS TOWNHOMES, P.U.D. AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AN MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF LOT 4 OF FLANGAS SUBDIVISION, RECORDED AUGUST 11, 1956 AS ENTRY NO. 1496992 IN BOOK Q AT PAGE 93, AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT BEING NORTH 00°13'20" EAST 1187.14 FEET AND WEST 133.00 FEET FROM THE CENTER QUARTER CORNER OF SECTION 29 TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 00°13'20" WEST 280.00 FEET; THENCE WEST 74.90 FEET; THENCE 39.37 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS NORTH 44°53'20" WEST 35.42 FEET; THENCE NORTH 00°13'20" EAST 254.90 FEET; THENCE EAST 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 27,863 SQ FT OR 0.640 ACRES
10 LOTS



OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

FLANGAS TOWNHOMES P.U.D. A PLANNED UNIT DEVELOPMENT AMENDING LOTS 5-8 OF FLANGAS SUBDIVISION

AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) HEREBY CONVEYS TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY ANY OTHER EASEMENT AS SHOWN AND/OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN AND/OR NOTED HEREON.
THIS _____ DAY OF _____, A.D. 20____.

SIGNATURE _____	SIGNATURE _____
(PRINT NAME): _____	(PRINT NAME): _____
TITLE: _____	TITLE: _____

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake }
ON THIS _____ DAY OF _____ IN THE YEAR 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION AND CONSENT REGARDING THE THE FLANGAS TOWNHOMES P.U.D. AND ACKNOWLEDGE HE EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ (DATE)	MY COMMISSION NUMBER: _____
PRINT NAME _____	NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

FLANGAS TOWNHOMES P.U.D. A PLANNED UNIT DEVELOPMENT AMENDING LOTS 5-8 OF FLANGAS SUBDIVISION

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

SALT LAKE COUNTY RECORDER

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

FEE \$ _____ SALT LAKE COUNTY RECORDER

SHEET

1 OF 1



Municipal Service 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

CUP2022-00633

Exception to Installation of Street Improvements

Public Body: Magna Planning Commission
Meeting Date: 10/13/2022
Parcel ID: 14-21-151-027-0000
Current Zone: M-2
Property Address: 7912 W Utwo O One Hwy
Request: Exception to Installation of Street Improvements
Applicant Name: Richard Bardauskas

MSD Planner: Morgan Julian
MSD Planning Staff Recommendation: Approval

SITE & ZONE DESCRIPTION

The applicant is requesting an exception to installation of street improvements (curb, gutter and sidewalk). The property in question is located at 7912 W Utwo O One Hwy. The property is located in an M-1 zone (manufacturing zone). This zone is primarily for industrial use. It is surrounded by properties zoned M-2 directly to the north, west and east; properties zoned M-1 to the south (see Figure 1). The access to this property is off Utwo O One Hwy frontage road; a dirt road owned by Utah Department of Transportation (UDOT) that is located to the south of the property. The street improvements would be located along this road.

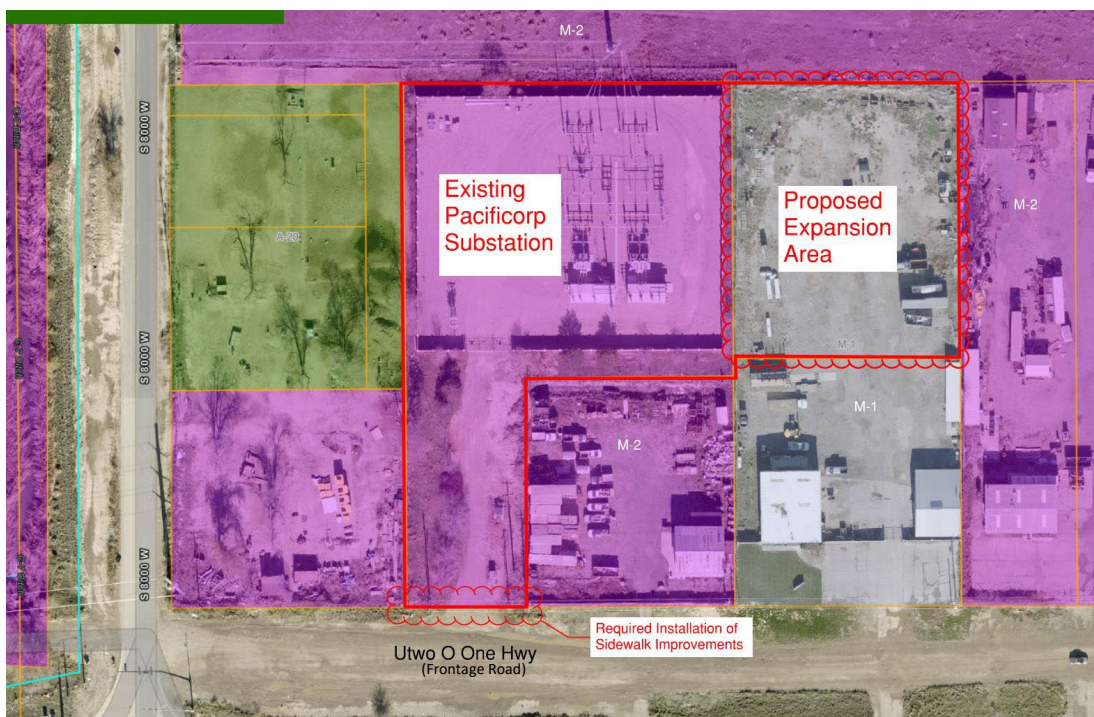


Figure 1: Map of Property in Question

PROJECT & BACKGROUND DESCRIPTION

The applicant is proposing to expand an existing PacifiCorp substation (a high-voltage electric system and transmission) facility to the east (see Attachment 1). The existing substation was approved in 2003 (application 20757) but the expansion onto previously undeveloped property invokes the requirement for street improvements under 19.76.210.

ISSUES OF CONCERN

The MSD Planning Staff recognizes concerns made by Salt Lake County Public Works-Engineering staff for an exception to installation of sidewalk improvements. Salt Lake County Public Works-Engineering staff recommend a 10-year delay agreement to be made for the installation of curb, gutter, and sidewalk (see Attachment 2).

STANDARDS AND FINDINGS

Standard: 19.76.210 Off-Site Improvements

C. Exceptions.

1. The planning commission may grant exception to installation of the sidewalk in industrial areas where the planning commission determines that the sidewalk is not necessary to serve the public need, and the elimination of the sidewalk does not jeopardize the public health, safety or welfare.

Findings:

- a. Because the site is located in primarily an industrial area, not

located near any public goods or resources, the MSD Planning Staff has not found that the installation of sidewalk is necessary to serve the public need.

- b.** The foot traffic in this area is minimal nor is there any residential properties near the area that would increase pedestrian traffic as well as health, safety, and welfare concerns.

Standard: 14.12.150 Exceptions.

In cases where unusual topographical, aesthetic, or other exceptional conditions or circumstances exist, variations or exceptions to the requirements of this chapter may be approved by the mayor after receiving recommendations from the planning commission and the public works engineer; provided, that the variations or exceptions are not detrimental to the public safety or welfare.

Findings: The road in question for improvements is owned by UDOT. UDOT has the final authority over the installation of curb, gutter, and sidewalk. UDOT is currently reviewing the plans for this development and the MSD staff awaits their decision on whether they would like this development to install roadway improvements or not.

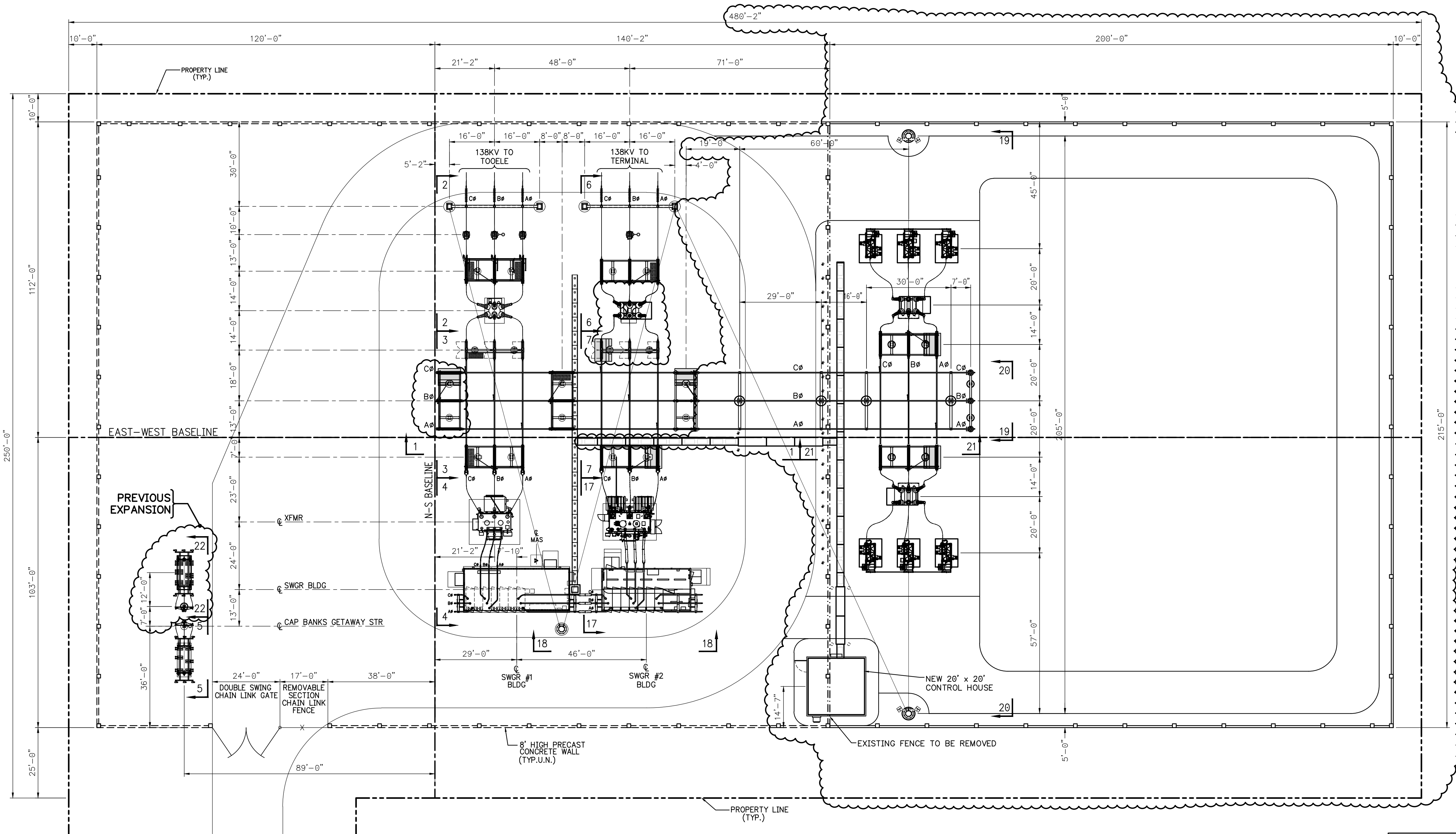
PLANNING STAFF RECOMMENDATION

Based on the findings stated above, the MSD Planning Staff recommends that the Magna Metro Township Planning Commission grant an exception for sidewalk improvements as set forth in 19.76.210.C.1, and recommends approval to the Mayor of the exception to curb and gutter as set forth in 14.12.150 for 7960 W Utwo O One Hwy Frontage Road with the following conditions:

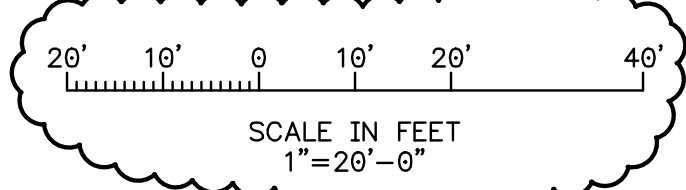
1. Final approval for an exception to installation of street improvements must be granted by the Utah Department of Transportation.

ATTACHMENTS:

1. Site Plan
2. Recommendation from Salt Lake County Public Works-Engineering Staff

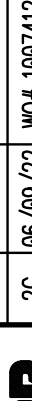


PRELIMINARY



REFERENCE DRAWINGS

- 105571 BILL OF MATERIALS
- 105575 PLANS & ELEVATIONS
- 105576 BUS CONNECTION DETAILS
- 105577 GROUNDING PLAN
- 105579 CONDUIT & CABLE PLAN
- 105625 FOUNDATION PLAN
- 105610 FENCE PLAN

M		N		O		P		Q		R		S		T															
MAGNA SUBSTATION SALT LAKE COUNTY, UTAH GENERAL PLAN				ELECTRICAL				<div> A BERKSHIRE HATHAWAY ENERGY COMPANY</div>								NO.		DATE		REVISIONS		ENGINEER		DES./ DR.		CHECKED		APPROVED	
PROJ/VER#		10017868		DISCIPLINE ENG.		RADOSLAV BARAC		1		06/07/20		WO# 10071619		ADDED TRANSFORMER, #1MR #2, SWR #2, SW 138A, M.O. TO 135A		R. TORRES/PEI		N. DAVIS/PEI		P. SOGGINS/PEI		R. MEADS/PEI							
PL# 014059				PROJECT ENG.				2C		06/09/22		WO# 10074125		ADDED SWITCHES AND BREAKER TO EXISTING BAYS AND ADDED NEW BAY ON EAST SIDE AND NEW DISTRIBUTION FEEDERS ON WEST SIDE		B. CONTRERAS/SCI		A. SNEDEKER/SCI		R. FARRAR/SCI									
ENG.		FJC/S&L		JES.		CTM/S&L																							
DR.		CTM/S&L		CTM/S&L		CTM/S&L																							
SHEET		1 OF 1		APPROVAL ENG.		JOSEPH F. BELL																							
REVISION		2C		SCALE		1"=20'-0"																							
		105574.001																											



September 29, 2022

Jenny Wilson
Mayor

Catherine Kanter
Deputy Mayor of Regional
Operations

Scott R. Baird, P.E.
Director, Public Works
and Municipal Services

Kade D. Moncur, P.E., CFM
Director, Public Works
Engineering Division

**PUBLIC WORKS
ENGINEERING DIVISION**

Government Center
2001 South State Street
Suite N3-120
Salt Lake City, Utah 84190

T 385-468-6600
F 385-468-6603

To Whom It May Concern,

This recommendation letter is in consideration of the following proposed development:

Application: 000633 – Pacificorp Substation Expansion
Location: 7960 West 201 Hwy. Magna, Utah

It is the recommendation of Salt Lake County Public Works Engineering that a 10-year delay agreement be granted for the installation of curb, gutter and sidewalk; however, the above recommendation is contingent on the requirements from the Utah Department of Transportation not being in conflict with its execution. It is also recommended that in addition to the current traffic comments from the latest review by the Engineering Division the following comment also be addressed:

- a) Dedication of additional right-of-way and any other UDOT requirements along the existing UDOT Right-of-Way frontage are to be approved by UDOT and provided in writing to the Salt Lake County Public Works Engineering Division.

Regards,

Jefferson Thomson, EIT
Salt Lake County
Public Works Engineering



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

Files # CUP2021-000421

Exception Request Summary and Recommendation

Public Body: Magna Planning Commission

Meeting Date: October 13, 2022

Parcel ID: 14-21-200-033-0000

Current Zone: M-2

Property Address: 2360 S 7200 W

Request: Delay Agreement

Applicant Name: Derrick Hacking

MSD Planner: Justin Smith

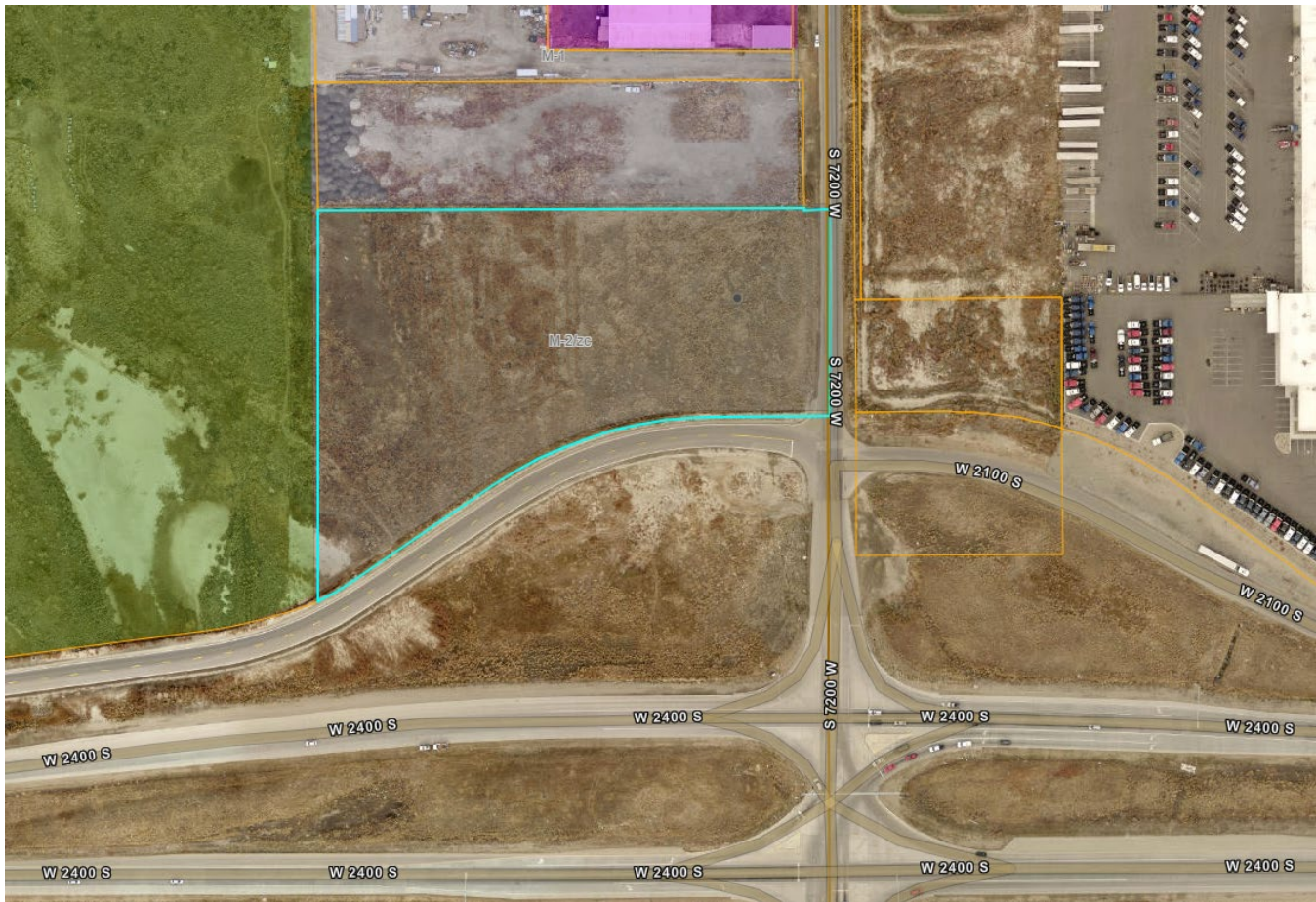
MSD Planning Staff Recommendation: Planning Commission Approval

PROJECT SUMMARY

The applicant, Derrick Hacking, is requesting a delay agreement for roadway improvements for curb, gutter, and sidewalk. The request is associated with a Conditional Use application at the same site for a contractor's storage yard.

SITE & ZONE DESCRIPTION

The property is located at 2360 S 7200 W. The property is located north of 2100 S with most of the other surrounding properties being undeveloped or used for similar uses. There are no roadway improvements in the area on either side of the street. The applicant and landowner have both already agreed to dedicate land to UDOT along 7200 W for future road widening.



PLANNING STAFF ANALYSIS

The Magna Metro Township Planning Commission approved the Conditional Use on this property for a laydown yard on August 11, 2022.

Criteria for approval:

14.12.150 Exceptions

In cases where unusual topographical, aesthetic, or other exceptional conditions or circumstances exist, variations or exceptions to the requirements of this chapter may be approved by the mayor after receiving recommendations from the planning commission and the public works engineer; provided, that the variations or exceptions are not detrimental to the public safety or welfare.

In this case, the requested exception is for the timing of installation of improvements. Planning Staff has received the following recommendation from Salt Lake County Engineering.

It is the recommendation of Salt Lake County Public Works Engineering that a delay agreement be granted for the installation of curb, gutter and sidewalk. The applicant is granted to wait to install the improvements on their roadway frontage at the time when additional private property development occurs.

Due to the lack of existing roadway infrastructure in the area and a recommendation from Salt Lake County Engineering, MSD Planning Staff recommend approval of the delay agreement.

PLANNING STAFF RECOMMENDATION

The MSD Planning Staff recommends that the Magna Metro Township Planning Commission approve the Exception Request for Roadway Improvements with a 5-year delay agreement subject to the technical requirements as determined by Salt Lake County Engineering.

ATTACHMENTS:

- A. Recommendation letter from Salt Lake County Engineering



September 7, 2022

Jenny Wilson
Mayor

Catherine Kanter
Deputy Mayor of Regional
Operations

Scott R. Baird, P.E.
Director, Public Works
and Municipal Services

Kade D. Moncur, P.E., CFM
Director, Public Works
Engineering Division

**PUBLIC WORKS
ENGINEERING DIVISION**

Government Center
2001 South State Street
Suite N3-120
Salt Lake City, Utah 84190
T 385-468-6600
F 385-468-6603

To Whom It May Concern,

This recommendation letter is in consideration of the following proposed development:

Application: 000421 – Lay Down Yard
Location: 2350 South 7200 West Magna, Utah

It is the recommendation of Salt Lake County Public Works Engineering that a 10-year delay agreement be granted for the installation of curb, gutter and sidewalk; however it is also recommended that the new comments from the pending review by the Engineering Division be followed which will include:

- a) The dedication of the previously identified right-of-way areas
- b) The installation of roadway meeting the following half-width requirements:
 - i. 7200 West – 27.5' total half-width of roadway
 - ii. SR-201 Frontage Road – Meet UDOT requirements
- c) The regrading of the entire right-of-way area beyond the new roadway and installation of 4" (min) deep gravel in anticipation of the future improvements (curb, gutter, sidewalk, etc.)

Regards,

Jefferson Thomson, EIT
Salt Lake County
Public Works Engineering



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

Files # SUB2022-000689

Subdivision Summary and Recommendation

Public Body: Magna Planning Commission

Meeting Date: October 13, 2022

Parcel ID: 14-32-201-066-0000

Current Zone: R-M

Property Address: 8291 W 3595 S

Request: Subdivision

Applicant Name: Michael Hartvigsen

MSD Planner: Justin Smith

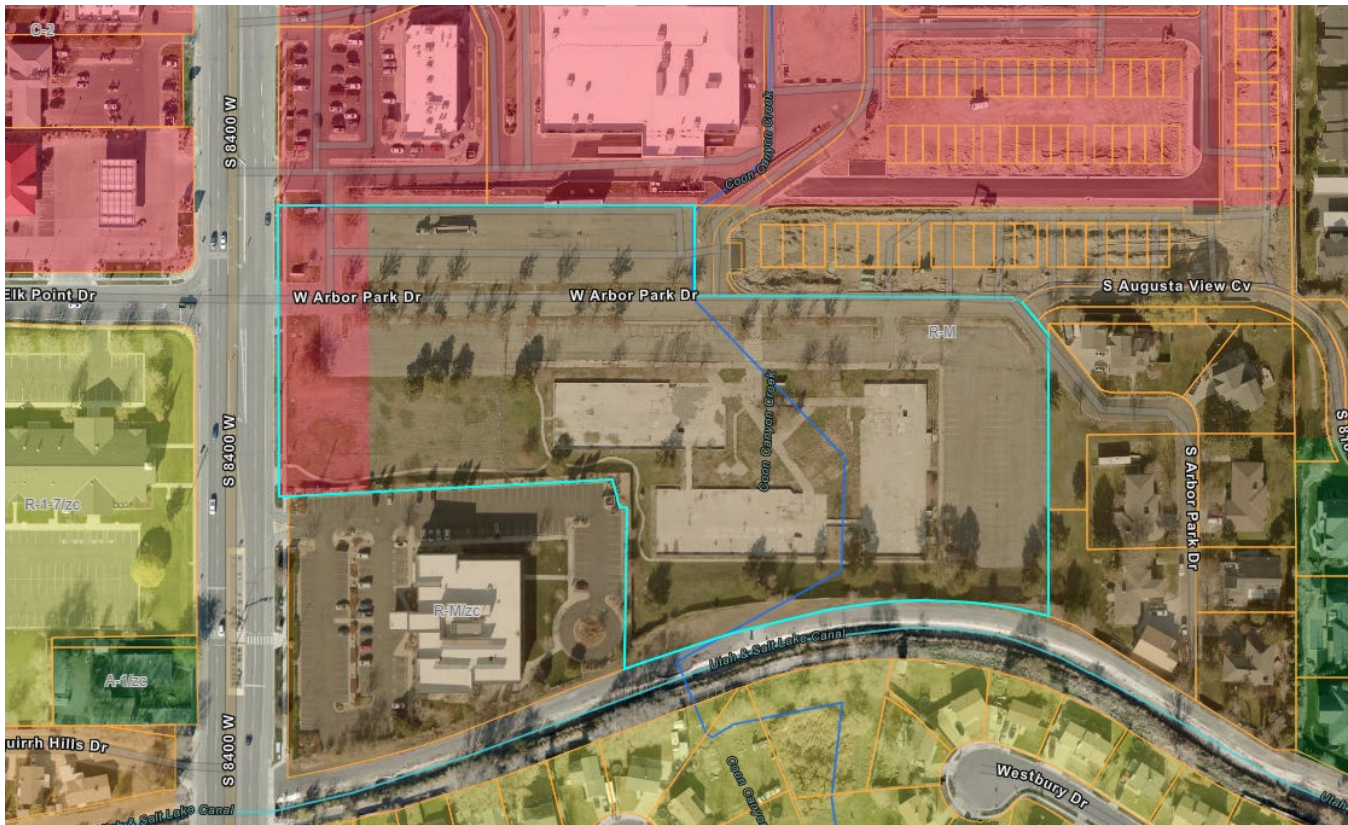
MSD Planning Staff Recommendation: Planning Commission Approval with conditions

PROJECT SUMMARY

The applicant, Michael Hartvigsen, is requesting a subdivision of land for the purposes of creating an apartment complex that also includes commercial space and a clubhouse. This subdivision was previously approved, but is required to get a second Planning Commission approval in order to allow for the commercial lots. There is a conditional use permit attached to this address for an apartment complex and two commercial lots (CUP2020-000038, Permit #30804).

SITE & ZONE DESCRIPTION

The subdivisions current address is 8291 W 3595 S. The applicant plans to keep the Commercial zoned area of the parcel as two commercial lots while the rest of the parcel would be subdivided as needed for the apartment complex. This subdivision has an approved conditional use for a 192 unit apartment complex along with two lots with space for a restaurant and retail.



PLANNING STAFF ANALYSIS

This apartment complex has a conditional use permit attached to it (CUP2020-000038 or #30804) for an apartment complex as well as two commercial lots. Chapter 18 is the subdivision chapter of the Magna Metro Township Code and will be used as criteria for this subdivision. Chapter 18.20.030 limits blocks to 1,600 feet in length and the subdivision plat shows roughly 850 feet between the two intersections along the only road in the subdivision. The subdivision plat includes a sidewalk on both sides of the street in addition to walkways from the sidewalk to the apartment buildings and clubhouse. The two commercial lots have plenty of space for off-street parking and delivery services as required by this section.

Chapter 18.20.040 regards the lots on each subdivision. All lots must produce satisfactory and desirable sites for buildings and be properly designed according to the topography, surrounding development, and any existing requirements. There is not an existing PUD at this location, and the zoning for neither the commercial lots or the apartments have any zoning conditions that are unique to their parcel at this time. The parcels total area is 8.3 acres or about 361,548 square feet which is higher than the 148,250 square feet that would be required for the apartment complex as well as the two commercial lots. The lots shown on the subdivision show adequate side yard along with plenty of open space. The conditional use application attached to this site depicts commercial properties on each lot with one lot having a general retail shop and the other having a location for a restaurant. The maps on those show both adequate space for the building as well as delivery space and off-street parking.

The lot corners have been created with right angles or follow the existing topographic contour of the road or canal. There are no remnants lots in this subdivision to be absorbed into another lot.

The R-M zone has minimum lot size requirements. The minimum that is required by the R-M zone for 192 dwelling units is 148,250 square feet with 5,000 square feet for the first unit and then 750 square feet for each additional unit. The minimum lot width is 50 feet in the R-M zone and the apartment lot is roughly 380 feet wide. The setbacks will be determined at time of building permit, but have also been included in the conditional use application.

This subdivision meets all the requirements of the C-2 zone which does not restrict the lot size for commercial uses. Lot 1, a commercial lot, is over 1 acre in size and would need to return to the Planning Commission for land use approval for a kitchen. The other commercial lot is under 1 acre in size and would not need to return to Planning Commission for a land use approval unless the business that moves into the retail location requires a conditional use.

The addressing team did find two issues the plat that have yet to be resolved. 8379 W does not work for the commercial lot and the clubhouse has not been given an address on the subdivision. Chapter 18.18.060 does allow for an amendment to correct technical errors, including a misnumbered street address, through the recording of an affidavit of correction by the Director or the Director's designee.

PLANNING STAFF RECOMMENDATION

The Magna Metro Township Code highlights the Planning Commission as the final land use authority for subdivisions in the Magna Metro Township. This subdivision is located just south of 3500 S along the eastern side of 8400 W. This area is designated for residential mixed density. This subdivision allows for a higher density option and the apartments can serve as a buffer between the higher traffic on 8400 W and the townhomes and detached single family homes to the east. The two commercial lots are located alongside 8400 W and should have more than adequate visibility and access for consumers.

PLANNING STAFF RECOMMENDATION

The MSD Planning Staff recommends that the Salt Lake County Planning Commission approve the Conditional Use for an Oversized Accessory Building subject to the following conditions:

- 1. The applicant be required to follow the requirements of the subdivision code.**
- 2. The applicant be required to work with MSD staff and outside review agencies to comply with the final plat procedure prior to plat recordation.**
- 3. That the applicant be required to pay any fees or post a bond to guarantee improvements prior to plat recordation.**
- 4. The applicant be required to comply with the requirements from all reviewing agencies.**
- 5. The applicant be required to comply with all local, state, and federal regulations.**
- 6. The applicant be required to provide a lighting plan that satisfies all requirements of MSD staff.**

ATTACHMENTS:

A. Plat

ARBOR PARK MINOR SUBDIVISION

LOCATED IN THE:
NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN,
MAGNA TOWNSHIP, SALT LAKE COUNTY, UTAH

SUBDIVISION BOUNDARY DESCRIPTION

A PARCEL OF LAND, DISCLOSED IN THAT WARRANTY DEED RECORDED AS ENTRY NO. 13788381 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, LOCATED IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MAGNA TOWNSHIP, SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SR-111 (8400 WEST / BACCHUS HIGHWAY), 734.61 FEET SOUTH 00°23'39" WEST ALONG THE QUARTER SECTION LINE AND 68.36 FEET EAST FROM THE NORTH QUARTER CORNER OF SAID SECTION 32, SAID POINT OF BEGINNING ALSO BEING THE SOUTHWEST CORNER OF LOT 4, ARBOR PARK COMMERCIAL PARK SUBDIVISION, ENTRY NUMBER 11706292, RECORDED IN THE SALT LAKE COUNTY RECORDER'S OFFICE, RUNNING THENCE ALONG THE SOUTH LINE OF SAID SUBDIVISION THE FOLLOWING SIX (6) COURSES: (1) NORTH 24°18'47" EAST 5.58 FEET, (2) SOUTH 89°25'04" EAST 511.99 (REC = 511.98 FEET) FEET TO THE PROPERTY CORNER COMMON TO LOTS 1 AND 3 OF SAID SUBDIVISION, (3) SOUTH 00°31'05" WEST 115.71 (REC = 111.18 FEET) FEET ALONG THE WEST LINE TO THE SOUTHWESTERLY CORNER OF SAID LOT 1, (4) SOUTH 89°24'14" EAST 391.33 FEET ALONG THE SOUTH LINE OF SAID LOT 1, (5) SOUTH 63°07'13" EAST 13.48 FEET, (6) SOUTH 39°08'02" EAST 48.30 (REC = 48.27 FEET) FEET TO A POINT ON THE WEST LINE OF COUNTY PARCEL NUMBER 14-32-201-088 AS DISCLOSED IN THAT QUIT-CLAIM DEED RECORDED AS ENTRY NO. 13374139 IN THE OFFICE OF SAID RECORDER ; THENCE SOUTH 00°26'03" WEST 356.21 (REC = 353.67 FEET) FEET ALONG THE WEST LINE OF SAID PARCEL TO A POINT ON THE NORTH LINE OF THE UTAH AND SALT LAKE CANAL, AND A POINT ON A 604.43 (REC = 604.45-FOOT) FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE AND THE NORTH LINE OF THE CANAL 410.59 (REC = 407.31 FEET) FEET HAVING A CENTRAL ANGLE OF 38°55'15" (REC = 38°36'34") (CHORD BEARS SOUTH 89°33'39" WEST 402.74 FEET); THENCE SOUTH 70°06'03" WEST 127.78 FEET TO A POINT ON THE EAST LINE OF COUNTY PARCEL 14-32-201-065, AS DISCLOSED IN THAT WARRANTY DEED RECORDED AS ENTRY NO. 10755654 IN THE OFFICE OF SAID RECORDER; THENCE ALONG THE EAST AND NORTH LINE OF SAID COUNTY PARCEL THE FOLLOWING FOUR (4) COURSES: (1) NORTH 01°05'32" EAST 190.73 FEET, (2) NORTH 81°55'03" WEST 8.58 FEET, (3) NORTH 14°04'02" WEST 35.16 FEET, (4) SOUTH 87°33'49" WEST 411.49 FEET TO A POINT ON THE EAST LINE OF SAID SR-111; THENCE NORTH 00°29'28" EAST 357.73 (REC = 357.74 FEET) FEET ALONG THE AFOREMENTIONED EAST LINE TO THE POINT OF BEGINNING. CONTAINS 363,691 S.F. / 8.35 AC +/-

NOTES

- THE OWNER OF RECORD AT THE TIME THIS SUBDIVISION WAS COMPLETED WAS MWIC MAGNA APARTMENTS LLC, PER A WARRANTY DEED, ENTRY NUMBER 13788381, AS RECORDED SALT LAKE COUNTY RECORDER'S OFFICE.
- THIS SUBDIVISION PLAT WAS PREPARED AT THE REQUEST OF BRENDAN LAWRENCE.
- THE BOUNDARY SHOWN HEREON WAS ESTABLISHED FROM A RECORD OF SURVEY COMPLETED BY EPIC ENGINEERING, FILE NUMBER S2019-09-0976 AS FILED IN THE SALT LAKE COUNTY SURVEYOR'S OFFICE AS WELL AS AN ALTA SURVEY PERFORMED BY GREAT BASIN ENGINEERING IN OCTOBER 2021.
- THE LANDOWNER WILL MAINTAIN THE GRADING, STORAGE VOLUME AND SLOPES OF THE DEPRESSIONS WITHIN THE DRAINAGE EASEMENT. NO STRUCTURES, INCLUDING SHEDS MAY BE BUILT WITHIN THE DRAINAGE EASEMENTS.
- BUILDING SETBACKS ARE ESTABLISHED BY REFERENCING THE CURRENT ZONING ORDINANCE.
- THE BASIS OF BEARING FOR THIS PLAT IS SOUTH 00°23'39" WEST 2638.07 FEET BETWEEN FOUND BRASS DISK MONUMENTS AT THE NORTH ONE-QUARTER CORNER AND THE CENTER ONE-QUARTER CORNER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MAGNA TOWNSHIP, SALT LAKE COUNTY, UTAH.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS ARBOR PARK MINOR SUBDIVISION, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2022, A.D.

BY: _____ DATE _____
BRENDAN LAWRENCE - MANAGER
MWIC Magna Apartments LLC

ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 2022, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES MENTIONED.

NOTARY PUBLIC IN AND FOR THE STATE OF UTAH

RESIDING IN _____, UTAH

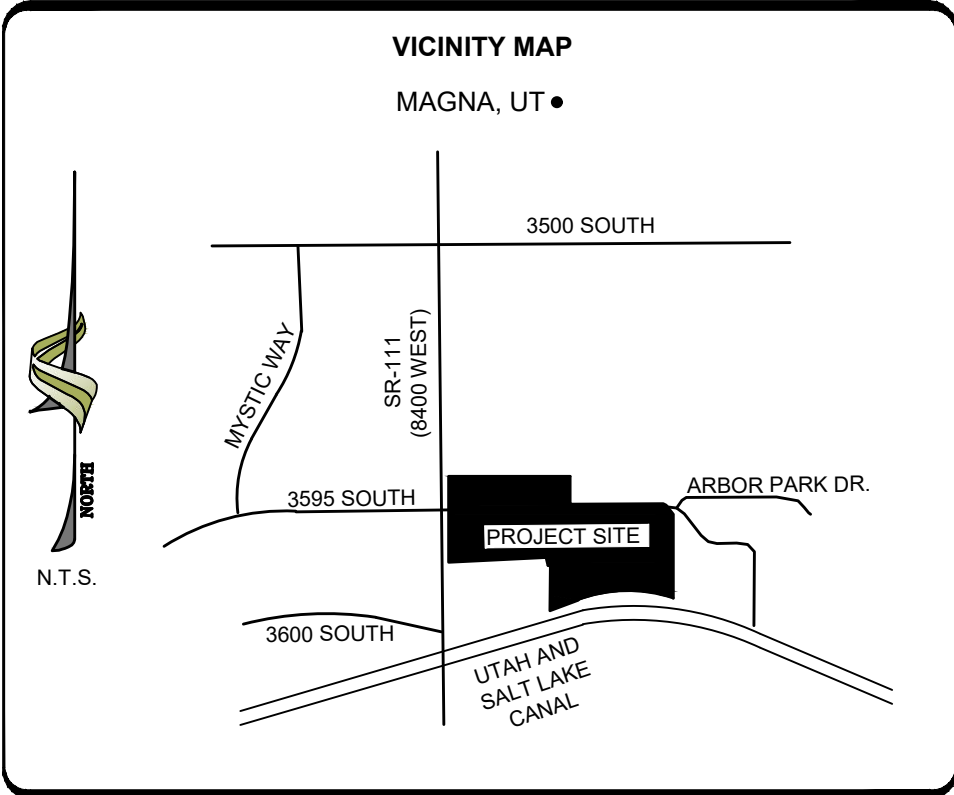
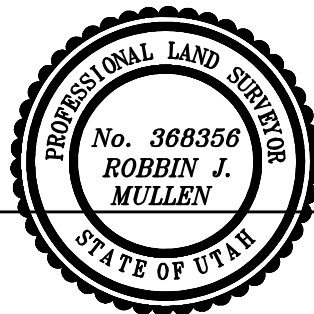
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, ROBBIN J. MULLEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 368356, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HAS VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS THE ARBOR PARK MINOR SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

ROBBIN J. MULLEN

May 29, 2022
DATE



MAGNA WATER DISTRICT

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2022, A.D. BY THE MAGNA WATER DIRECTOR

SIGNED _____ DATE _____

SALT LAKE COUNTY ENGINEERING

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2022, A.D. BY THE SALT LAKE COUNTY ENGINEERING DEPARTMENT.

SIGNED _____ DATE _____

RECORD OF SURVEY

R.O.S. NO: S2019-09-0679

COUNTY SURVEYOR _____ DATE _____

MAGNA METRO COUNCIL CHAIR / MAYOR

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2022, A.D. BY THE MAGNA METRO COUNCIL CHAIR / MAYOR.

MAGNA METRO COUNCIL CHAIR / MAYOR

ADDRESSING APPROVAL

SIGNED _____ DATE _____

CHECKED FOR ZONING COMPLIANCE

ZONE: _____ LOT AREA: _____
LOT WIDTH: _____ FRONT YARD: _____
SIDE YARD: _____ REAR YARD: _____

SIGNED _____ DATE _____

PUBLIC UTILITY APPROVAL

CENTURY LINK: _____ DATE: _____
COMCAST: _____ DATE: _____
ROCKY MNT. PWR: _____ DATE: _____
DOMINION ENERGY: _____ DATE: _____

UNIFIED FIRE AUTHORITY

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2022, A.D. BY THE UNIFIED FIRE AUTHORITY.

SIGNED _____ DATE _____

HEALTH DEPARTMENT

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2022, A.D.

SIGNED _____ DATE _____

MAGNA METRO TOWNSHIP PLANNING COMMISSION

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2022, A.D. BY THE MAGNA METRO TOWNSHIP PLANNING COMMISSION.

MAGNA METRO TOWNSHIP PLANNING COMMISSION

PLAN CHECK

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

SIGNED _____ DATE _____

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, 2022, A.D.

ATTORNEY

APPLICANT / DEVELOPER:
BRENDAN LAWRENCE

CIVIL:
EPIC ENGINEERING
3341 SOUTH 4000 EAST
WEST VALLEY CITY, UT 84120
(801) 955-5605 - ADDISON MITTON

ARBOR PARK MINOR SUBDIVISION

LOCATED IN THE:
NE1/4 SEC. 32, T1S, R2W, SLB&M,
MAGNA TOWNSHIP, SALT LAKE COUNTY, UTAH



DRAWN: TG
CHECKED: RM
PROJECT #: 21SM4621
DATE: 05/29/2022
SHEET NO: 1 OF 2

SALT LAKE COUNTY RECORDER

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

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

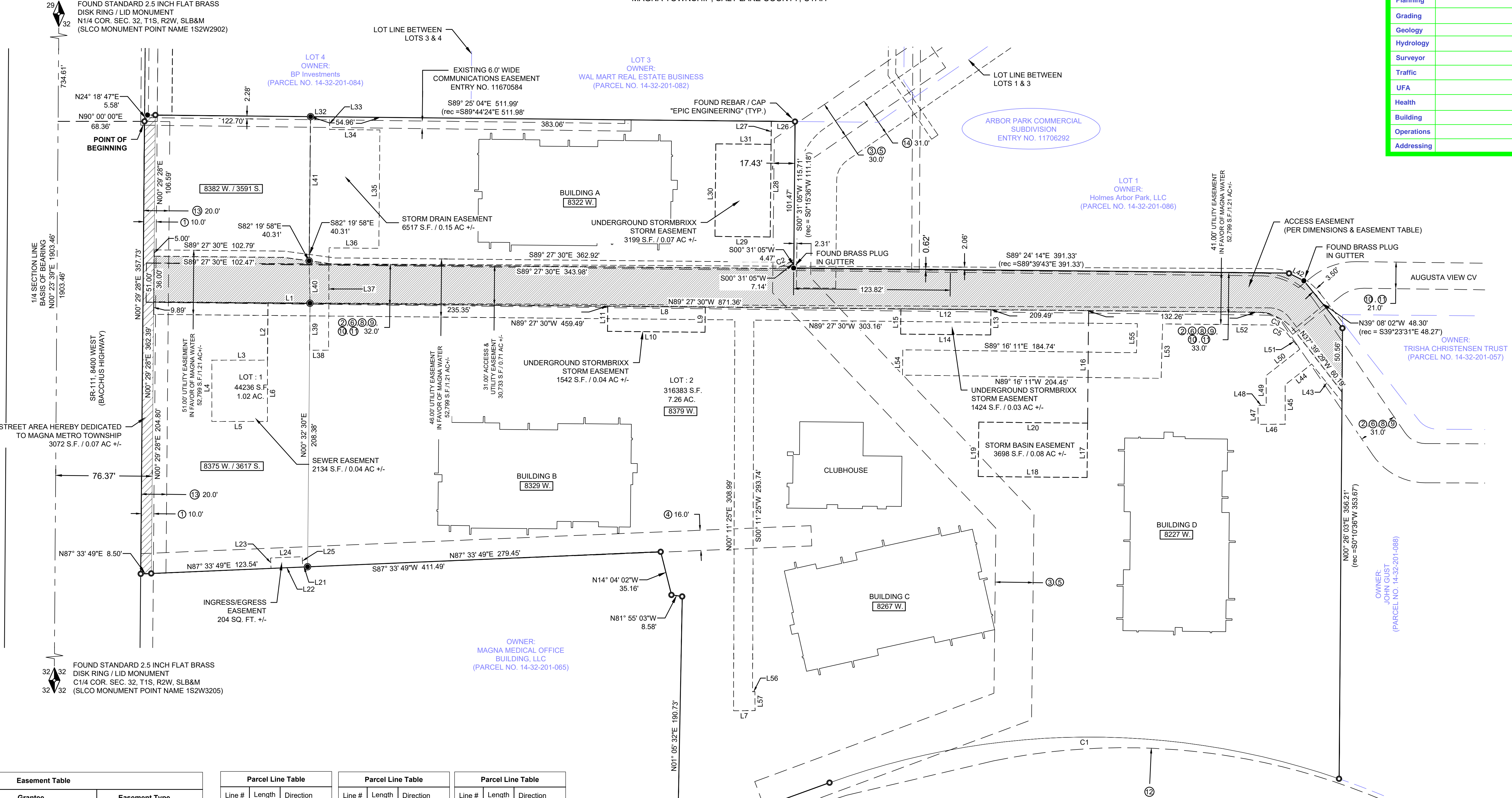
FEE \$ _____

DEPUTY COUNTY RECORDER

ARBOR PARK MINOR SUBDIVISION

LOCATED IN THE:
NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN,
MAGNA TOWNSHIP, SALT LAKE COUNTY, UTAH

Conceptual Site Plan Review	
Planning	
Grading	
Geology	
Hydrology	
Surveyor	
Traffic	
UFA	
Health	
Building	
Operations	
Addressing	



Easement Table			
Plat No.	Entry No.	Grantee	Easement Type
①	1957041	STATE ROAD COMMISSION	IRRIGATION EASEMENT
②	4199263	OHN AND GERALDINE GUST	ACCESS EASEMENT
③	4207280	SALT LAKE COUNTY	STORM DRAIN EASEMENT
④	4207327	MOUNTAIN FUEL SUPPLY CO.	GAS LINE EASEMENT
⑤	4215422	SALT LAKE COUNTY	STORM DRAIN EASEMENT
⑥	4342468 4347558	GUST AND GOURLEY GUST AND GOURLEY	ACCESS EASEMENT ACCESS EASEMENT
⑦	4412272	MAGNA WATER CO.	UTILITY EASEMENT
⑧	4824274	CORY AND LISA GUST	ACCESS EASEMENT
⑨	5985382	KENNECOTT ET AL	ACCESS EASEMENT
⑩	7657072	ARBOR HOMES, INC.	ACCESS EASEMENT
⑪	7753387	ARBOR HOMES	ACCESS EASEMENT
⑫	10892664	UTAH AND SALT LAKE CANAL CO.	ACCESS EASEMENT
⑬	12044644	MAGNA WATER DISTRICT	UTILITY EASEMENT
⑭	4342469	ARBOR PARK ET AL	ACCESS EASEMENT

Parcel Line Table			Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	33.25	S89°27'30"E	L18	86.00	S89°27'30"E	L35	93.58	S00°32'30"W
L2	45.36	N00°32'30"E	L19	43.00	S00°32'30"W	L36	39.38	N89°25'04"W
L3	44.00	N90°00'00"E	L20	86.00	S89°27'30"E	L37	80.87	S00°14'03"W
L4	48.50	N00°00'00"E	L21	3.90	N87°33'49"E	L38	14.98	N90°00'00"W
L5	44.00	N90°00'00"W	L22	25.00	S87°33'49"E	L39	37.09	N00°32'30"E
L6	48.50	S00°00'00"E	L23	8.17	N02°20'02"W	L40	33.50	N01°10'08"W
L7	17.04	S89°32'23"W	L24	25.00	N87°34'13"E	L41	114.03	N00°32'30"E
L8	62.00	N89°27'30"W	L25	8.17	S02°20'02"E	L42	13.48	S63°07'13"E
L9	20.00	N00°32'30"E	L26	18.79	N89°25'04"W	L43	38.25	N38°39'18"W
L10	77.10	N89°27'30"W	L27	18.22	S00°32'30"W	L44	26.63	S52°01'33"W
L11	20.00	N00°32'30"E	L28	73.20	S00°32'30"W	L45	31.21	S00°01'21"E
L12	71.20	N89°27'30"W	L29	43.70	N89°27'30"W	L46	21.41	S89°50'48"W
L13	20.00	N00°32'30"E	L30	73.20	N00°32'30"E	L47	15.00	N00°09'12"W
L14	71.20	S89°27'30"E	L31	43.70	S89°27'30"E	L48	6.44	N89°50'48"E
L15	20.00	S00°32'30"W	L32	15.04	S89°24'18"E	L49	23.57	N00°01'21"W
L16	88.98	N00°32'30"E	L33	10.00	S00°14'24"W	L50	33.78	N52°01'33"E
L17	43.00	S00°32'30"W	L34	39.86	S89°25'06"E	L51	15.41	N38°39'18"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	410.59	604.43	38°55'15"	S89°33'39"W	402.74
C2	21.22	28.00	43°25'08"	N68°49'56"E	20.71
C3	36.16	40.00	51°48'00"	N63°33'30"W	34.94

Parcel Line Table		
Line #	Length	Direction
L52	84.26	N89°27'30"W
L53	43.05	S01°33'56"W
L54	20.00	N00°43'49"E
L55	22.98	N01°33'56"E
L56	1.86	N89°32'23"E
L57	14.99	S00°30'48"E

AREA TABLE		
PARCELS	SQUARE FOOTAGE / ACREAGE	
LOTS 1 - 2	360,819	8.28
STREET DEDICATION AREA	3,072	0.07
TOTAL AREA	363,891	8.35

LEGEND	
SECTION CORNER (FOUND)	●
SECTION LINE	---
BOUNDARY LINE	---
ADJACENT PARCEL LINES	---
SET MONUMENT (AS NOTED)	●
SET BRASS PLUG STAMPED "EPIC"	●

ARBOR PARK MINOR SUBDIVISION

LOCATED IN THE:
NE1/4 SEC. 32, T1S, R2W, SLB&M,
MAGNA TOWNSHIP, SALT LAKE COUNTY, UTAH

3241 South 4000 West
West Valley, Utah 84120
(801)965-6600
50 East 100 South
Hendee City, Utah 84032
(435)954-6900

PROJECT #:
21SM4621

DRAWN: TG

DATE: 05/29/2022

CHECKED: RM

SHEET NO: 2 OF 2

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

FOR REVIEW



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

Files # REZ2022-000662

Zone Change Request Summary and Recommendation

Public Body: Magna Planning Commission

Meeting Date: October 13, 2022

Parcel ID: 14-19-453-031-0000

Current Zone: R-2-6.5 and C-3

Requested Zone: DH Mixed-Use

Property Address: 2679 S 9130 W

Applicant Name: Michael Wagstaff

MSD Planner: Justin Smith

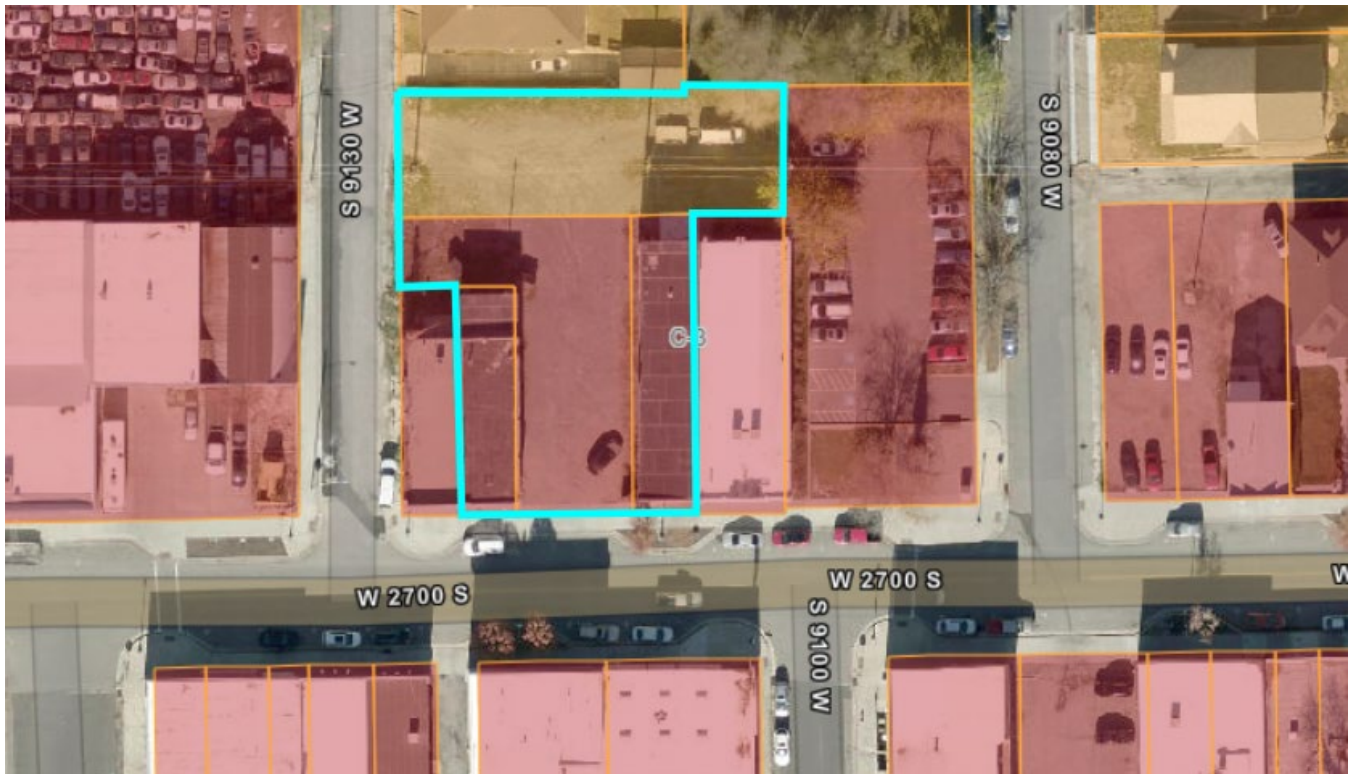
MSD Planning Staff Recommendation: Planning Commission Approval

PROJECT SUMMARY

The applicant, Michael Wagstaff, is requesting a zone change from the current zone R-2-6.5 and C-3 to Magna's new Downtown Historic Mixed Zone. The purpose of this rezone is to redevelop the property with a first floor commercial with upstairs residential. The upstairs portion sits above the parking lot that is located behind the commercial space and is below the residential space.

SITE & ZONE DESCRIPTION

The rezone involves 4 parcels. The parcels are 2679 S 9130 W, 9120 W Magna Main, 9116 W Magna Main, and 9108 W Magna Main. This project does not include 9124 W Magna Main, which sits on the corner of Magna Main and 9130 W.



PLANNING STAFF ANALYSIS

The Downtown Historic Mixed-Use is intended to preserve the historic downtown Magna along Magna Main Street. The zone allows for buildings to be created that follow the form of the existing Magna Main Street instead of conforming to the prior C-3 zone. The applicant's proposal for first floor commercial and upstairs multi-family residential is allowed in the DH Mixed-Use Zone as a permitted use. The fourth parcel to the north, that is currently zoned R-2-6.5, while not located on Magna Main Street is needed as part of this development to have enough space to meet the mandatory parking requirements as set by Chapter 19.80. Chapter 19.80 requires a minimum of 33 parking spots and the applicant has provided 33.

The DHMU Zone would allow for the mixed-use building to be legal. The proposed building that comes along with the rezone meets all of the required setbacks of 0 feet to the front and a maximum of 10 feet to the rear and sides. The proposed building has 10 foot setbacks to both sides and the rear and a 0 foot setback to the front. The zone also calls for a minimum of 40 feet of open space for multi-family dwellings. The DH Mixed-Use zone does not call out any landscaping requirements that are unique to the zone and Chapter 19.77 does not have any specific sections for The DH Mixed-Use zone. Landscaping is required in the setback and buffer areas under Chapter 19.77 and would be required as part of a land use application. Elevations were requested for the rezone application, but none have been created for this project as of this staff report.

PLANNING STAFF RECOMMENDATION

The MSD Planning Staff recommends that the Magna Planning Commission approve the Zone Change.

ATTACHMENTS:

- A. Site Plan
- B. Narrative
- C. Legal Descriptions
- D. Agency review comments

Proposal Narrative

The Magna rezone request is to rezone four parcels on Main Street in Magna into the new Metro Township Zone. All but one parcel is in the new Metro Township zone overlay. The one parcel outside the overlay, as you will see from the map and site plane submitted clearly works well and is needed for the project (mostly to meet the parking requirements). We are excited about developing under the new zone and hope the project will enhance Main Street, meeting not only the new ordinance standards, but the spirit of what Magna leaders were trying to create as they adopted the Zone for the Magna downtown area.

Magna Rezone Legal Descriptions

14-19-453-031-0000

Legal Description

BEG 40 FT E & N 116 FT FR SE COR LOT 1, LE CHEMINANT SUB; N 50 FT; E 150 FT; S 50 FT; W 150 FT TO BEG. LESS THAT PART LYING N OF THE FOLLOWING DESCRIBED LINE: BEG E 40 FT & N 164.57 FT FR SE COR SD LOT 1; S 89°17'25" E 110 TO POINT OF TERMINUS. 10435-6656

14-19-453-025-0000

Legal Description

BEG E 130 FT FR SE COR LOT 1, LE CHEMINANT SUB; E 25 FT; N 116 FT; W 25 FT; S 116 FT TO BEG. 0.06 AC M OR L. 4804-1241 6740-1058 7603-1871 8308-4035 8974-7684 8987-801 9015-4436 9387-0998 9623-6819 10435-6656

14-19-453-024-0000

Legal Description

BEG E 85 FT FR SE COR LOT 1, LE CHEMINANT SUB; E 45 FT; N 116 FT; W 90 FT; S 27.5 FT; E 45 FT; S 88.5 FT TO BEG. 0.15 AC M OR L. 4804-1241 6740-1058 7603-1871 8308-4035 8974-7684 9623-6819 10435-6656

14-19-453-029-0000

Legal Description

BEG 63.52 FT E FR SE COR LOT 1, LE CHEMINANT SUB; N 01°00'05" W 88.50 FT; E 23.02 FT M OR L; S 88.50 FT; W 21.48 FT M OR L TO BEG. 0.045 AC M OR L. 4804-1240 8358-2162 9040-6107 9067-3595 9623-6819 10435-6656 10435-6656 10511-1396



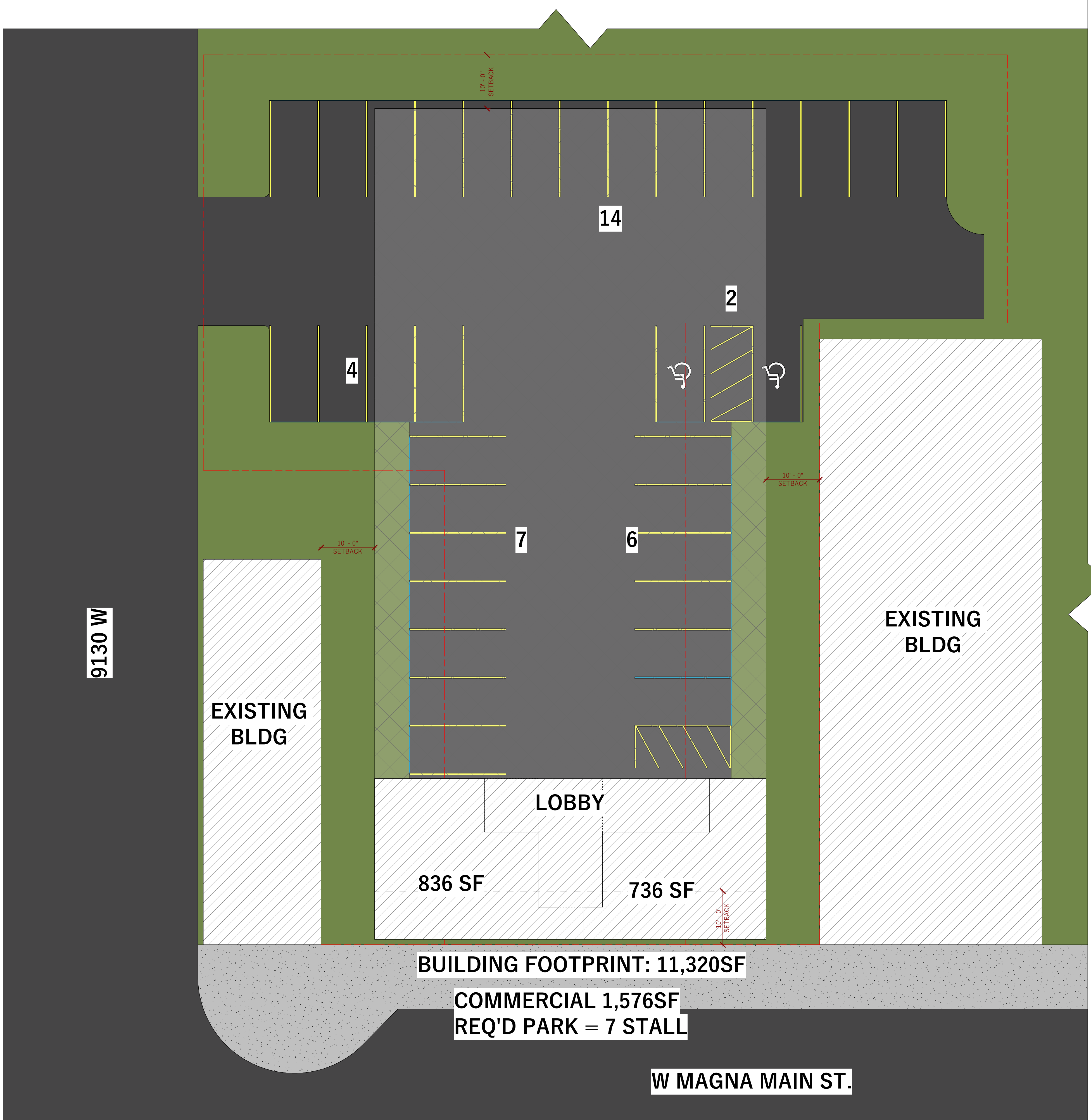
The rezone
includes all parcels
outlined in red.

MAGNA METRO TOWNSHIP

MAGNA METRO TOWNSHIP

W MAGNA MAIN ST

14-30



SITE: 18,895SF (.434 ACRE)
ADDRESS: 9108 W MAGNA MAIN ST.
9116 W MAGNA MAIN ST.
9120 W MAGNA MAIN ST.
2679 S 9130 W

CURRENT ZONE: DH - MIXED USE

USE CLASSIFICATION: DWELLING / MULTI-FAMILY
COMMERCIAL

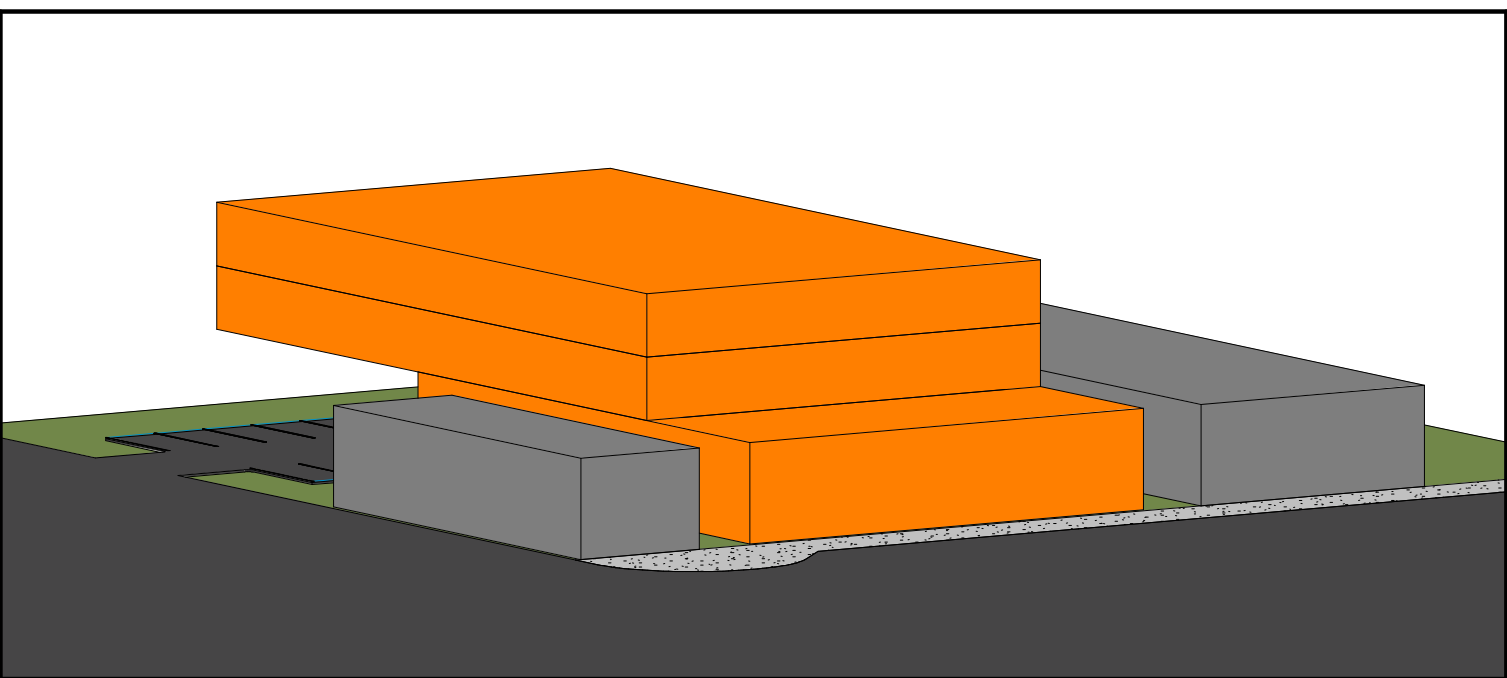
BUILDING:

FOOTPRINT: 11,320SF
DWELLING: 9,744SF - 13 UNITS
COMMERCIAL: 1,576SF

PARKING:

DWELLING: 2/UNIT = 26 STALLS REQUIRED
COMMERCIAL: 1/250SF = 7 STALLS

33 STALLS PROVIDED



2
A0.1 3D SITE

1
A0.1 SITE PLAN
1" = 10'-0"