



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

Thursday, November 10, 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 October 13, 2022 Planning Commission Meeting Minutes.
(Motion/Voting)
- 2) Other Business Items. (As Needed)

LAND USE APPLICATION(S)

RWD2022-000631 – D.R. Horton is requesting approval of the proposed 4100 South Road Dedication Preliminary Plat. **Total Acreage:** .221 acres. **Location:** 4100 South 8400 West. **Zone:** P-C. **Planner:** Shad Cook (Motion/Voting)

PUD2022-000675 - D.R. Horton is requesting approval of the proposed Gateway to Little Valley Phase 5B Preliminary Plat. **Total Acreage:** 12.529 acres. **Location:** 4000 South 8400 West. **Zone:** P-C. **Planner:** Shad Cook (Motion/Voting)

CUP2022-000691 – Christina Robles is requesting Conditional use approval for a home daycare. **Acres:** 0.17. **Location:** 7212 West Majestic Way. **Zone:** R-1-6. **Planner:** Justin Smith (Motion/Voting)

PUBLIC HEARING(S)

REZ2022-000725 – Joe Colosimo is requesting approval to rezone 1.72 acres of property from the A-1 (Agriculture) zone to the R-M (Residential) zone. **Location:** 2802 South 7200 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.

This page intentionally left blank



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 #RWD2022-000631

Subdivision Summary and Recommendation

Public Body: Magna Metro Township Planning Commission

Meeting Date: November 10th, 2022

Property Address: 4100 S 8400 W

Request: Preliminary Road Dedication 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 4100 South Street Magna Township Road Dedication preliminary plat. The plat includes two road dedication portions. One portion begins at the intersection of 8400 W and 4100 S and continues approximately 375 feet to the west. The other portion begins at the railroad property and continues approximately 274 feet to the east. These portions of the road will eventually serve in part as a southern connection point through Hallsville Drive to the Gateway to Little Valley community.

SITE & VICINITY DESCRIPTION

A variety of zones and uses will surround the project area. There are larger, vacant properties to the south and to the west, and storage and residential uses to the north. Development standards for the Gateway to Little Valley 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.



Planning Area 4

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.

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

No neighborhood responses have been recorded at this time.

REVIEWING AGENCIES RESPONSE

AGENCY: Geology RECOMMENDATION: Conceptual Approval	DATE: 10.21.22
AGENCY: Grading RECOMMENDATION: Conceptual Approval	DATE: 10.25.22
AGENCY: Urban Hydrology RECOMMENDATION: Conceptual Approval	DATE: 10.21.22
AGENCY: Traffic RECOMMENDATION: Conceptual Approval	DATE: 10.21.22
AGENCY: Surveyor RECOMMENDATION: Conceptual Approval	DATE: 10.24.22
AGENCY: Unified Fire Authority RECOMMENDATION: Conceptual Approval	DATE: 10.04.22
AGENCY: Health Department RECOMMENDATION: Conceptual Approval	DATE: 10.21.22
AGENCY: Building RECOMMENDATION: Conceptual Approval	DATE: 10.04.22

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

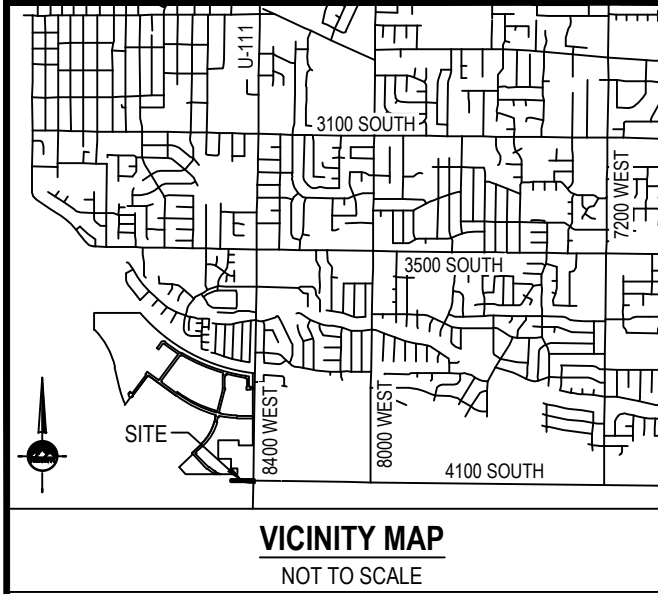
PLANNING STAFF ANALYSIS

The proposed road dedication plat has received preliminary approval of the appropriate engineering agencies, and they will review and approve the final plat for accuracy prior to recording.

PLANNING STAFF RECOMMENDATION

The MSD Planning Staff recommends that the Magna Planning Commission approve the 4100 South road dedication plat subject to the following conditions:

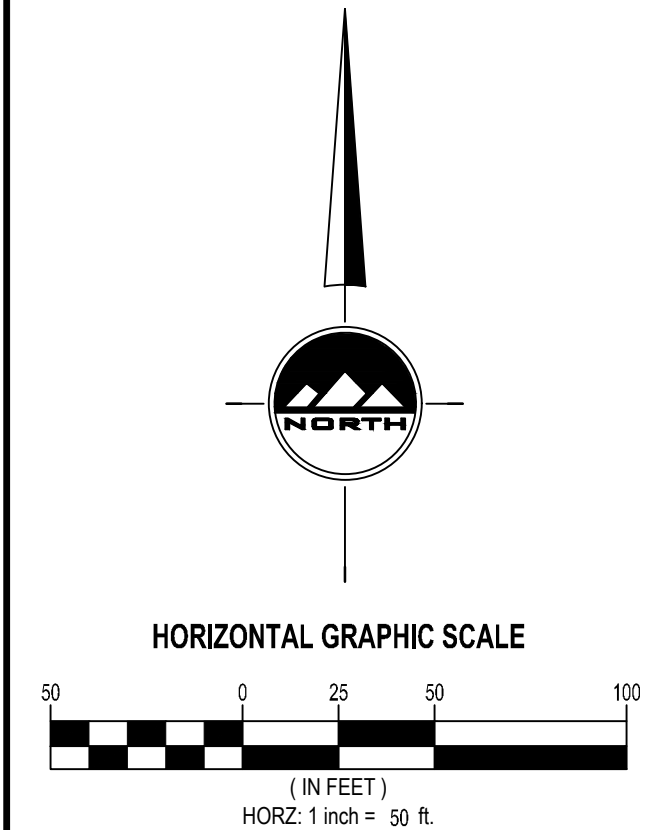
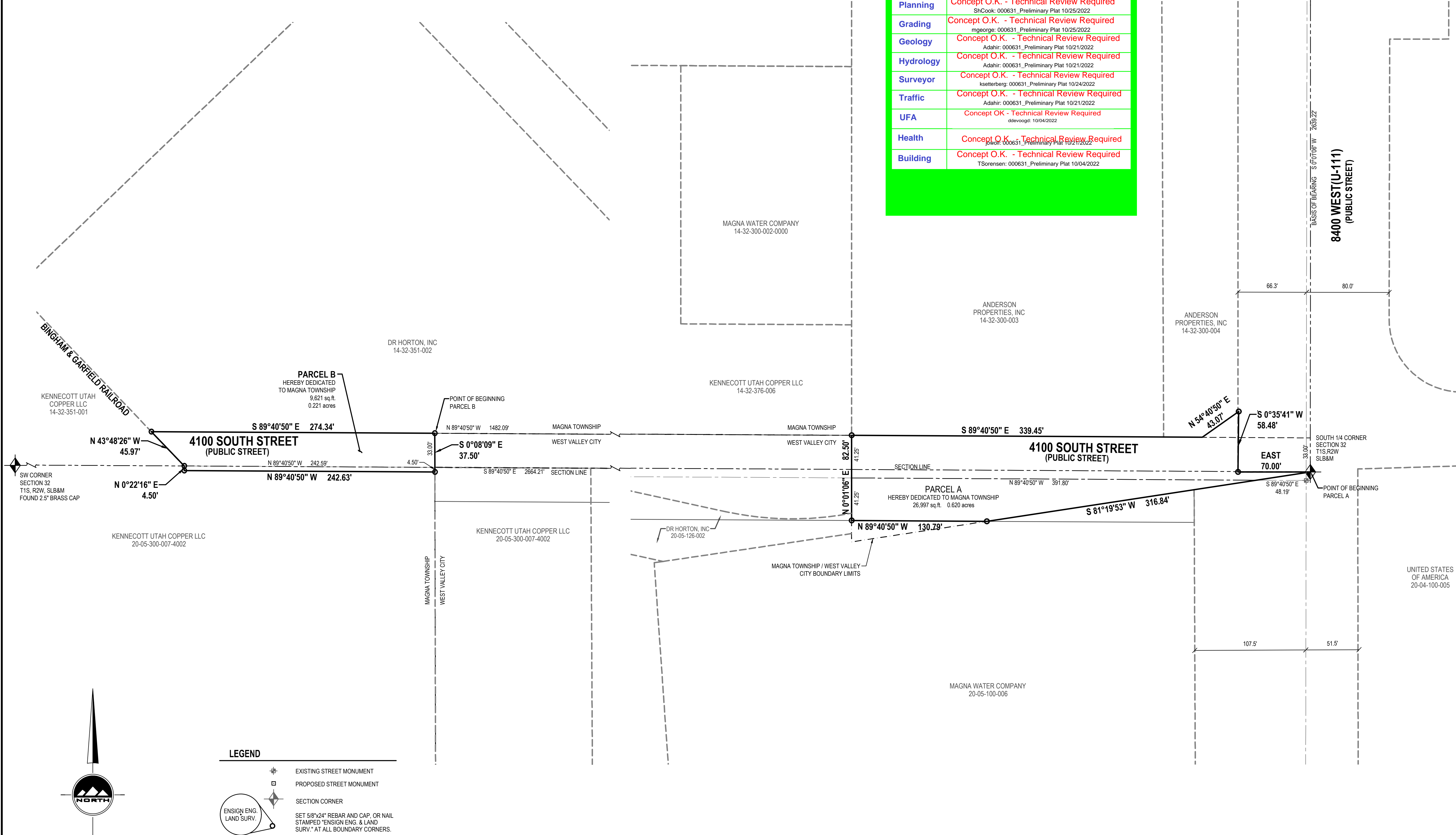
1. That the applicant work with MSD staff and outside review agencies to comply with the final plat procedure prior to plat recordation.
2. That the applicant pay any fees or post a bond to guarantee improvements prior to plat recordation.



4100 SOUTH STREET MAGNA TOWNSHIP ROAD DEDICATION PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 2 WEST, AND THE
NORTHWEST QUARTER OF SECTION 5,
TOWNSHIP 2 SOUTH, RANGE 2 WEST,
SALT LAKE BASE & MERIDIAN
MAGNA TOWNSHIP, SALT LAKE COUNTY, UTAH

Conceptual Site Plan Review	
Planning	Concept O.K. - Technical Review Required ShCook: 000631_Preliminary Plat 10/25/2022
Grading	Concept O.K. - Technical Review Required mgseorge: 000631_Preliminary Plat 10/25/2022
Geology	Concept O.K. - Technical Review Required Adahir: 000631_Preliminary Plat 10/21/2022
Hydrology	Concept O.K. - Technical Review Required Adahir: 000631_Preliminary Plat 10/21/2022
Surveyor	Concept O.K. - Technical Review Required ksetterberg: 000631_Preliminary Plat 10/24/2022
Traffic	Concept O.K. - Technical Review Required Adahir: 000631_Preliminary Plat 10/21/2022
UFA	Concept OK - Technical Review Required ddevogdt: 10/04/2022
Health	Concept O.K. - Technical Review Required TSorensen: 000631_Preliminary Plat 10/04/2022
Building	Concept O.K. - Technical Review Required



LEGEND	
	EXISTING STREET MONUMENT
	PROPOSED STREET MONUMENT
	SECTION CORNER
	SET 5/8"x24" REBAR AND CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL BOUNDARY CORNERS.
	BOUNDARY LINE
	SECTION LINE
	CENTER LINE
	EASEMENT LINE

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

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

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
www.ensigneng.com

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.943.3980
CEDAR CITY
Phone: 435.943.1453
RICHFIELD
Phone: 435.943.2093

SHEET 1 OF 1	
PROJECT NUMBER : 8106	
MANAGER : ROE	
DRAWN BY : SJL	
CHECKED BY : PMH	
DATE : 9/8/22	

RECORD OF SURVEY	
ROS NO. : S2018-04-0297	
COUNTY SURVEYOR REVIEWER	DATE

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.	
CHAIR, MAGNA METRO TOWNSHIP PLANNING COMMISSION	

SALT LAKE COUNTY 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.	
MAGNA METRO TOWNSHIP MAYOR	

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 **4100 SOUTH STREET MAGNA TOWNSHIP ROAD DEDICATION** 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

PARCEL A
A parcel of land situate in the Southwest Quarter of Section 32 Township 1 South, Range 2 West, Salt Lake Base and Meridian and the Northwest Quarter of Section 5, Township 2 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:
Beginning at a point on the West Valley City Boundary Line as defined on Hercules Annexation to West Valley City, recorded as Entry No. 4603394, in Book 88-3, at Page 21, in the Office of the Salt Lake County Recorder, said point also being the South Quarter Corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running
thence South 81°19'53" West 316.84 feet along said West Valley City Boundary Line;
thence North 89°40'50" West 130.79 feet to said West Valley City Boundary Line;
thence North 00°01'06" East 62.50 feet along said West Valley City Boundary Line;
thence South 89°40'50" East 339.45 feet;
thence North 54°40'50" East 43.07 feet;
thence South 00°35'41" West 58.48 feet;
thence East 70.00 feet to the point of beginning.
Contains 26,997 Square Feet or 0.620 Acres

PARCEL B
A parcel of land situate in the Southwest Quarter of Section 32 Township 1 South, Range 2 West, Salt Lake Base and Meridian and the Northwest Quarter of Section 5, Township 2 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:
Beginning at a point on the West Valley City Boundary Line as defined on Hercules Annexation to West Valley City, recorded as Entry No. 4603394, in Book 88-3, at Page 21, in the Office of the Salt Lake County Recorder, said point also being North 00°01'06" East along the section line and North 89°40'50" West 1,482.09 feet from the South Quarter Corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running
thence South 00°08'09" East 37.50 feet along said West Valley City Boundary Line;
thence North 89°40'50" West 242.63 feet;
thence North 00°22'16" East 4.50 feet;
thence North 43°48'26" West 45.97 feet;
thence South 89°40'50" East 274.34 feet to the point of beginning.
Contains 9,621 square feet or 0.221 acres

9/8/22
DATE

PATRICK M. HARRIS
P.L.S. 286882

OWNER'S DEDICATION

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

4100 SOUTH STREET MAGNA TOWNSHIP ROAD DEDICATION PLAT

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

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

DR HORTON, INC.

By: _____ By: _____
Its: _____ Its: _____

CORPORATE ACKNOWLEDGMENT

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

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

CORPORATE ACKNOWLEDGMENT

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

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

4100 SOUTH STREET MAGNA TOWNSHIP ROAD DEDICATION PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 2 WEST, AND THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
MAGNA TOWNSHIP, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER	
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



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 #PUD2022-000675

Subdivision Summary and Recommendation

Public Body: Magna Metro Township Planning Commission

Meeting Date: November 10th, 2022

Parcel ID: 14-31-426-016-0000; 14-32-156-021-0000

Current Zone: P-C

Property Address: 4000 S 8400 W

Request: Preliminary Plat Approval

Planner: Shad Cook

Planning Staff Recommendation: Approve with Conditions

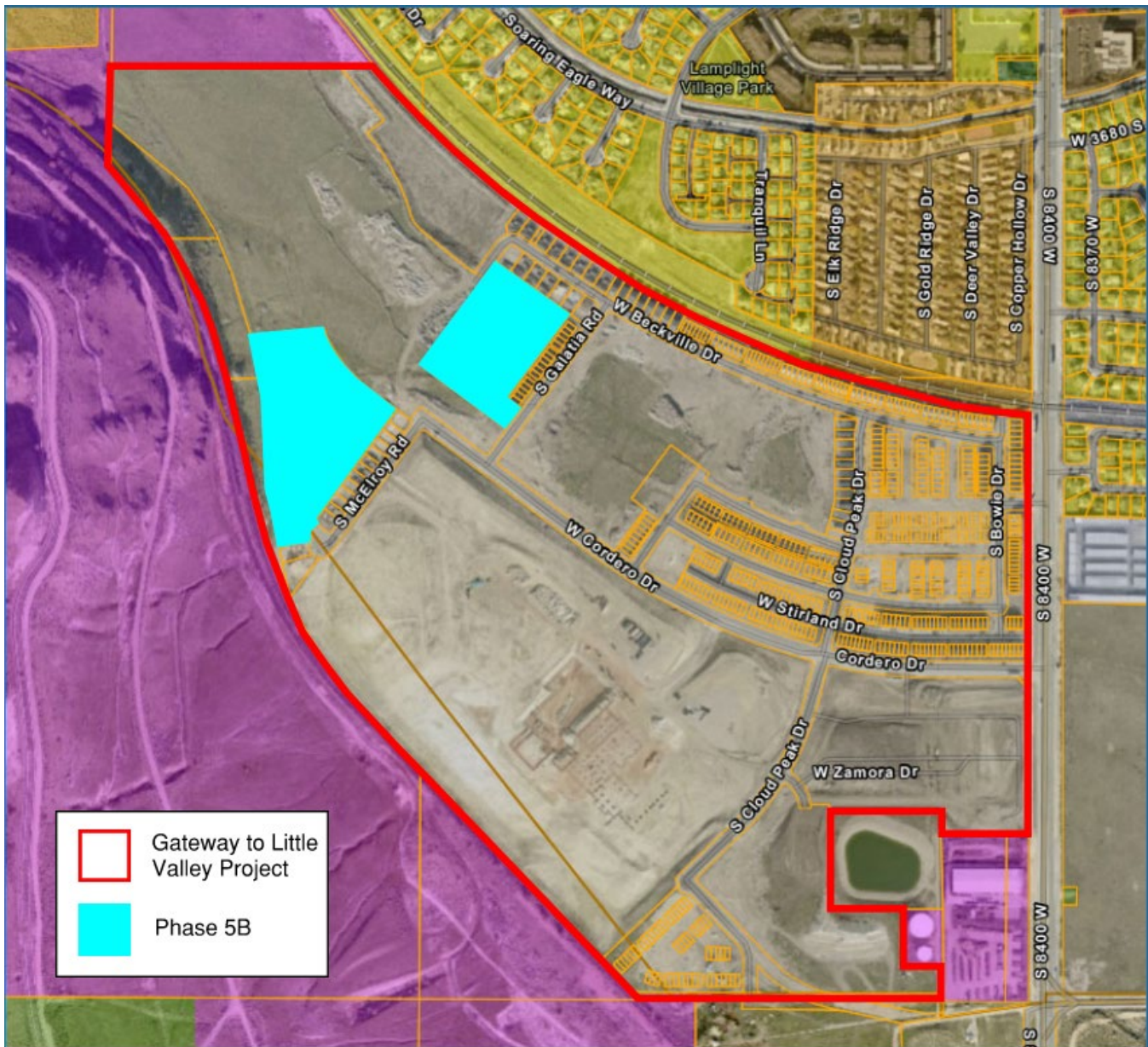
Applicant Name: David Lewis (for D.R. Horton)

PROJECT DESCRIPTION

The applicant, D.R. Horton, is requesting approval of the Gateway to Little Valley Phase 5B preliminary plat. The subject property is 12.53 acres in size and is zoned P-C. The phase includes 80 single-family lots. 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 3800 S to 4000 S. The project is surrounded by a variety of land uses including residential, manufacturing, and public use. 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 about six dwelling units per acre.



GENERAL PLAN CONSIDERATIONS

Planning Area 4

General Plan Recommendation: Gateway to Little Valley Development

The Magna General Plan was adopted in 2021. The Gateway to Little Valley project was significant enough to include in the General Plan. The general plan describes this development as a 145-acre, 1,360 unit project with a mix of housing types, densities, open space, infrastructure, and amenities. The 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: 10.24.22
RECOMMENDATION: Conceptual Approval	
 AGENCY: Grading	 DATE: 10.25.22
RECOMMENDATION: Conceptual Approval	
 AGENCY: Urban Hydrology	 DATE: 10.24.22
RECOMMENDATION: Conceptual Approval	
 AGENCY: Traffic	 DATE: 10.24.22
RECOMMENDATION: Conceptual Approval	
 AGENCY: Surveyor	 DATE: 9.20.22
RECOMMENDATION: Conceptual Approval	
 AGENCY: Unified Fire Authority	 DATE: 10.06.22
RECOMMENDATION: Conceptual Approval	

AGENCY: Health Department
RECOMMENDATION: Conceptual Approval

DATE: 10.20.22

AGENCY: Building
RECOMMENDATION: Conceptual Approval

DATE: 10.07.22

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.

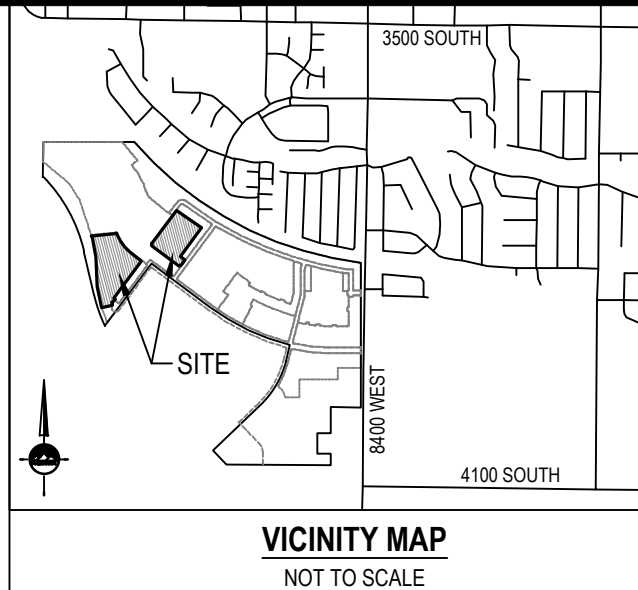
PLANNING STAFF RECOMMENDATION

The MSD Planning Staff recommends that the Magna Planning Commission approve the Preliminary Plat for Gateway to Little Valley Phase 5B 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 5B PLAT

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



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 5B PLAT** in Magna Metro Township, Salt Lake County, Utah has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the Salt Lake County Recorders Office; I further certify that the requirements of all applicable statutes and ordinance of _____ concerning zoning requirements regarding lot measurements have been complied with.

BOUNDARY DESCRIPTIONS

North Parcel
A parcel of land situate in the Northwest and Southwest Quarters of Section 32, and the Northeast Quarter of Section 31, Township 1 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being South 00°01'06" West 127.70 feet along the section line and West 2330.51 feet from the Center of said Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running
thence South 36°37'18" West 88.13 feet;
thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears North 53°22'52" West and the chord bears South 81°37'18" West 21.21 feet with a central angle of 90°00'20");
thence North 53°22'42" West 426.98 feet; thence Northwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears North 36°37'18" East and the chord bears North 98°23'28" West 21.21 feet with a central angle of 89°58'28");
thence North 36°35'46" East 525.92 feet;
thence South 54°37'03" East 381.14 feet;
thence South 36°35'13" West 446.02 feet;
thence South 53°22'42" East 75.90 feet to the point of beginning.
Contains 215,437 Square Feet or 4.946 Acres and 41 Lots.

West Parcel
A parcel of land situate in the Southeast and Northwest Quarters of Section 31, Township 1 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being South 00°01'06" West 612.37 feet along the section line and West 3093.68 feet from the Center of said Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running
thence South 44°35'40" West 50.44 feet;
thence Southwesterly 33.26 feet along the arc of a 30.00 foot radius curve to the right (center bears South 51°00'06" West and the chord bears South 07°13'16" East 31.60 feet with a central angle of 63°33'16");
thence South 75°59'28" West 138.87 feet;
thence North 11°38'14" West 272.12 feet;
thence North 02°29'00" West 389.19 feet;
thence North 11°16'48" West 268.52 feet;
thence North 16°31'39" West 2.19 feet;
thence North 84°20'57" East 313.20 feet;
thence Southeasterly 327.43 feet along the arc of a 570.00 foot radius curve to the left (center bears North 69°32'05" East and the chord bears South 36°50'19" East 322.95 feet with a central angle of 32°54'47");
thence South 53°22'42" East 148.79 feet;
thence South 36°39'44" West 579.81 feet;
thence Southeasterly 21.94 feet along the arc of a 125.00 foot radius curve to the left (center bears North 63°38'18" East and the chord bears South 31°23'22" East 21.91 feet with a central angle of 10°03'21") to the point of beginning.
Contains 330,344 Square Feet or 7.584 Acres and 39 Lots.

Total Acreage Contains 545,781 Square Feet or 12.529 Acres and 80 Lots



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 5B 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., 12351 South Gateway Park Place D-100, Draper, Utah 84042.

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

By: _____
Its: _____

CORPORATE ACKNOWLEDGMENT

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

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

GATEWAY TO LITTLE VALLEY PHASE 5B PLAT

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

RECORDED # _____

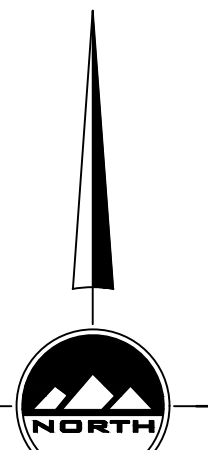
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: _____

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

FEES _____ DEPUTY SALT LAKE COUNTY RECORDER

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



HORIZONTAL GRAPHIC SCALE



Conceptual Site Plan Review	
Planning	Concept O.K. - Technical Review Required ShCook: 000675_Preliminary Plat 10/25/2022
Grading	Concept O.K. - Technical Review Required mgeorge: 000675_Preliminary Plat 10/25/2022
Geology	Concept O.K. - Technical Review Required Adahir: 000675_Preliminary Plat 10/24/2022
Hydrology	Concept O.K. - Technical Review Required Adahir: 000675_Preliminary Plat 10/24/2022
Surveyor	
Traffic	Concept O.K. - Technical Review Required Adahir: 000675_Preliminary Plat 10/24/2022
UFA	Concept OK - Technical Review Required ddevoigt: 10/06/2022
Health	Concept O.K. - Technical Review Required mmerville: 000675_Preliminary Plat 10/20/2022
Building	Concept O.K. - Technical Review Required TSorensen: 000675_Preliminary Plat 10/07/2022
Addressing	Concept O.K. - Technical Review Required jbarton: 000675_Preliminary Plat 10/11/2022

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 PU&DS 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 PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW.

Dominion Energy Utah - Note:
Questar Gas Company, the 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.

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

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

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

LAYTON
Phone: 801.541.1100
TOOELE
Phone: 435.843.3550
CEGAR CITY
Phone: 435.865.1403
RICHFIELD
Phone: 435.895.2983

SHEET 1 OF 3

PROJECT NUMBER: 8106
MANAGER: ROE
DRAWN BY: SJL
CHECKED BY: PMH
DATE: 8/11/22

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

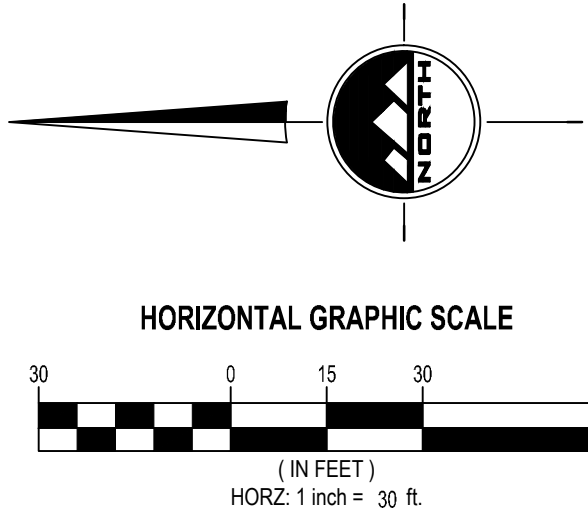
GATEWAY TO LITTLE VALLEY PHASE 5B PLAT

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

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- 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
- M/WIDE
- NON-EXCLUSIVE MAGNA DISTRICT WATER AND SEWER EASEMENT
- PRIVATE AREA
- LIMITED COMMON AREA
& PUE
- COMMON AREA & PUE
EXCLUDING PUBLIC ROADWAYS
AND LOTS 435-517

CURVE TABLE						CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	75.00'	79.59'	60°48'08"	S27°45'25"W	75.91'	C35	50.00'	44.32'	50°47'13"	S52°45'19"E	42.88'
C2	505.00'	100.17'	11°2'155"	S8°19'36"E	100.01'	C36	50.00'	34.72'	39°47'16"	S7°28'04"E	34.03'
C3	150.00'	62.61'	23°54'56"	S25°58'02"E	62.16'	C37	50.00'	42.11'	48°15'33"	S36°33'20"W	40.88'
C4	150.00'	40.46'	15°27'12"	S45°39'06"E	40.33'	C38	50.00'	22.66'	25°58'19"	S73°40'16"W	22.47'
C5	570.00'	39.01'	3°55'16"	S29°53'53"E	39.00'	C39	20.00'	17.45'	49°59'41"	N61°39'34"E	16.90'
C6	570.00'	39.00'	3°55'13"	S33°49'08"E	38.99'	C40	15.00'	23.16'	88°27'05"	N7°33'49"W	20.92'
C7	15.00'	23.57'	90°01'32"	S8°25'00"E	21.22'	C41	570.00'	15.81'	1°39'21"	S52°38'02"E	15.81'
C8	25.00'	1.97'	4°30'28"	S55°41'00"E	1.97'	C42	570.00'	79.67'	8°00'28"	N47°47'07"W	79.60'
C9	25.00'	11.64'	26°40'59"	S71°16'43"E	11.54'	C43	570.00'	79.61'	8°00'09"	N39°46'48"W	79.55'
C10	50.00'	36.39'	41°42'14"	S63°46'06"E	35.60'	C44	570.00'	74.34'	7°28'20"	N24°12'05"W	74.28'
C11	50.00'	25.93'	29°42'36"	S58°03'40"E	25.64'	C45	15.00'	22.53'	86°03'48"	N78°48'38"W	20.47'
C12	50.00'	27.82'	31°52'36"	S2°43'56"W	27.46'	C46	50.00'	52.25'	59°52'42"	S28°13'07"W	49.91'
C13	50.00'	42.88'	49°08'12"	S43°14'20"W	41.58'	C47	50.00'	0.81'	0°55'24"	S2°10'56"E	0.81'
C14	25.00'	5.21'	11°56'02"	S61°50'24"W	5.20'	C48	480.00'	28.16'	3°21'42"	S4°19'29"E	28.16'
C15	25.00'	8.41'	19°16'37"	S46°14'05"W	8.37'	C49	480.00'	67.05'	8°00'14"	S10°00'27"E	67.00'
C16	25.00'	6.53'	14°58'04"	S29°06'44"W	6.51'	C50	125.00'	26.95'	12°21'08"	S20°11'08"E	26.90'
C17	25.00'	7.09'	16°14'34"	S13°30'26"W	7.08'	C51	175.00'	30.50'	9°59'08"	S34°00'20"E	30.46'
C18	50.00'	41.00'	46°59'06"	S28°52'42"W	39.86'	C52	175.00'	45.83'	15°00'13"	S21°30'40"E	45.69'
C19	50.00'	22.14'	25°22'13"	S65°03'21"W	21.95'	C53	530.00'	47.36'	5°07'12"	S11°28'58"E	47.34'
C20	50.00'	8.01'	9°10'38"	S82°19'47"W	8.00'	C54	530.00'	57.25'	6°11'22"	S5°47'41"E	57.23'
C21	50.00'	24.48'	28°03'03"	N79°03'23"W	24.24'	C55	530.00'	0.52'	0°03'22"	S2°40'19"E	0.52'
C22	50.00'	38.62'	44°15'23"	N42°54'10"W	37.67'	C56	50.00'	13.11'	15°01'06"	S4°51'55"W	13.07'
C23	25.00'	10.70'	24°31'51"	N33°02'24"W	10.62'	C57	50.00'	28.25'	32°22'20"	S28°33'38"W	27.88'
C24	25.00'	3.54'	6°07'26"	N49°22'03"W	3.54'	C58	50.00'	57.10'	66°25'53"	S77°27'44"W	54.05'
C25	15.00'	23.56'	89°58'28"	S81°35'00"W	21.21'	C59	15.00'	5.80'	22°08'59"	S80°53'49"E	5.76'
C26	15.00'	23.57'	90°01'32"	S8°25'00"E	21.22'	C60	15.00'	7.82'	29°52'14"	N73°05'35"E	7.73'
C27	15.00'	23.56'	89°58'28"	N81°35'00"E	21.21'	C61	15.00'	22.54'	86°05'43"	N15°06'37"E	20.48'
C28	15.00'	23.57'	90°01'32"	N8°25'00"W	21.22'	C62	630.00'	56.30'	5°07'12"	S11°26'58"E	56.28'
C29	15.00'	23.56'	89°58'28"	S81°35'00"W	21.21'	C63	630.00'	68.06'	6°11'22"	S5°47'41"E	68.02'
C30	15.00'	23.55'	89°57'34"	S81°38'31"W	21.21'	C64	630.00'	0.62'	0°03'22"	S2°40'19"E	0.62'
C31	20.00'	17.45'	49°59'41"	S11°39'53"W	16.90'						
C32	50.00'	0.21'	0°14'38"	N13°12'39"W	0.21'						
C33	50.00'	59.73'	68°27'00"	N21°08'10"E	56.24'						
C34	50.00'	40.57'	46°29'25"	N78°36'22"E	39.47'						



GATEWAY TO LITTLE VALLEY PHASE 5B PLAT

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

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

SHEET 2 OF 3

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



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT, 84070
Phone: 801.255.5529
Fax: 801.255.4449
WWW.ENSGNENG.COM

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.942.3999
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.886.2943

- PLAT NOTES:
- 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.
 - ALL PRIVATE ROADS ARE COMMON AREA AND A UTILITY EASEMENT.

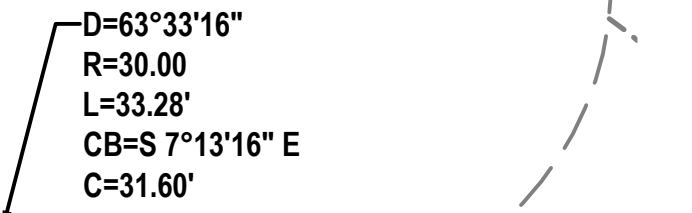
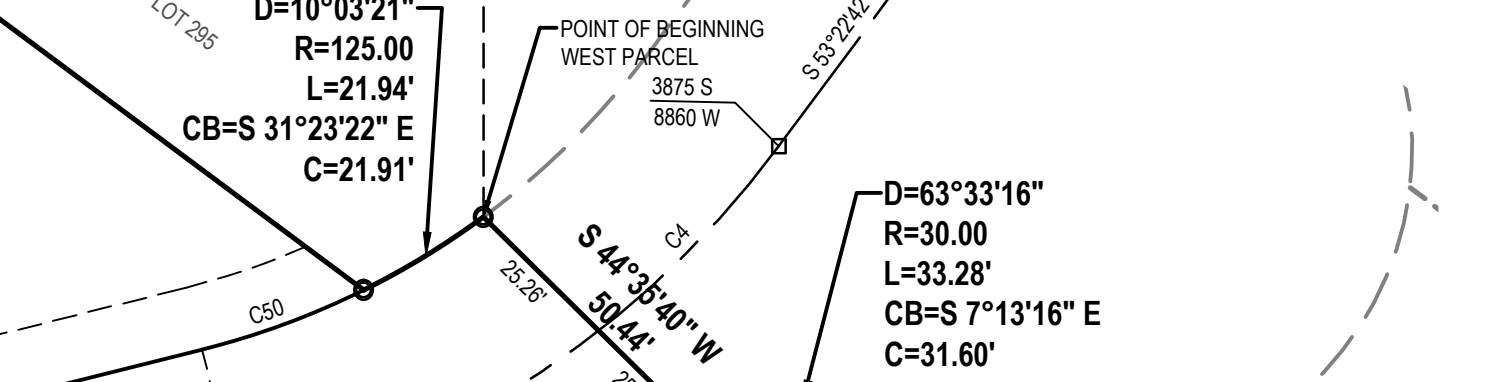
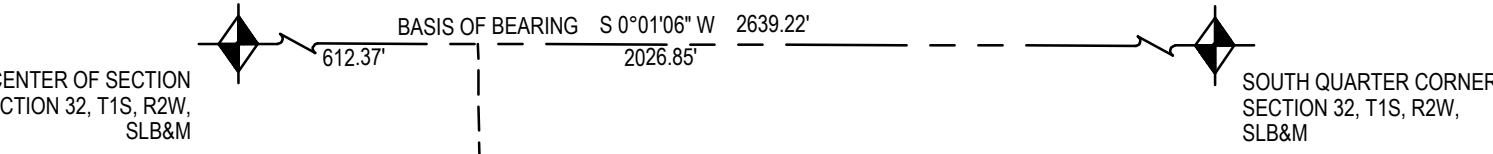
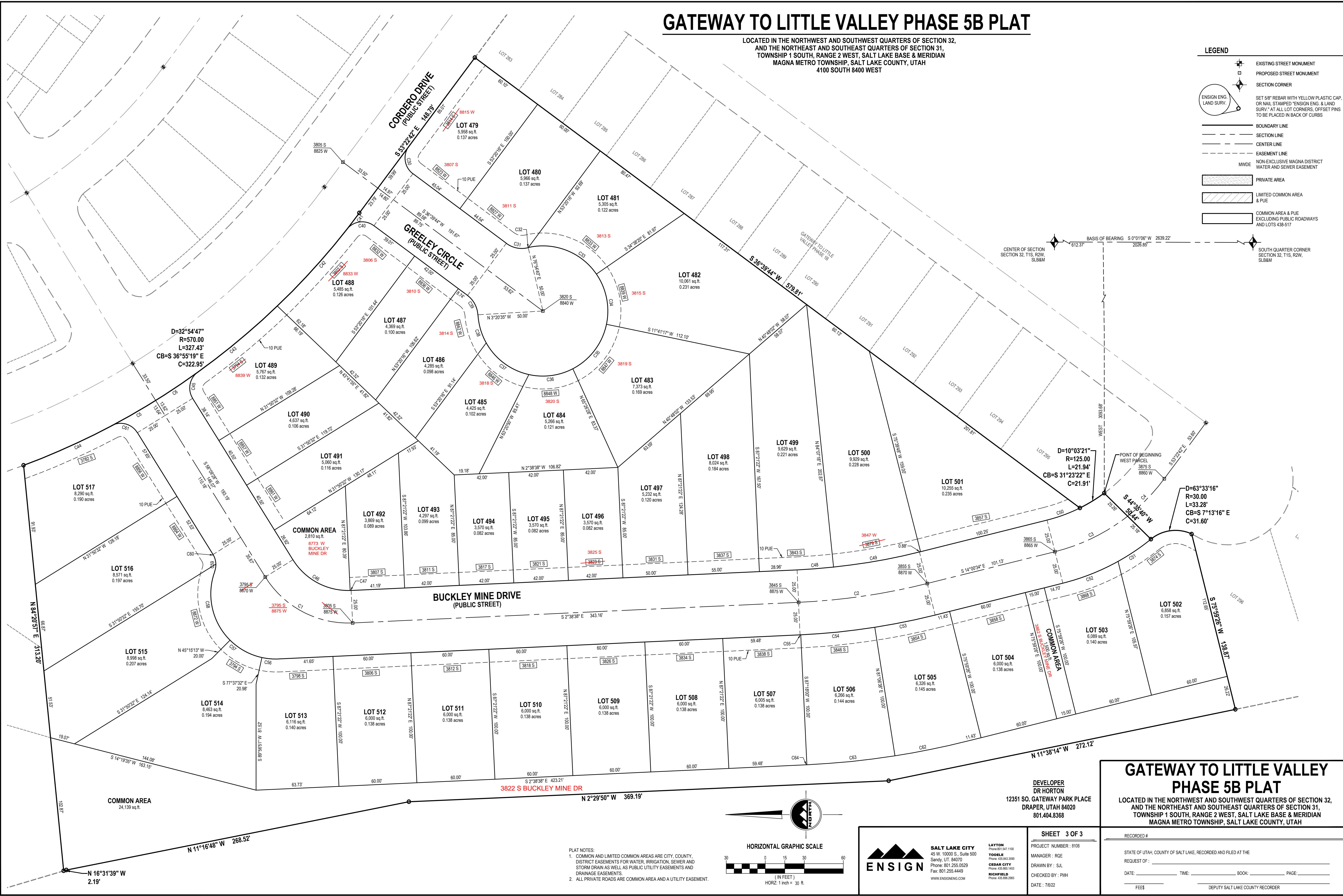
D=89°58'28"
R=15.00
L=23.56'
CB=N 8°23'28" W
C=21.21'

GATEWAY TO LITTLE VALLEY PHASE 5B PLAT

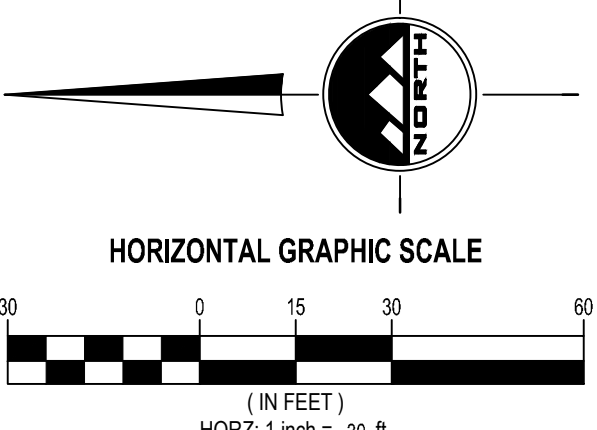
LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 32,
AND THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 31,
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH
4100 SOUTH 8400 WEST

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- ENGIN' ENG. LAND SURV.
- SET 6" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENGIN' ENG. & LAND SURV." AT ALL LOT CORNERS. OFFSET PINS TO BE PLACED IN BACK OF CURBS
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- NON-EXCLUSIVE MAGNA DISTRICT WATER AND SEWER EASEMENT
- PRIVATE AREA
- LIMITED COMMON AREA & PUE
- COMMON AREA & PUE EXCLUDING PUBLIC ROADWAYS AND LOTS 438-517



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.



ENSIGN

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: 435.842.3999

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 5B PLAT**

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

RECORDED # _____

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

SHEET 3 OF 3

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



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 # CUP2022-000691

Conditional Use Summary

Public Body: Magna Planning Commission

Meeting Date: November 10, 2022

Parcel ID: 14-33-281-040-0000

Current Zone: R-1-6

Property Address: 7212 W Majestic Way

Request: Conditional Use for a Home Day Care

Applicant Name: Christina Robles

MSD Planner: Justin Smith

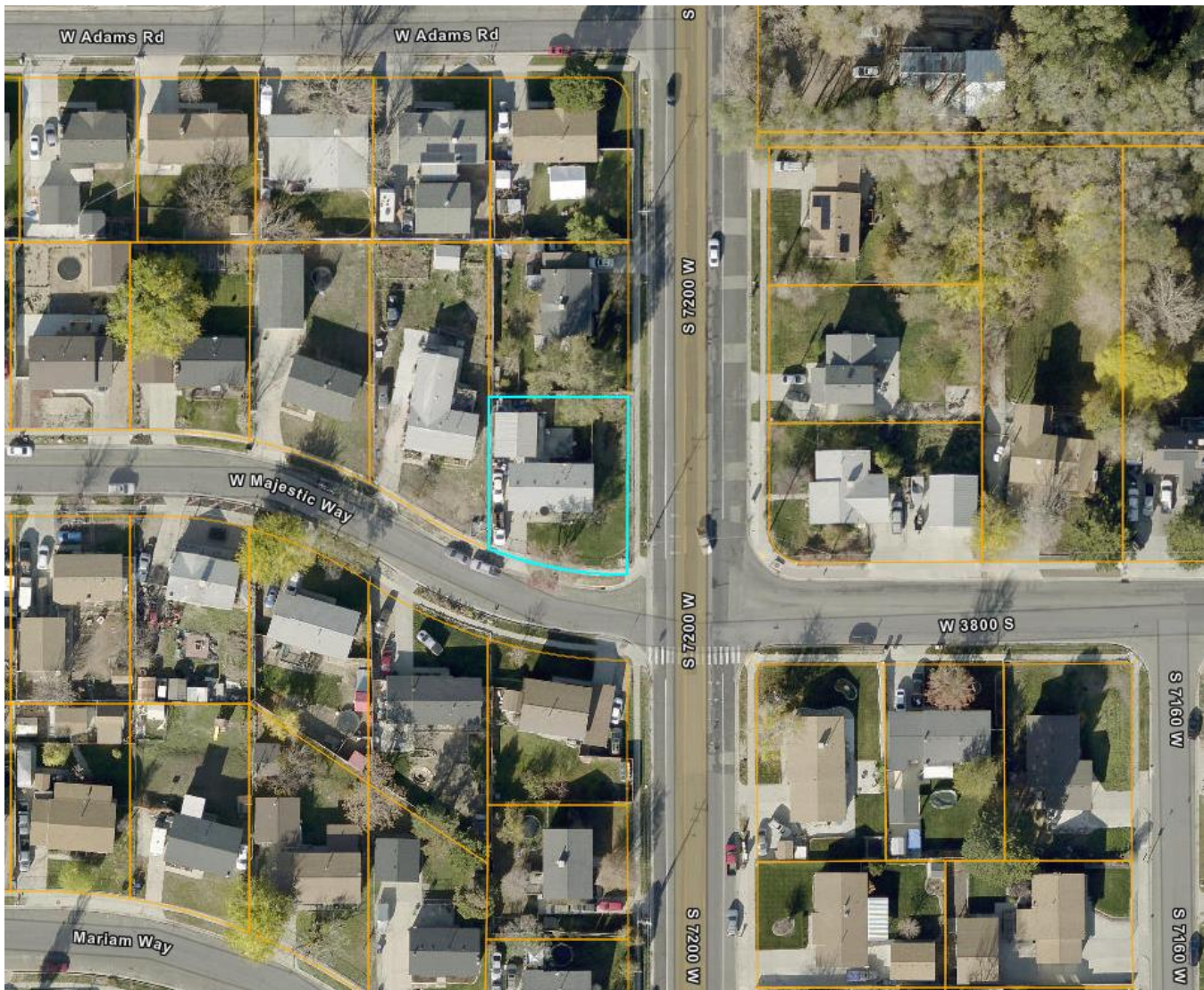
MSD Planning Staff Recommendation: Planning Commission Approval

PROJECT SUMMARY

The applicant, Christina Robles, is applying for a conditional use for a home day care. Per section 19.04.293 of the Magna Code, conditional use approval is required for home day care when subject to R430-90 of the Utah Health Regulations rather than R430-50. This means the applicant intends to have a capacity of over 8 children, but not more than 16.

SITE & ZONE DESCRIPTION

The property is located on the corner of Majestic Way and 7200 W. The properties to the east are located in West Valley City while the properties to the north, east, and south are zoned R-1-6 and are single family homes. The R-1-6 zone allows for home day cares as either a permitted or conditional use subject to a few factors.



ISSUES OF CONCERN/PROPOSED MITIGATION

No issues of concern are identified at this time. All agency reviewers have given an “ok” to the conceptual review with additional information and revisions being required for technical review and final approval.

PLANNING STAFF ANALYSIS

The R-1-6 zone is intended for single family homes, but does allow for home day cares as either a permitted or conditional use depending on Utah Health Department regulations regarding capacity (number of children being cared for at any given time). The regulations differentiate between home day cares of 8 or fewer children, and 9-16 children.

Parking

The home has four off street parking spaces. The required parking for a dwelling under Chapter 19.80 is two, which leaves 2 off street parking spots which exceeds what it is required.

Landscaping

No landscape plan has been provided and Chapter 19.77 exempts single family homes from the requirements of the landscaping chapter.

Signage

Signage is not allowed for at home day cares with the exception of a name plate. No sign has been proposed as part of this conditional use.

Conditional Use

The proposed conditional use applies to the provisions of the zoning ordinance with parking and the home day care requirements.

The proposed home day care exceeds parking requirements and exceeds the required minimum right-of-way.

Review Criteria

The criteria that planning staff can review for at home day cares is limited by Utah State law and the criteria that can be reviewed is laid out in Chapter 19.04.293. The home day care must comply with health department noise regulations, the play yard must be located in the rear yard, the lot must contain one on-site parking space as well as an additional on-site parking space for each additional employee that does not live in the home, and no signage other than a nameplate sign.

The Planning Commission is the decision making body for conditional use permits. If approval is granted for this conditional use then the project will advance into the technical review phase who will then review the project based on compliance with the code.

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

PLANNING STAFF RECOMMENDATION

Based on the findings stated above, the MSD Planning Staff recommends that the Magna Planning Commission grant approval for the conditional use for a home day care with the following conditions:

- 1. The applicant be required to comply with the requirements of the R-1-6 Zone.**
- 2. The applicant be required to comply with the requirements of Chapter 19.04.293.**
- 3. The applicant be required to comply with the requirements from all reviewing agencies.**
- 4. The applicant be required to comply with off-street parking requirements.**

ATTACHMENTS:

- A. Site Plan



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 # REZ2022-000725

Rezone Request Summary and Recommendation

Public Body: Magna Planning Commission

Meeting Date: November 10, 2022

Parcel ID: 14-28-226-013-0000

Current Zone: A-1

Property Address: 2802 S 7200 W

Request: Rezone from A-1 to R-M

Applicant Name: Joe Colosimo

MSD Planner: Justin Smith

MSD Planning Staff Recommendation: Planning Commission Recommendation

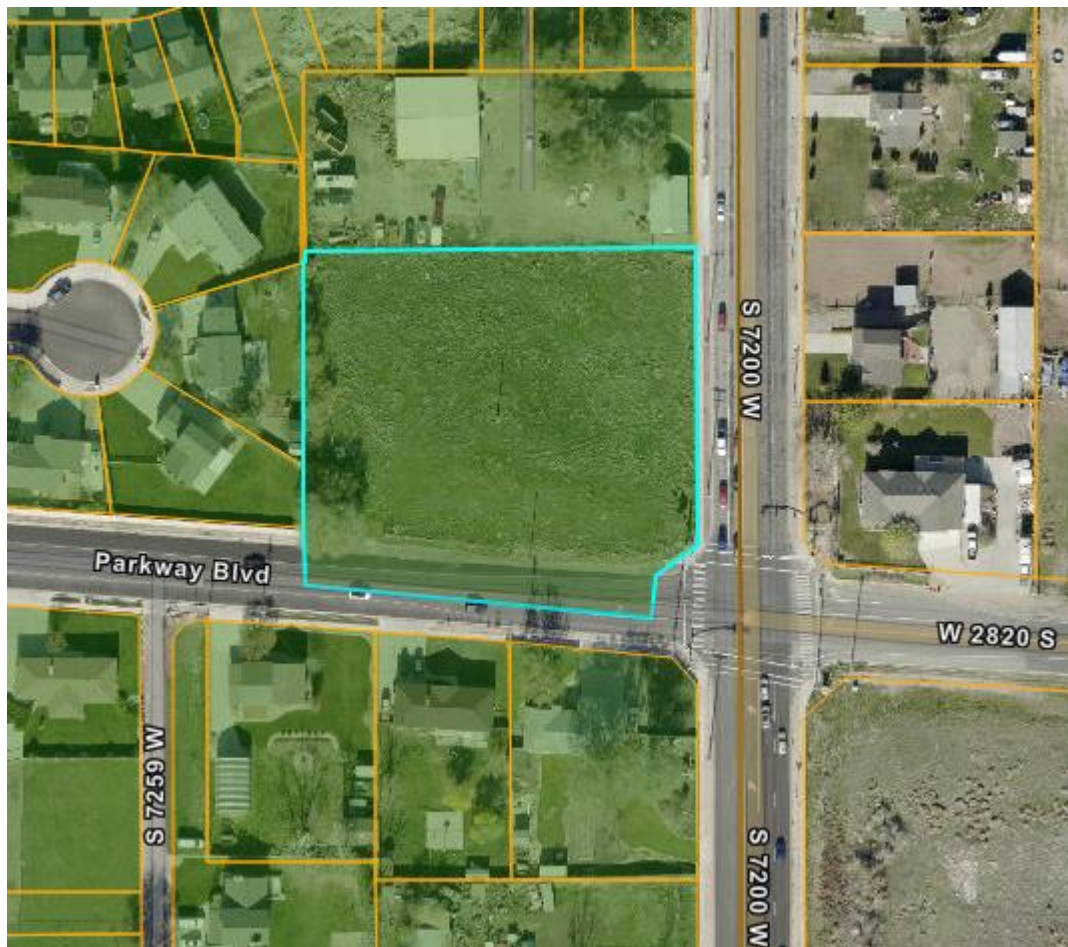
PROJECT SUMMARY

The applicant, Joe Colosimo, is requesting a zone change from the current zone A-1 to the R-M zone. The purpose of this rezone is to subdivide the lot into 14 lots for single family housing.

SITE & ZONE DESCRIPTION

The rezone involves a 1.72 acre parcel at the corner of Parkway Boulevard and 7200 W. This lot is currently vacant and undeveloped. The lot borders A-1 zones to the north, south, and west. The lots to the east, across 7200 W, are located within West Valley City limits.

The A-1 zone is intended for agricultural uses but does allow for residential uses. The R-M zone is a medium density residential use that allows for up to 7 units per acre for single family homes, with higher densities allowed for duplexes, triplexes, and multi-family buildings. However, the proposed model zoning ordinance to be considered later this year has more flexibility for different building types in the R-M zone, which will accommodate the density shown on the applicant's preliminary design.



PLANNING STAFF ANALYSIS

This parcel is in an area that is designated for residential mixed use in the Magna General Plan. This designation calls for a mix of single-family housing and duplexes for a blended density of 5 units per acre. A blended density means that some neighborhoods may be higher than 5 units per acre while others may be lower. The applicant's plan is consistent with the R-M zone, but the density proposed in his preliminary plan may be too high at 14 units for 1.72 acres. If the planning commission is comfortable with the applicant's preliminary plan and proposed density, a recommendation could be forwarded to the Council of approval of an R-1-4 zone under the current code. Conversely, the planning commission could recommend approval of the R-M zone with conditions as proposed and allow future applications to be made under the new code (when adopted).

The applicant is proposing manufactured single family homes on each of the lots. The applicant is also seeking a zoning condition that would limit this parcel to having only single family homes with the R-M zone designation.

The applicant has submitted photos of similar manufactured home subdivisions to illustrate what this neighborhood could potentially look like. Landscaping and off street parking are not required for a rezone application and would be considered at the time of a land use application.

PLANNING STAFF RECOMMENDATION

The MSD Planning Staff recommends that the Magna Planning Commission recommend that the Magna Council approve the rezone.

ATTACHMENTS:

- A. Site Plan
- B. Narrative
- C. Legal Descriptions