



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, January 12, 2023 6:30 P.M.

****AMENDED****

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) Election of Chair and Vice Chair 2023. (Motion/Voting)
- 2) Approval of the December 8, 2022 Planning Commission Meeting Minutes. (Motion/Voting)
- 3) Other Business Items. (As Needed)

PUBLIC HEARING(S)

REZ2022-000725 - Joe Colosimo is requesting a zone change from A-1 (agriculture) to R-M (residential). **Acres:** 1.72. **Location:** 2802 South 7200 West. **Planner:** Justin Smith (Motion/Voting)

REZ2022-000745 - Carlos Diaz is requesting a zone change from R-1-6 (residential) to R-1-5 (residential). **Acres:** 0.15. **Location:** 3060 South 8850 West. **Planner:** Justin Smith (Motion/Voting)

LAND USE APPLICATION(S)

CUP2022-000672 - Mark Augustine is requesting a conditional use for an office/storage facility. **Acres:** 10.02. **Location:** 7841 West 2100 South. **Zone:** M-2. **Planner:** Justin Smith (Motion/Voting)

CUP2020-000040 - Brett Carter is requesting a conditional use approval for a two-story commercial and residential building that will hold an office, a restaurant, and a retail store and five dwelling units. The parcel in question has been approved as a planned unit development which requires a conditional use permit for commercial uses. **Location:** 8483 West Magna Main Street. **Zone:** C-2 (Commercial). **Planner:** Morgan Julian (Motion/Voting)

SUB2021-000448 – David George is requesting approval of a 4-lot warehouse/industrial subdivision. **Acres:** 5. **Location:** 2172 South 7200 West. **Zone:** M-2 Manufacturing. **Planner:** Brian Tucker (Motion/Voting)

ADJOURN

Rules of Conduct for Planning Commission Meetings

PROCEDURE FOR PUBLIC COMMENT

1. Any person or entity may appear in person or be represented by an authorized agent at any meeting of the Commission.
2. Unless altered by the Chair, the order of the procedure on an application shall be:
 - a. The supporting agency staff will introduce the application, including staff's recommendations and a summary of pertinent written comments and reports concerning the application
 - b. The applicant will be allowed up to 15 minutes to make their presentation.
 - c. The Community Council representative can present their comments as applicable.
 - d. Where applicable, persons in favor of, or not opposed to, the application will be invited to speak.
 - e. Where applicable, persons opposing the application, in whole or in part will be invited to speak.
 - f. Where applicable, the applicant will be allowed 5 minutes to provide concluding statements.
 - g. Surrebuttals may be allowed at the discretion of the Chair.

CONDUCT FOR APPLICANTS AND THE PUBLIC

1. Speakers will be called to the podium by the Chair.
2. Each speaker, before talking, shall give his or her name and address.
3. All comments should be directed to the Commissioners, not to the staff or to members of the audience.
4. For items where there are several people wishing to speak, the Chair may impose a time limit, usually 3 minutes per person, or 5 minutes for a group spokesperson. If a time limit is imposed on any member or spokesperson of the public, then the same time limit is imposed on other members or spokespersons of the public, respectively.
5. Unless otherwise allowed by the Chair, no questions shall be asked by the speaker or Commission Members.
6. Only one speaker is permitted before the Commission at a time.
7. The discussion must be confined to essential points stated in the application bearing on the desirability or undesirability of the application.
8. The Chair may cease any presentation or information that has already been presented and acknowledge that it has been noted in the public record.
9. No personal attacks shall be indulged in by either side, and such action shall be sufficient cause for stopping the speaker from proceeding.
10. No applause or public outbursts shall be permitted.
11. The Chair or supporting agency staff may request police support to remove offending individuals who refuse to abide by these rules.
12. After the public comment portion of a meeting or hearing has concluded, the discussion will be limited to the Planning Commission and Staff.

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GREATER SALT LAKE
**Municipal Services
District**

Planning and Development Services

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msd.utah.gov

Files # REZ2022-000725

Rezone Request Summary and Recommendation

Public Body: Magna Planning Commission

Meeting Date: January 12, 2023

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

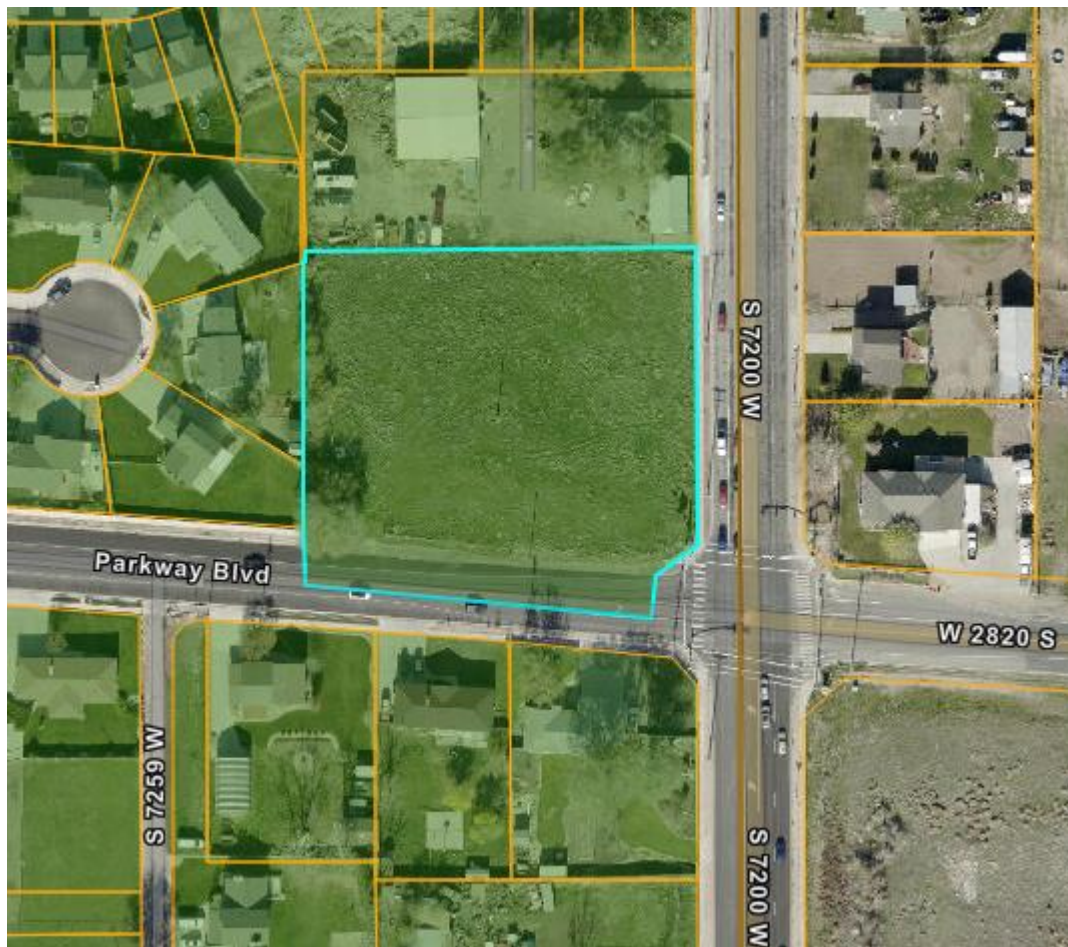
PROJECT SUMMARY

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. 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 neighborhood to the north, with duplexes, is roughly 10 units per acre, while the neighborhood to the west consists of 1/5 to 1/4 acre lots.

The applicant originally proposed manufactured single family homes on this lot, but after feedback from Planning Commission and the Magna Council, the applicant is seeking to develop townhomes on this site. Building design, landscaping, and off street parking are not required for a rezone application and would be considered at the time of a land use application or building permits.

MAGNA PLANNING COMMISSION RECOMMENDATION

On November 10, 2022 the Magna Planning Commission did not recommend the Magna Township Council approve the rezone from A-1 (Agriculture) to R-M (Residential).

MAGNA PLANNING COMMISSION RECOMMENDATION

On December 13, 2022 the Magna Township Council sent the application back to the Magna Planning Commission.

PLANNING STAFF RECOMMENDATION

The MSD Planning Staff recommends that the Magna Planning Commission recommend that the Magna Council approve the rezone from A-1 to R-M.

ATTACHMENTS:

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

D

C

B

A

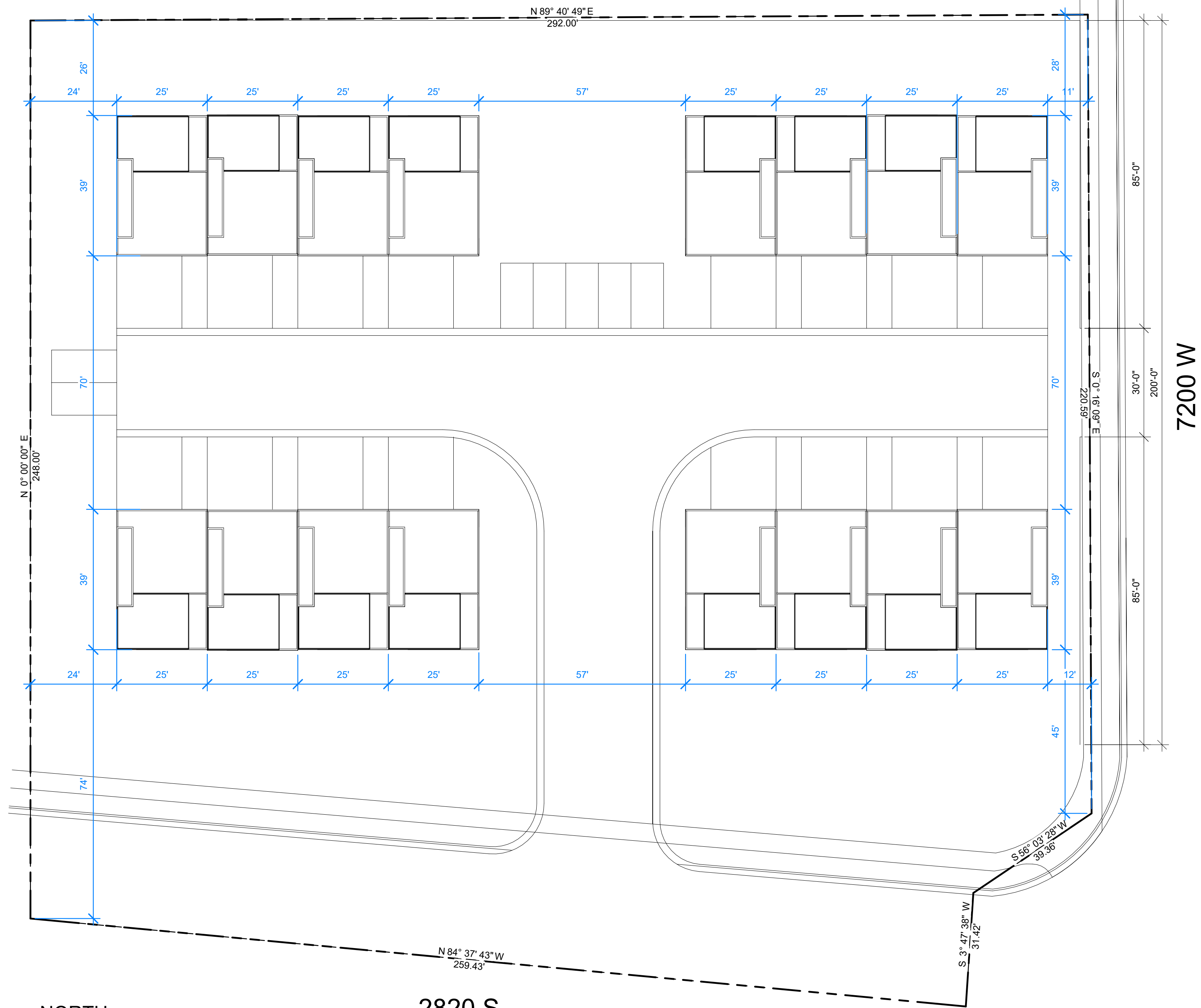
1

2

3

4

5



1 Site Plan
1" = 20'-0"

2820 S

7200 W

ARCHITECT'S INFORMATION:



RUSSELL PLATT ARCHITECTURE
438 NORTH 300 WEST
SALT LAKE CITY, UTAH 84103
(801)-580-0181

PROFESSIONAL STAMP:

CODE OFFICIAL STAMP:

PROJECT NAME:

Colosimo

REVISIONS:

NO. DATE DESCRIPTION

ISSUED: NOV. 23RD, 2022

NO. DATE DESCRIPTION

OWNER PROJECT #:

RPA PROJECT #:

DRAWN BY:

CHECKED BY:

DESIGNED BY:

COPYRIGHT:
© 2018 RUSSELL PLATT ARCHITECTURE

SHEET TITLE:

SITE PLAN 4

SHEET NUMBER:

A104

October 14, 2022

2802 South 7200 West
Magna, Utah 84044
14-28-226-013

RE: Rezone Narrative

It is our intent to take the 1.72 Acres at 2802 South 7200 West and rezone it from A-1 to RM zoning with Restrictions. We want to develop 14 Single Family lots that will accommodate Moderate Manufactured Housing. The restrictions would be that it has to be single family detached housing for a total of 14 lots on the 1.72 Acre parcel. We have no other intent to explore any other permitted or conditional uses under the RM zoning. We have submitted an informal lot layout for your review.

Sincerely

Joe Colosimo
The Applicant

Proposed Subdivision Name: Oldham Flats

Property Legal Description: 2802 South 7200 West

Magna, Utah 84044

14-28-226-013

Legal Description:

BEG 33 RDS S FR NE COR SEC 28, T1S, R2W, SLM; W 20 RDS; S 248.5 FT;
SE'LY ALG CEN OF ST 331 FT N 280.5 FT TO BEG. LESS& EXCEPTING BEG
S 544.50 FT FT NE COR SEC 28, T1S, R2W, SLM;S 270.74 (RECORD 280.5)
FT; N 85°28'14" W 75.16 FT; N 04°28'57" E 33 FT; N 56°42'07" E 38.71
FT; N 210.66 FT; E 40FT TO BEG. 1.72 AC M OR L. 5122-1074 6240-0682
6239-215 7045-2316 8349-8476,8478,8479,8480,8482



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Files # REZ2022-000745

Rezone Request Summary and Recommendation

Public Body: Magna Planning Commission

Meeting Date: January 12, 2023

Parcel ID: 14-30-280-023-0000

Current Zone: R-1-6

Property Address: 3060 S 8850 W

Request: Rezone from R-1-6 to R-1-5

Applicant Name: Carlos Diaz

MSD Planner: Justin Smith

MSD Planning Staff Recommendation: Planning Commission Recommendation

PROJECT SUMMARY

The applicant, Carlos Diaz, is requesting a zone change from the current zone R-1-6 to R-1-5. The purpose of the rezone is to develop the lot. The lot is undevelopable as it does not meet minimum width standards required by the zoning code. The applicant is wanting to develop a single home on the lot and has provided a floor plan.

SITE & ZONE DESCRIPTION

The subject parcel is 0.15 acres in size and is in a residential neighborhood. The neighborhood is zoned R-1-6 except for the neighboring lot that was rezoned to R-1-5 in 2020. The neighboring lot was rezoned to R-1-5 with the intent of subdividing the parcel in to two pieces.



This lot is 0.15 acres in size and it currently sits vacant and undeveloped. This lot has had a home in the past, but the last image that showed one was taken in the 1990's. This lot is roughly 50 feet wide.

PLANNING STAFF ANALYSIS

This parcel is located the Historic Neighborhoods area of Magna. This area has homes at approximately 7 dwelling units per acre and the most common residential zoning designations are R-1-6 and R-2-6.5. This lot is zoned R-1-6, but the lot does not meet the zones width requirement of 60 feet. The R-1-5 zone requires a

minimum width of 25 feet and a minimum lot size of 5,000 square feet and this lot meets both of those requirements.

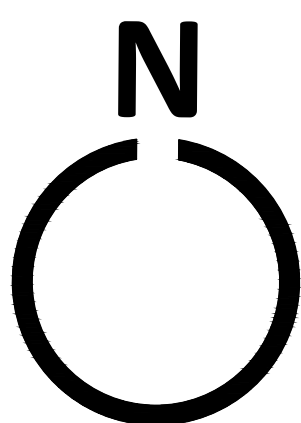
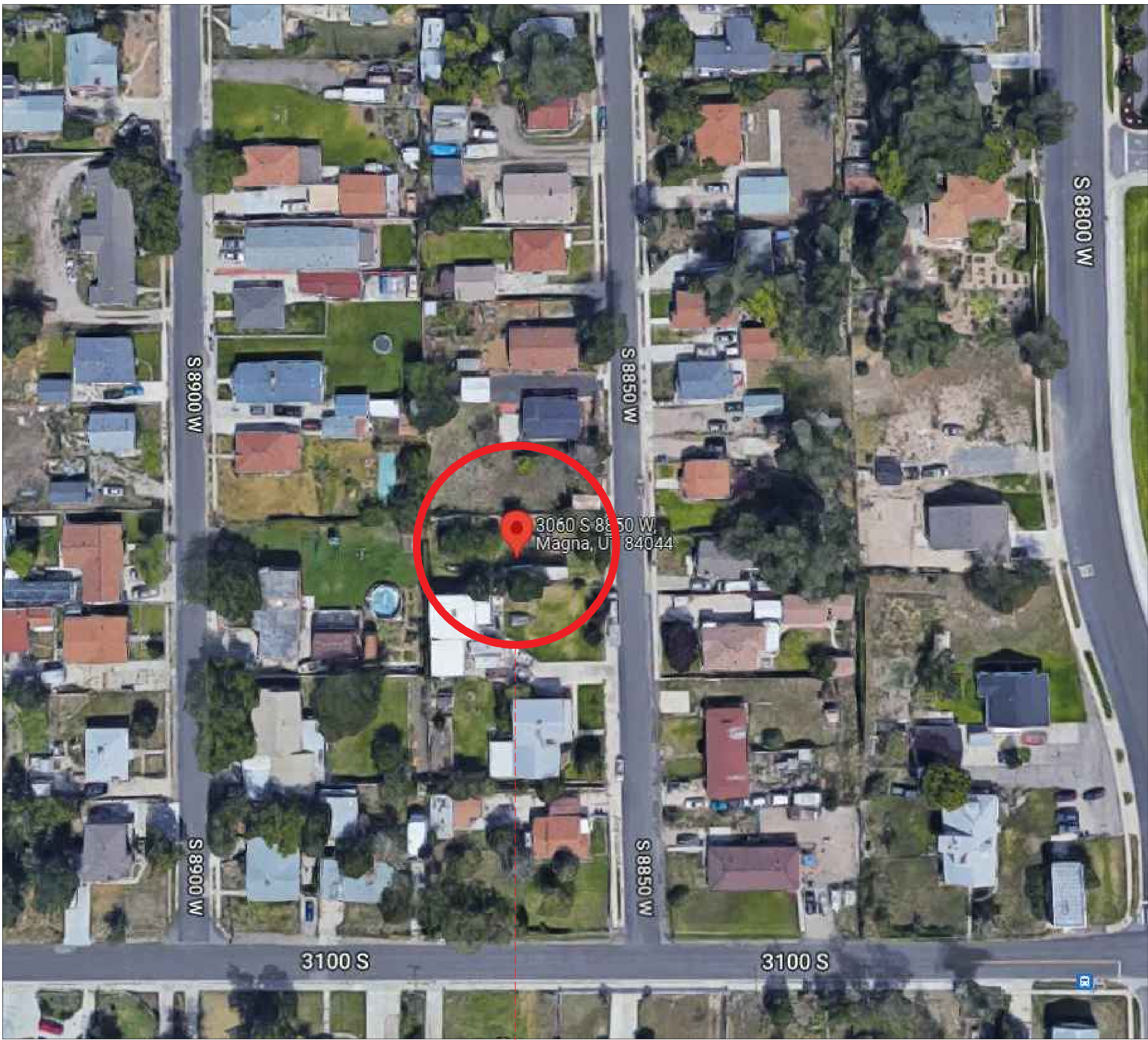
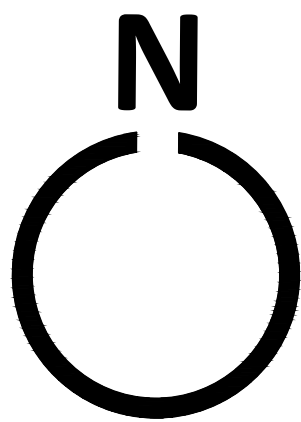
The applicant is proposing to build a single-family home on this lot and has provided an attachment showing a potential layout for a single-family home on this lot. The applicant has satisfied all the requirements of the MSD and reviewing agencies for the rezone.

PLANNING STAFF RECOMMENDATION

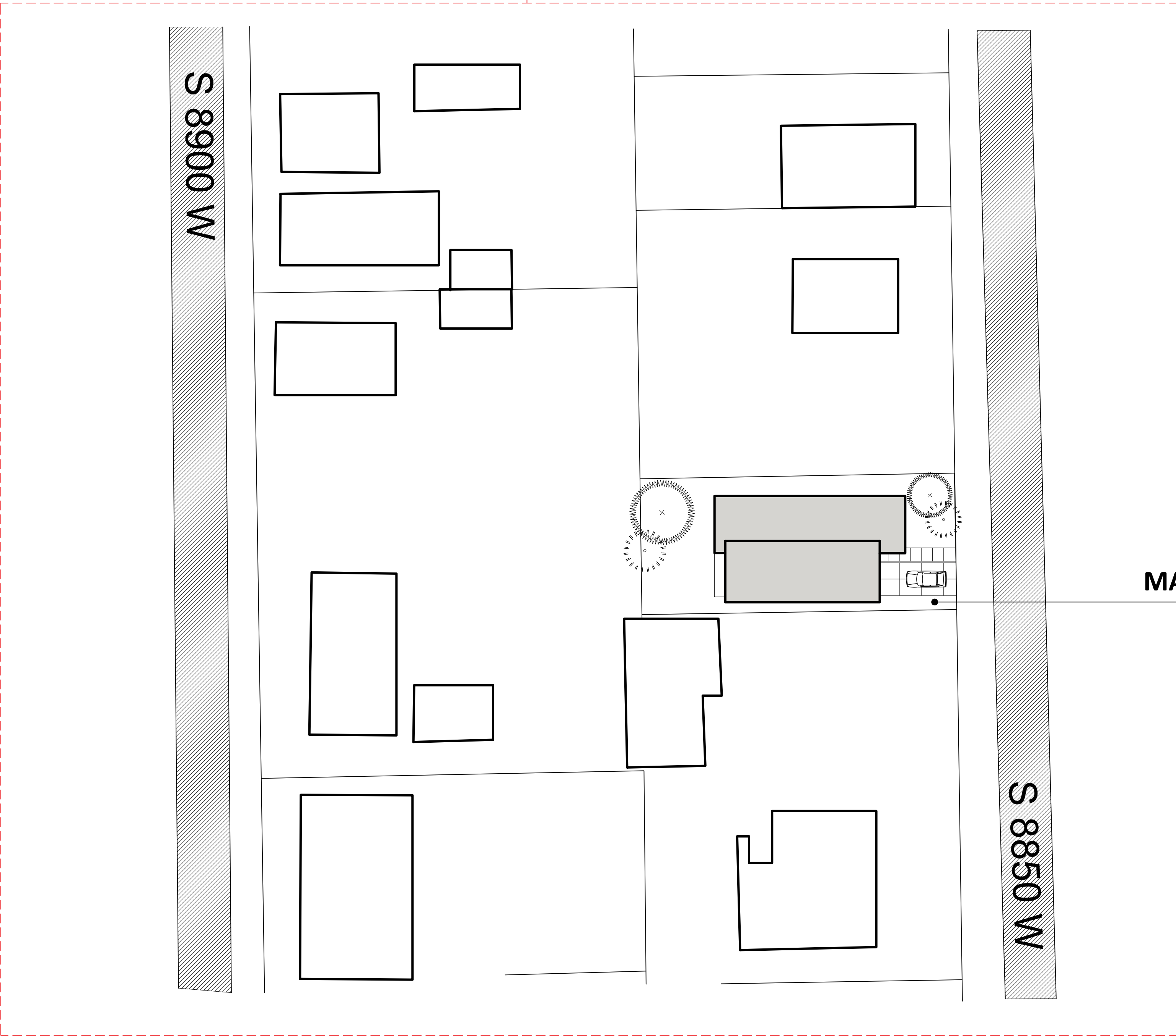
The MSD Planning Staff recommends that the Magna Planning Commission recommend that the Magna Council approve the rezone.

ATTACHMENTS:

- A. Site Plan
- B. Narrative
- C. Legal Descriptions
- D. Floor Plan
- E. Water and Sewer Availability Letter



3060 S 8850 W,
MAGNA UT 84044



1757.35 SF Aprox.

SITE PLAN



Final Land Use Review	
Planning	
Grading	
Geology	Approved - See Comments Sheet
Hydrology	Approved - See Comments Sheet
Surveyor	Approved - See Comments Sheet
Traffic	Approved - See Comments Sheet
UFA	Approved
Health	Revisions Required - See Comments Sheet
Building	Conditionally Approved - See Comments Sheet
Operations	
Addressing	Approved

3060 S 8850 W, MAGNA UT 84044
Silvana Rapalino Architecture

DATE: 2022-11-07

DATE: 2022-11-07

REGION

PROJECT NUMBER

SITE PLAN

A-00

Re: Rezoning lot @ 3060 S 8850 W. Magna R-1-5



Shotcrete Concepts <shotcreteconcepts@gmail.com>

To Justin Smith

Start your reply all with:

[Okay, thank you!](#)

[Got it, thanks!](#)

[Perfect, thank you!](#)

[Feedback](#)

Hi Justin

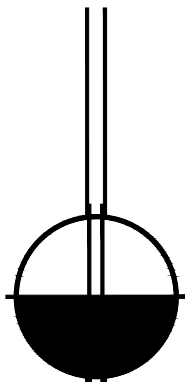
We are planning to build a single home, rambler style, single level. no basement, the total square foot is about 1500-1600 sq. 3 beds 2 full baths.

thank you

Legal Description	14-30-280-023-0000
COM 2122.7 FT E & S 0^52' E 2322.52 FT FR N 1/4 COR SEC 30, T 1S, R 2W, S L M; N	
88^53' E 131.5 FT; S 50 FT; S 88^53' W 131.5 FT; N 50 FT TO BEG. 0.15 AC 4118-0512	
5317-0685, 5366-682 5366-0683 05759-1349 10785-6080	



RENDERING EAST ELEVATION



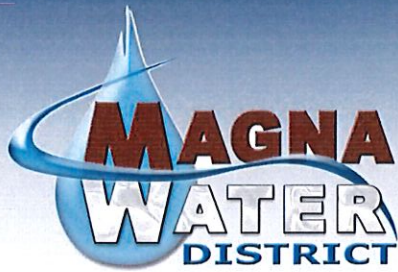
3060 S 8850 W, MAGNA UT 84044
Silvana Rapalino Architecture

DATE: 2022-11-07

DATE REGION

PROJECT NUMBER

RENDERING



BOARD OF TRUSTEES
Mick Sudbury, Chairman
Jeff White
Dan L. Stewart

GENERAL MANAGER
Clint Dilley, P.E.

November 28, 2022

Salt Lake County Health Department
788 E Woodoak Lane
Murray, Utah 84107
healthwater@slco.org

Re:

Carlos Diaz
3060 S. 8850 W.
Magna, Utah 84044
1 single family residence

801-979-1249
cdiaz48@yahoo.com

Jessica Antezano,

This letter is to certify that based on the plans for the above reference project, Magna Water District, is able to furnish culinary water and sewer service to this project. Any revisions to said plans subsequent to this certification which affect water or sewer service in any way will invalidate this certification. In order to allow for timely progression of this project, the District requests that any such changes in the plans be promptly provided to the District by the developer so that re-certification may be made.

The District will be able to furnish at a minimum of 20 pounds pressure, culinary water which has been approved by the State Board of Health, if the developer and customer meet all of the rules, regulations and fees of the District. All water and sewer service lines and provisions of said services are subject to and governed by the current rules, regulations, and resolutions of the District.

For any additional information, please contact Clint Dilley at (801) 250-2118.

Sincerely,

Magna Water District

Clint Dilley, P.E.
General Manager
CND/lha



GREATER SALT LAKE
**Municipal Services
District**

Planning and Development Services

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Files # CUP2022-000672

Conditional Use Summary

Public Body: Magna Planning Commission

Meeting Date: January 12, 2023

Parcel ID: 14-21-126-004-0000

Current Zone: M-2

Property Address: 7811 W 2100 S

Request: Conditional Use for an office/storage facility

Applicant Name: Mark Augustine

MSD Planner: Justin Smith

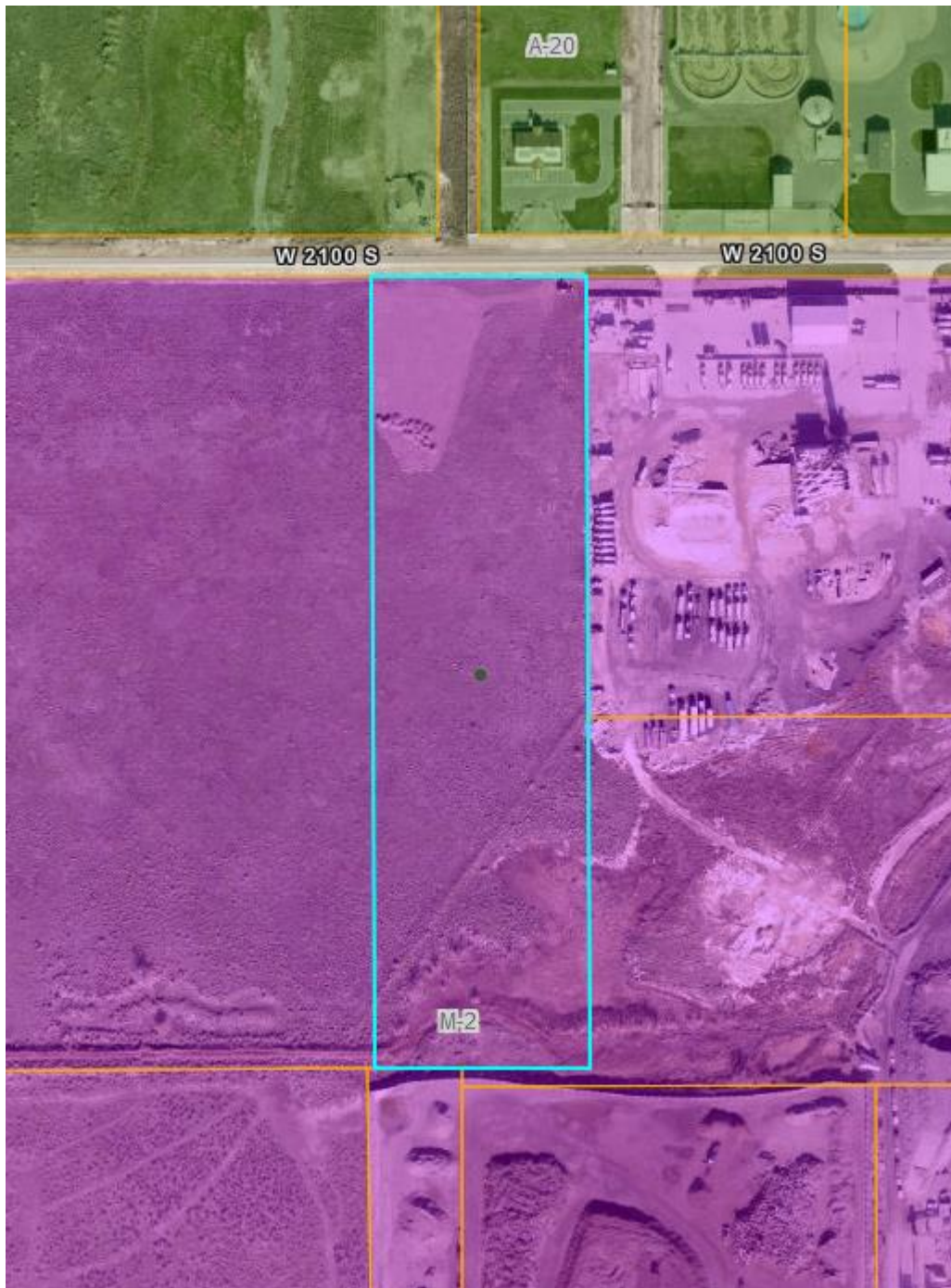
MSD Planning Staff Recommendation: Planning Commission Approval

PROJECT SUMMARY

The applicant, Mark Augustine, is applying for a conditional use for an electrical contractor's office/storage facility. This lot is currently undeveloped and the applicant has started working on a subdivision to create the other lots within the current property.

SITE & ZONE DESCRIPTION

This property is located along the southside of 2100 S. The parcel is 10.02 acres in size. The parcel to the northeast is owned by the Magna Water Company and the parcel to the northwest is owned by Kennecott. The land to the east is being used for a ready-made cement company. The land to the south appears to be vacant and the land to the west is currently vacant.



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 applicant is proposing a mixed office and storage for an electrical company. The building is a mix of office space as well as storage space with a fenced yard to the rear for additional storage. The applicant is currently in the process of getting a subdivision on this parcel and the proposed development meets the zoning requirements as if the land was subdivided. The applicant has not provided elevations for this project.

Parking

The parking requirement for an office is 1 parking spot per 250 feet of office floor space. The parking requirement for a contractor's storage yard is one per highest amount of employees on shift. Offices take up around 2,900 square feet of the building which would require 12 spaces. Currently, 18 parking spots have been provided with some in front of the building and others in the rear.

Landscaping

No landscape plan has been provided for this plan, but a plan showing areas to be landscaped has been provided.

Signage

No outdoor signage has been proposed as part of this conditional use.

Conditional Use

The applicant is wanting to subdivide the lots in the future and this project would be located more towards the middle or to the rear. This proposed use does not present a serious traffic hazard due to design. The site is located further away from 2100 South and has ample room for vehicles to access the parking and fenced storage area. This use does not pose any threat to the safety of the area as the area is mostly undeveloped with several storage yards.

Review Criteria

Offices are allowed in the M-2 zone as a permitted use, but contractor storage yards are conditional uses in the M-2 zone.

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 which 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

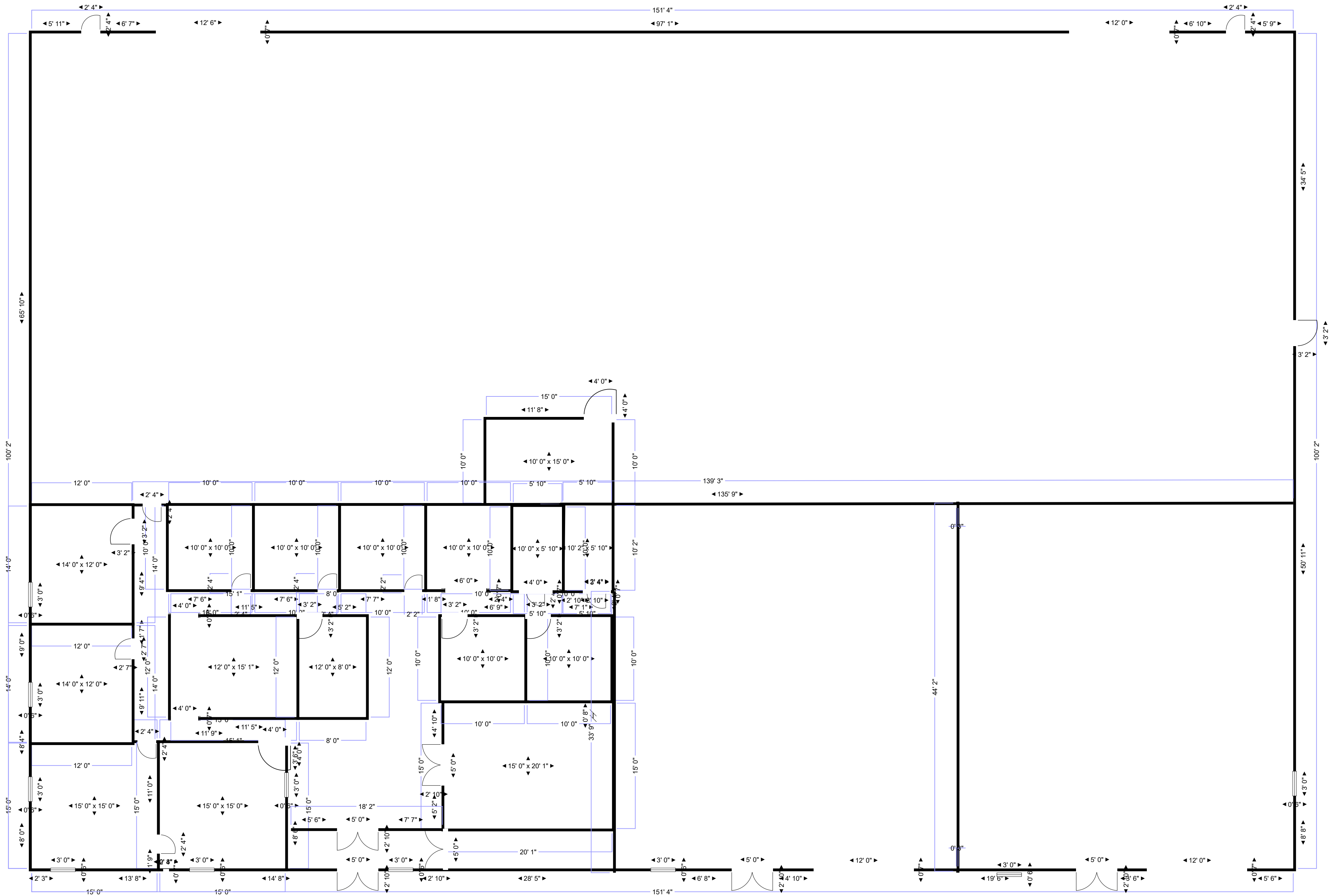
Based on the findings stated above, the MSD Planning Staff recommends that the Magna Planning Commission grant approval for the conditional use for an office and warehouse with contractor's storage yard with the following conditions:

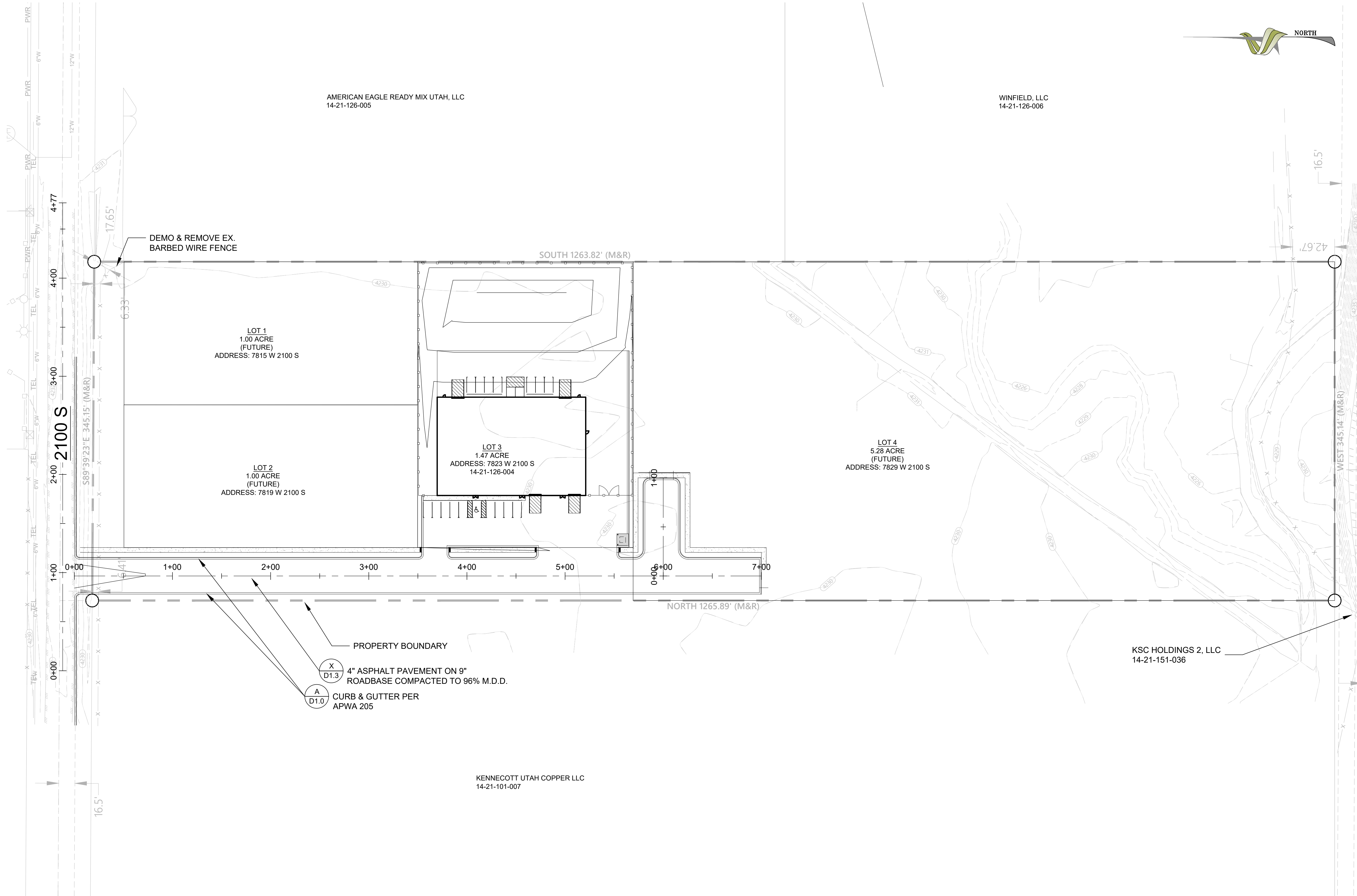
- 1. The applicant be required to comply with the requirements of the M-2 zone.**

- 2. The applicant be required to comply with the landscaping requirements.**
- 3. The applicant be required to comply with the off-street parking requirements.**
- 4. The applicant be required to comply with the requirements of the sign code.**
- 5. The applicant be required to comply with the requirements from all reviewing agencies.**

ATTACHMENTS:

- A. Floor Plan
- B. Site Plan





CONSTRUCTION NOTES

WARNING
CALL BLUE STAKES



DRAWN: MSA
DESIGNER: MH
REVIEWED: DIO
November 2022
PROJECT #
21SM4355

DRAFT
NOT FOR
CONSTRUCTION

SCALES
HORIZ: 1" = 50'
VERT: 1" = 50'
(24" x 36" SHEET)
BAR SCALE MEASURES 1" ON A
FULL SIZE SHEET. ADJUST
FOR A HALF SIZE SHEET.

PROJECT NAME:
**2100 S PROPERTY
DEVELOPMENT**

SHEET TITLE:
OVERALL SITE PLAN

PLAN SET:
PRELIM

SHEET NO.
C1.0



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

CUP2020-000040

Conditional Use Permit for a Commercial and Residential Building

Public Body: Magna Planning Commission

Meeting Date: 01/12/2022

Parcel ID: 14-29-127-047-0000

Current Zone: C-2

Property Address: 8483 W MAGNA MAIN ST

Request: Conditional Use Permit

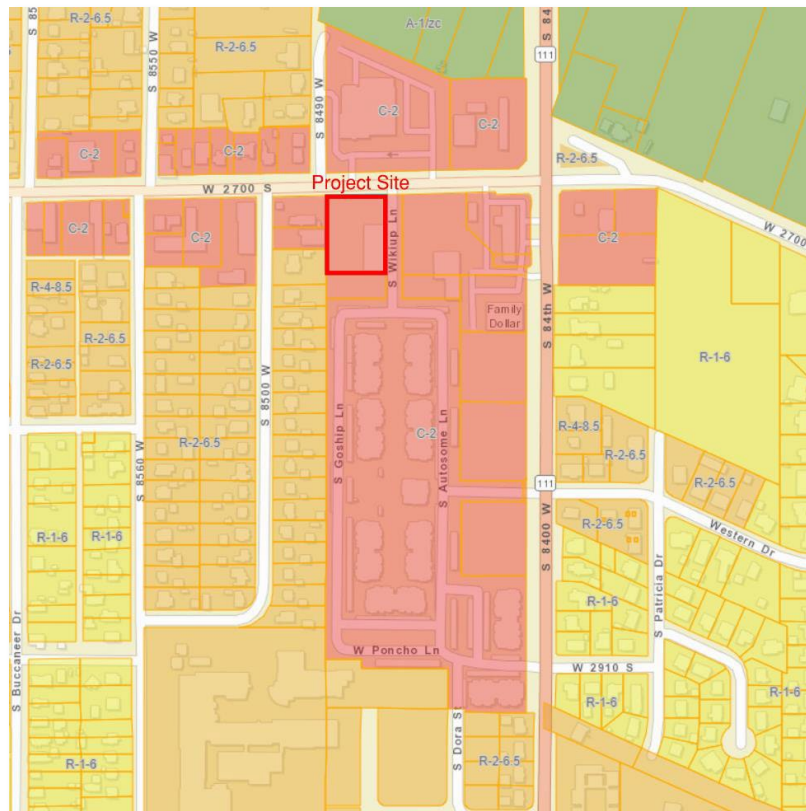
Applicant Name: Brett Carter

MSD Planner: Morgan Julian

MSD Planning Staff Recommendation: Approval with Conditions

SITE & ZONE DESCRIPTION

The applicant is requesting a Conditional Use approval for a commercial building with restaurant, retail, and office space on the first floor and residential on the second floor. The lot in question is part of the Flangas Crossing PUD, a development plan that includes the Oquirrh Hills Apartments to directly south, the Burger King and Family Dollar to the east and a proposed multi-tenant retail building to the south-east. The building is proposed on lot 7 of the PUD. The building would be constructed on the north side of lot (See Attachment 1), directly facing Magna Main Street. The off-street parking is accessed from Wikiup Lane, which connects to Magna Main. The lot is bounded by Magna Main Street to the north and Wikiup Ln to the east. To the south is an open space parcel associated with the apartment complex and to the west are an auto repair business, a counseling business, and a residence.



PROJECT & BACKGROUND DESCRIPTION

The original project was previously reviewed and approved by the Magna Planning Commission. However, due to unanticipated comments from outside reviewing agents the applicant has had to revise their site plan. After the approval by the Magna Planning Commission on July 14th of 2022, the Magna Water District had sent a letter to the applicant stating that their proposed building was too close to their sewer line and that they would have to set the building back an additional ten feet. However, this setback would violate a note in the Flangas Crossing PUD that states the setback of the building must be a maximum of ten feet.

To remedy this, the applicant, the MSD planning staff, and the Magna Water District met to discuss possible solutions. All three parties agreed on a large, semi-permanent patio that extends over the sewer line to the public sidewalk. This patio can be easily removed if the sewer line needs to be accessed and it will also act as extension of the building to satisfy zoning requirements.

The first floor of the proposed building will consist of four distinct commercial units all fronting Magna Main Street. One unit is designated for restaurant use, and the other three units are designated for office and retail use (See Attachment 2). The second floor of the building will consist of five residential units. The required off street parking is located to the south of the building, between the proposed structure and the apartment complex. This parking lot contains the forty-two parking spaces to accommodate the new building. More detail on the parking requirements is explained in the “Planning Staff Analysis” section in this report.

The Planning Commission is the decision-making body for conditional uses. When approval is granted, the MSD staff and staff at the various agencies will conduct a technical review of the proposed project. The reviewers will approve the project based on the project’s compliance with development and other applicable codes.

PLANNING STAFF ANALYSIS

General Plan Considerations:

The General Plan indicates that the area where the property in question is located is a catalytic area; an area designated as “crucial to Magna’s future”. Specifically, this area off Magna Main Street, shall continue to focus on “small business recruitment”. The general plan notes tenant gaps along Magna Main Street which include office space, restaurant space that have active patios, and retail spaces with active storefronts. The proposed development will satisfy the General Plan’s components for a catalyst area to an extent.

Flangas Crossing PUD Conditions of Approval:

The Flangas Crossing PUD was approved with conditions. One of these conditions is that the development of any lot within the PUD requires a separate PUD approval. This conditional use permit approval fulfils that requirement.

Land-use Considerations:

The subject property is in a C-2 zone. The purpose of this zone is to provide community commercial development. Permitted and Conditional Uses under this zone allow for a considerable range of uses from commercial uses to residential.

In Section 19.78.040 it states that “in a planned unit development, vertical mixed-use is allowed in zones that allow both residential and commercial and/or office uses, provided it meets the following requirements, in addition to the other requirements in this chapter. For purposes of this section, vertical mixed-use means commercial or office uses sharing the same building as residential uses.”

The proposed development meets this the standards listed in this section. It also meets all the setback and height requirements listed in a C-2 zone.

The proposed development is providing 44 off-site parking spaces.

Retail stores, shops, etc., except as provided in this subsection, one space for each two hundred fifty square feet of gross floor area. There is 3,588 square feet (sf) of retail. At 4 stalls per 1,000 sf, means that the applicant needs 14 parking spaces. Residential require two parking spaces per dwelling unit. There are 5 units, so the development needs to provide 10 spaces for the second floor residential. Restaurants or private nonprofit clubs, one space for each two and one-half seats or three spaces per one hundred square feet of floor area, whichever is greater.

Total Parking Space Required with Seating Calculation:

There are 48 fixed seats; at 1 parking space per 2.5 seats the applicant needs 19 spaces. The required parking total is $14 + 19 + 10 = 43$ spaces.

Total Parking Space Required with Square Footage Calculation:

There is 1,000 square feet of restaurant floor space; at 3 parking space per 100 sqft the applicant would need 30 spaces. The required parking total is $30 + 19 + 10 = 59$ spaces.

19.80.080 Shared Parking:

Notwithstanding any other parking requirements provided in this chapter, when different land uses occupy the same or adjacent lot(s) in the R-M, C-1, C-2, C-3, C-V, M-1, M-2, MD-1, MD-3, or the O-R-D zones, the total number of off-street parking spaces required for each use (see Section 19.80.040 of this chapter) may be combined and shared upon approval as provided herein. A proposal for sharing of off-street parking shall be presented to the planning and development services division director for site plan review and approval. Conditional use applications which require planning commission approval, and for which shared parking is being proposed as part of the application, must have planning commission approval for the shared parking.

Table 19.80.080(a)

General Land Use Category	Weekdays			Weekends		
	12:00 a.m. – 7:00 a.m.	7:00 a.m. – 6:00 p.m.	6:00 a.m. – 12:00 p.m.	12:00 a.m. – 7:00 a.m.	7:00 a.m. – 6:00 p.m.	6:00 p.m. – 12:00 a.m.
Office & Industrial	5%	100%	5%	0%	5%	0%
Retail	5%	100%	80%	5%	100%	60%
Restaurant	50%	70%	100%	70%	50%	100%
Hotel	100%	65%	100%	100%	65%	100%
Residential	100%	50%	80%	100%	75%	75%
Theater/entertainment	5%	20%	100%	5%	50%	100%
Place of worship	0%	30%	50%	0%	100%	75%

Using the shared parking standard, the time period with the highest total parking requirement is on weekdays between 6:00 P.M and 12:00 A.M. Our analysis is that 39 parking spaces are required if the seating calculation is used and 49 spaces if the square footage is used. It is also important to note that the lower of the two parking calculations more closely reflects upcoming ordinance changes that relax parking standards for restaurants.

19.80.090 Planning Commission Exceptions:

Upon a finding by the planning commission that a proposed site plan is in harmony with the general plan of the community in which it is located and that effective tools have been employed in the creation of a transit-oriented development, community re-development project, or walkable community project, the planning commission may reduce the number of required parking stalls for any proposed development. In approving any such reduction, the planning commission may use such tools as: recommendations from the planning and development services staff a site-specific traffic study conducted by a qualified engineering firm, American Planning Association guidelines, Envision Utah guidelines, and/or Urban Land Institute guidelines.

19.80.100 Community Parking Credits:

Request: Conditional Use Permit**File #:** CUP2020-000040

Upon a finding by the planning commission for conditional uses or the planning and development services division director for permitted uses, that parking is available either on public property or on property leased by a public entity for community parking, which parking is conveniently located to a particular land use, credits may be given toward the parking requirement for said land use. In cases where multiple businesses or land uses qualify to use the same parking spaces for community parking credits, the credits shall be pro-rated for each land use. In calculating the pro-rated community parking credits, the planning commission or division director shall consider such factors as: the amount of frontage a property has on the street, the total number of parking stalls required for a given land use, and the potential for future development in the immediate vicinity creating further demand for parking spaces. The planning commission or division director may also use Table 19.80.080(a) for land uses in different general categories to consider shared community parking.

Review Criteria for Conditional Use Approval Process:

Site Plan approval is given through the Conditional Use Approval Process found in Magna Municipal Code, Chapter 19.84. This chapter includes the review process and standards for review to be used by the Planning Commission. The chapter also and grants the Planning Commission the authority to approve, deny, or approve with conditions, any conditional use permit, consistent with state code and the standards of review. These are shown below. The proposed project complies with these standards. Corrections and additional submittals are still required by the review agencies. Compliance with current building, construction, engineering, fire, health, landscape, and safety standards will be verified prior to final approval through the Technical Review Process.

Conditional Use Permit Approval Findings for Decision		
Code Reference	Findings	
18.84.060.A	The proposed site development plan shall comply with all applicable provisions of the zoning ordinance, including parking, building setbacks, and building height.	✓
18.84.060.B	The proposed use and site development plan shall comply with all other applicable laws and ordinances.	✓
18.84.060.C	The proposed use and site development plan shall not present a serious traffic hazard due to poor site design or to anticipated traffic increases on the nearby road system which exceed the amounts called for under the county transportation master plan.	✓
18.84.060.D	The proposed use and site development plan shall not pose a serious threat to the safety of persons who will work on, reside on, or visit the property nor pose a serious threat to the safety of residents or properties in the vicinity by failure to adequately address the following issues: fire safety, geologic hazards, soil or slope conditions, liquefaction potential, site grading/topography, storm drainage/flood control, high ground water, environmental health hazards, or wetlands	✓
18.84.060.E	The proposed use and site development plan shall not adversely impact properties in the vicinity of the site through lack of compatibility with nearby buildings in terms of size, scale, height, or noncompliance with community general plan standards.	✓
✓	The proposed use and plans comply with the applicable standard or the conditions of approval will result in compliance with the standard.	

PLANNING STAFF RECOMMENDATION

Planning Staff recommends conditional use approval from the Magna Metro Township Planning Commission for the preliminary site plan of the two-story commercial and residential building at 8483 W Magna Main Street subject to the following conditions:

1. The applicant must correct technical issues found by MSD staff and other review agencies that do not meet the policies or ordinances that they administer. These corrections must be submitted for Technical Review.
2. Technical Review is required for this project.
3. A signage plan must be submitted for technical review that complies with Magna City Code, Chapter 19.824.
4. Final Approval by the MSD Planning Staff is required.

Request: Conditional Use Permit

File #: CUP2020-000040

ATTACHMENTS:

1. Flangas Crossing PUD
2. Proposed Site Development Plans
3. Main Street Patio Design



IMPERVIOUS AREAS:
BUILDING FOOTPRINT: 6624 sf (16.9%)

LANDSCAPE AREA (PERVIOUS): 10,622.69 sf (27.15%)

TOTAL AREA IN SITE: 39,112 sf (0.898 ac)

TOTAL STALLS PROVIDED = 44 STALLS
TOTAL BIKE STALLS PROVIDED = 3 STALLS



PROPOSED WATER LINE ————


PROPOSED SEWER LINE ————

PROPOSED STORM DRAIN ————

PROPOSED CATCH BASIN [Symbol]

NO.	REVISION	DATE

MAGNA, UTAH

DRAWN		CHECKED		PROJECT #	
JRP		JRP		21342	
		DATE			
		05/23/22			
		SCALE			
		1" = 20'			
		SHEET			
		C201			



G:\DATA\21342 All Over Fence - Magna\dwg\21342 Base.dwg
PLOT DATE: Dec 14, 2022



2019-140



STAMP

All Over Fence
Landscape Plan

Patio
Rendering

SHEET NAME.

CP1

SHEET NO.

DATE: 11/30/2022

Magna, Utah

2846 Beverly Street
Salt Lake City, Utah 84106
P 801 209 1072
E reid.mitchell@gmail.com



2019-140



STAMP

All Over Fence Landscape Plan

Patio
Rendering

SHEET NAME.

CP2

SHEET NO.

DATE: 11/30/2022

Magna, Utah

2846 Beverly Street
Salt Lake City, Utah 84106
P 801 209 1072
E reid.mitchell@gmail.com



2019-140



STAMP

All Over Fence
Landscape Plan

Patio
Rendering

SHEET NAME.

CP3

SHEET NO.

DATE: 11/30/2022

Magna, Utah

2846 Beverly Street
Salt Lake City, Utah 84106
P: 801.209.1072
E: reid.mitchell@gmail.com



GREATER SALT LAKE
**Municipal Services
District**

Planning and Development Services

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

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

msd.utah.gov

File # SUB2022-000448

Subdivision Summary and Recommendation

Public Body: Magna Metro Township Planning Commission

Meeting Date: January 12, 2023

Parcel ID: 14-21-200-025

Current Zone: M-2 (Manufacturing Zone)

Property Address: 2172 South 7200 West

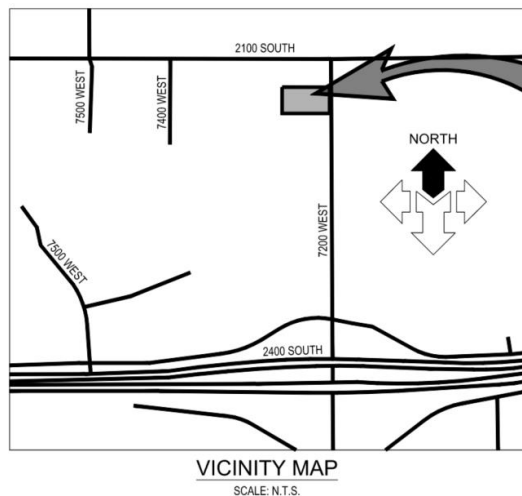
Request: 4 lot subdivision (DG Magna Subdivision)

Planner: Brian Tucker

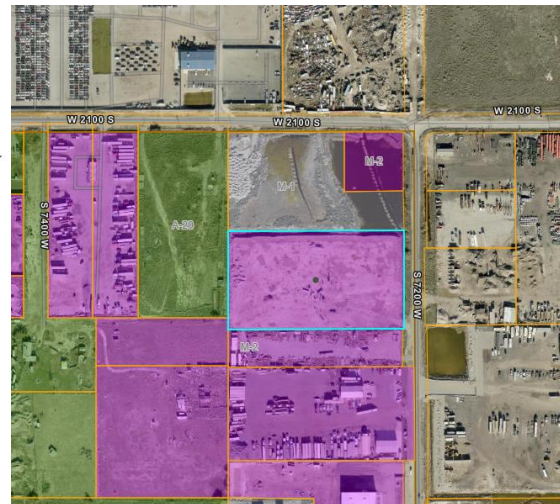
Planning Staff Recommendation: Approval with Conditions

Applicant Name: Long Term Land Ventures LCL (David George, Owner)

SITE & VICINITY DESCRIPTION



SITE



The property is located on the west side of 7200 West, about 1500 feet north of the Hwy 201 frontage road and about 500 feet south of the 2100 South Street. The properties near the subject property are either currently vacant or used for outdoor storage of vehicles primarily. The 5-acre parcel is zoned M-2 (Manufacturing Zone). A conditional use permit has been granted for a site plan consisting of two warehouse buildings. A building permit has been issued to begin construction of one of these buildings.

PROJECT BACKGROUND AND DESCRIPTION

The subject property is located on 7200 West, north of Hwy 201 and south of 2100 South Street in an area primarily used for storage uses, primarily the parking of vehicles to be auctioned, scrapped or parted out. The applicant is requesting the subdivision of a 5-acre parcel. The proposed subdivision would create four developable lots with 0757, 1.876, 1.160 and 1.124 acres, respectively. Lots 1 and 2 have been granted site plan approval (CUP2021-000329) for 2 warehouse buildings. Lot 3 and 4 are not currently the subject of any application except this subdivision application. A ten-year delay agreement (EXP2021-000344) for the curb, gutter and sidewalk was granted by Mayor Peay on October 20, 2021.

The Planning Commission is the decision-making body for subdivision preliminary plats. The final plat approval is then left to staff who will approve the plat based on the preliminary plat approval and compliance with the development code.

PLANNING STAFF ANALYSIS

General Plan:

The area north of the Riter Canal to I-80 includes property appropriate for development as an industrial area to add employment opportunities and tax base to Magna. The area is included in the State of Utah's Inland Port which provides recruitment opportunities as well as tools to address infrastructure needs in the area. The land uses allowed within the current Manufacturing Zone (M-2) are the type of uses envisioned by the General Plan.

Zoning: M-2 Manufacturing Zone (Chapter 19.68)

The purpose of the M-2 zone is to provide areas for heavy industrial uses. The M-2 Zone does not have area or width requirements for industrial uses and has no setback requirements other than a 20' required setback from any street. The proposed lots comply with the zoning standards.

Subdivision Design Standards (Chapter 18.20)

The applicant is requesting a subdivision that includes two lots that do not abut/front on a publicly dedicated street. In manufacturing and commercial subdivisions this is a relatively common configuration, where access drives provide the necessary access to the lot across another lot via an access easement. Magna Municipal Code, subsection 18.20.040.C allows "an approved access via private right of way" as an acceptable alternative to the lot fronting/abutting a public street. The proposed lots comply with the subdivision design standards.

Review Criteria: Magna Municipal Code Preliminary Plat Requirements

Magna Municipal Code, Chapter 18.12 outlines the subdivision review standards to be used by the Planning Commission. These are shown in attachment #1. The proposed project complies with these standards.

Minor corrections to the Preliminary Plat and Subdivision Plans are still required. The applicant has been provided the comments and redlined plans from the reviewers. See attachment #3. Compliance with current building, construction, engineering, fire, health, and safety standards will be verified prior to final approval.

PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Magna Metro Township Planning Commission grant approval to the Preliminary Plat for the 4 lot DG Magna Subdivision subject to the following conditions:

1. That the applicant works with staff and outside review agencies to correct the remaining issues with the Preliminary Plat that do not yet meet the policies or ordinances that they administer.

Attachments:

1. Findings for Decision
2. Subdivision Plans
3. Reviewing Agency Responses and Comments

Attachment #1 Subdivision Approval Findings for Decision		
Code Reference	Findings	
18.08.010.B.1	An on-site review by the director or director's designee as provided by Utah Code § 17-27a-303	✓
18.08.010.B.2	Review of the submitted site plan/preliminary plat for compliance with county land use ordinances	✓
18.08.010.B.3	Reference of the application and site plan/preliminary plat to any other government agency and/or affected entity which the director or director's designee deems necessary to protect the health, safety, and welfare of the public and to ensure the project's compliance with all applicable ordinances and codes	✓
18.08.010.B.4	The processing of any exception requests that have been made in conjunction with the subdivision application	✓
18.08.010.C.1	Necessary agencies have responded to the requests for recommendation with a recommendation of approval or approval with conditions.	✓
18.08.010.C.2	Integration of the recommendations from the other government agencies and affected entities involved above into the preliminary plat.	✓
18.08.010.C.3	The Planning Staff have made a recommendation	✓
18.12.010.A.4.a	The subdivision plan shows the layout of streets, indicating location, widths and other dimensions of (designated by actual or proposed names and numbers) proposed streets, crosswalks, alleys and easements;	✓
18.12.010.A.4.b	The subdivision plan shows the layout, numbers and typical dimensions of lots, and in areas subject to foothills and canyons overlay zone provisions, designation of buildable areas on individual lots.	✓
18.12.010.A.4.c	The subdivision plan shows parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision;	✓
18.12.010.A.4.d	The subdivision plan shows building setback lines, including showing dimensions where required by the planning commission;	✓
18.12.010.A.4.e	The subdivision plan shows easements for water, sewers, drainage, utility lines and other purposes, if required by the planning commission;	✓
18.12.010.A.4.f	The subdivision plan shows typical street cross sections and grade sheets where required by the planning commission or other interested county divisions;	✓
18.12.010.A.4.g	The subdivision plan shows a tentative plan or method by which the subdivider proposes to handle stormwater drainage for the subdivision.	✓
18.12.010.B	Any evidence of any agreements with adjacent property owners relative to the subdivision development shall be presented to the planning and development services division in writing prior to its approval of the plat. These agreements shall include those relative to drainage, easements, protection strips and improvement bonds	✓
18.20.030.A	Blocks shall not exceed one thousand six hundred feet in length.	✓
18.20.030.B	Blocks shall be wide enough to adequately accommodate two tiers of lots.	✓
18.20.040.A	The lot arrangement and design shall be such that lots will provide satisfactory and desirable sites for buildings and be properly designed according to topography, the character of surrounding development, and to existing requirements.	✓
18.20.040.B	All lots shown on the preliminary and final plats must conform to the minimum requirements of the zoning title, if any, for the zone in which the subdivision is located, and to the minimum requirements of the health department for water supply and sewage disposal.	✓
18.20.040.C	Each lot shall abut on a street shown on the subdivision plat or on an existing publicly dedicated street which has become public by right of use and which is more than twenty-six feet wide, or have an approved access via private right-of-way to a public street shown on the plat. Double frontage lots shall be prohibited except where unusual conditions make other designs undesirable.	✓
18.20.040.D	Side lines of lots shall be approximately at right angles, or radial to the street lines.	✓
18.20.040.E	In general, all remnants of lots below minimum size must be added to adjacent lots, rather than allowed to remain as unusable parcels.	✓
18.20.050	Protection or Nuisance Strips are not present where subdivision streets parallel contiguous property of other owners unless an agreement signed by that adjoining property owner is presented to the Planning Commission prior to the approval of the final plat	✓
<div> <div>✓</div> <div>The proposed use and plans comply with the applicable standard or the conditions of approval will result in compliance with the standard.</div> </div>		

DG MAGNA SUBDIVISION

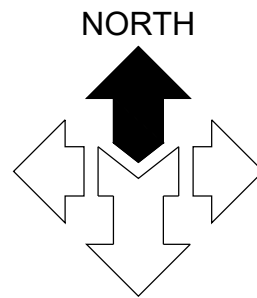
LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 2
WEST, SALT LAKE BASE & MERIDIAN
MAGNA METRO TOWNSHIP,
SALT LAKE COUNTY, UTAH

BASIS OF BEARING S 89°54'00" E 2632.82' (2632.40')

2100 SOUTH STREET
(PAVED PUBLIC RIGHT OF WAY, WIDTH VARIES)

KIM HOWELL
14-21-200-023
WARRANTY DEED
ENTRY NO. 8451295

NORTHEAST CORNER OF SECTION
21, TOWNSHIP 1 SOUTH, RANGE 2 WEST,
SALT LAKE BASE & MERIDIAN.
FOUND SALT LAKE COUNTY BRASS
CAP MONUMENT (RING & LID)



SCALE: 1" = 50'

LEGEND

- RIGHT OF WAY LINE
- ADJOINING DEED LINE
- PROPERTY LINE
- MONUMENT LINE
- SECTION LINE
- EASEMENT LINE
- SETBACK LINE
- PROPERTY CORNER
(SEE NOTE 1)
- AREA HEREBY DEDICATED TO MAGNA METRO TOWNSHIP

NOTES:
1. 5/8" X 24" REBAR WITH PLASTIC CAP OR NAIL WITH WASHER STAMPED "MCNEIL ENG" TO BE PLACED AT ALL LOT AND SUBDIVISION CORNERS.
2. THERE IS A BLANKET STORM DRAIN EASEMENT OVER PARKING LOT AREAS OF LOT 1 IN FAVOR OF LOT 2 FOR STORM DRAINAGE

These two calls do not match.

To clarify, does this mean that the easements are entirely within the Right of Way and the edge of the easement is the western edge of the dedication?

Please remove references to zone, lot area, lot width or yard(setback) requirements from this block. The zone and/or these requirements can change over time.

SERIES YARDS, WHOP LLC
14-21-200-007
QUIT CLAIM DEED
ENTRY NO. 13801305
VAROZ SURVEY
S2005-01-0031

THERON D & JOAN L CHATWIN
14-21-200-010
QUIT CLAIM DEED
ENTRY NO. 6812794

MIKE ZIMMERMAN WELL SERVICES LLC
14-21-200-030
WARRANTY DEED
ENTRY NO. 8596955

EAST QUARTER CORNER OF SECTION
21, TOWNSHIP 1 SOUTH, RANGE 2 WEST,
SALT LAKE BASE & MERIDIAN.
NOT FOUND.

FOUND WITNESS CORNER

CHECKED FOR ZONING COMPLIANCE

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

ENGINEERING APPROVAL

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED.

PLAN CHECK

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

PLAN REVIEW SECTION MANAGER DATE

RECORD OF SURVEY

R.O.S. NO. S2022-05-0305

COUNTY SURVEYOR DATE

PUBLIC UTILITY APPROVAL

CABLE: _____ DATE: _____
COMCAST: _____ DATE: _____
ROCKY MTN POWER: _____ DATE: _____
DOMINION ENERGY: _____ DATE: _____
OTHER: _____ DATE: _____

SALT LAKE COUNTY HEALTH DEPT.

APPROVED THIS _____ DAY OF _____ A.D., 20__.

SALT LAKE COUNTY HEALTH DEPT.

ADDRESSING APPROVAL

SIGNED DATE

MAGNA WATER IMPROVEMENT DIST.

APPROVED THIS _____ DAY OF _____ A.D., 20__.

MAGNA PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ A.D., 20__.

CHAIRMAN, MAGNA PLANNING COMM.

UNIFIED FIRE AUTHORITY APPROVAL

DATE SIGNATURE

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20__.

MAGNA METRO TOWNSHIP

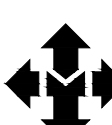
DEVELOPER & OWNER

LONG TERM LAND VENTURES
DAVID GEORGE
D.GEORGE60@GMAIL.COM
801-548-6302

SHEET

1 OF 1

DATE OF PREPARATION: MAY 27, 2022



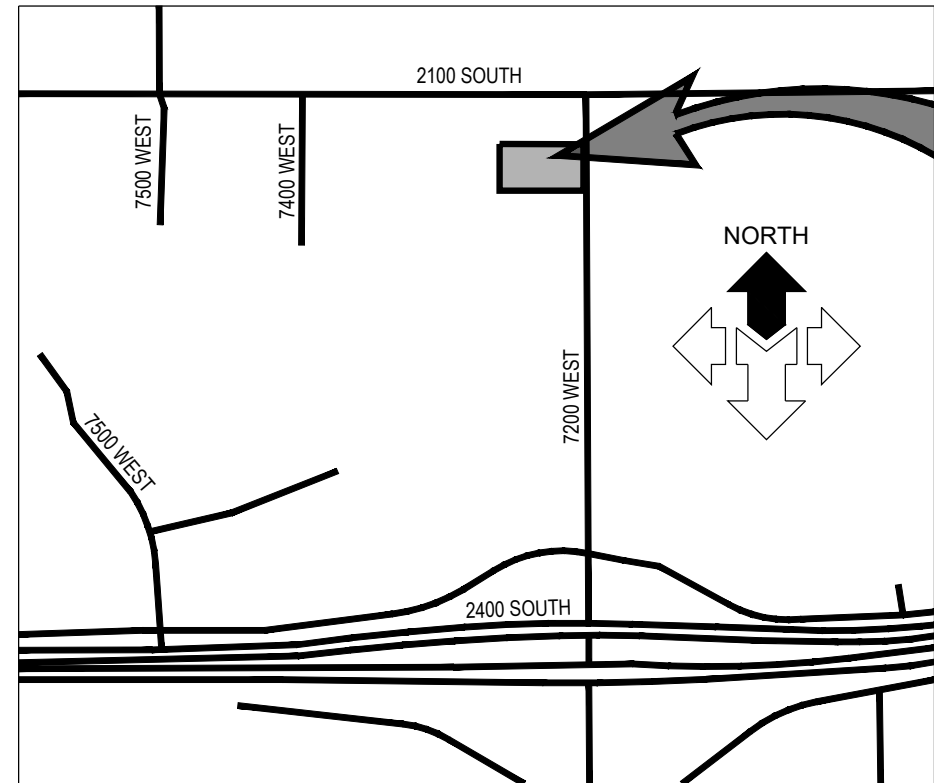
PREPARED BY:
McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcnilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

MAGNA METRO TOWNSHIP COUNCIL APPROVAL

PRESENTED TO MAGNA METRO TOWNSHIP COUNCIL THIS _____ DAY OF _____ A.D., 20__, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR

ATTEST: RECORDER



VICINITY MAP
SCALE: N.T.S.

SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 6861599 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

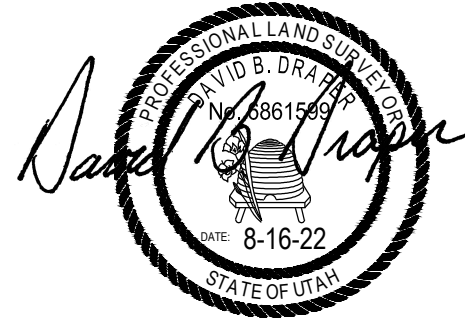
DG MAGNA SUBDIVISION
RETACE OR REESTABLISH THIS PLAT, AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY, HEREFTER KNOWN AS

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN AS CONVEYED BY WARRANTY DEED RECORDED MAY 28, 2021 AS ENTRY NO. 1367721 IN BOOK 11182 AT PAGE 7328 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID PARCEL BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF 7200 WEST STREET, SAID POINT BEING THE NORTHEAST CORNER OF SAID PARCEL, SAID POINT BEING NORTH 89°54'00" WEST ALONG THE SECTION LINE 33.00 FEET (SOUTH 89°58'54" WEST BY DEED) TO A POINT ON THE NORTHERLY EXTENSION OF SAID RIGHT OF WAY LINE AND SOUTH 0°10'08" EAST ALONG SAID RIGHT OF WAY LINE AND THE EXTENSION THEREOF 399.20 FEET (SOUTH 0°10'08" EAST BY DEED) FROM THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE SOUTH 0°10'08" EAST ALONG SAID RIGHT OF WAY LINE 348.01 FEET (SOUTH 0°10'08" EAST BY DEED) TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89°54'00" WEST ALONG THE SOUTH LINE OF SAID PARCEL 625.85 FEET (SOUTH 89°58'54" WEST BY DEED) TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89°54'00" EAST ALONG THE WEST LINE OF SAID PARCEL 348.01 FEET NORTH 89°54'00" EAST BY DEED) TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89°54'00" EAST ALONG THE NORTH LINE OF SAID PARCEL 625.03 FEET (NORTH 89°58'54" EAST BY DEED) TO THE POINT OF BEGINNING.

CONTAINS 217,658 SQ. FT. OR 5.000 ACRES (4 LOTS)



DAVID B. DRAPER
LICENSE NO. 6861599

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS 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

DG MAGNA SUBDIVISION

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY 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 OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF I/WE HAVE HEREUNTO SET OUR HAND(S) THIS _____ day of _____ A.D., 20__.

LONG TERM LAND VENTURES, LLC

BY: _____

ITS: _____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE/IT IS/ARE THE _____ OF LONG TERM LAND VENTURES, L.L.C., BY AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND SHE/HE/THEY ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RESIDING IN: _____

DG MAGNA SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 2 WEST,
SALT LAKE BASE & MERIDIAN
MAGNA METRO TOWNSHIP,
SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY COUNTY RECORDER

RECORD NO. _____

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

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

FEE \$

DEPUTY SALT LAKE COUNTY RECORDER

ATTACHMENT #3
REVIEWING AGENCIES RESPONSE

AGENCY: Planning

DATE: 11.09.2022

RECOMMENDATION: Conceptual Approval – Additional Items Required

1. The legal description does not quite match the numbers on the plat.
2. Remove the zone, lot area, lot width and yard(setback) requirements from the "Checked for Zoning Compliance" signature block. The zone can change over time and so can the area, width and setback requirements.
3. Clarify that the dedication is for right of way.
4. Please explain the Water Line Easement and Access and Utility Easement notes. Is the plat indicating that the easements are within the right of way and that the western edge of the dedication is the edge of the easement?

AGENCY: Geology

DATE: 11.21.2022

RECOMMENDATION: Conceptual Approval

AGENCY: Grading Review

DATE: 07.20.2022

RECOMMENDATION: Conceptual Approval – Additional Items Required

- 1- A copy of the Geotechnical report prepared by GSH Engineering was received, the report identifies non-engineered fills and soils which can liquefy.
- 2- Need to show a minimum Fifty (50) foot setback from the wetlands and how it will be maintained along the North property boundary.
- 3- The SWPPP will need to be modified to support the planned vertical construction of the warehouses, if the property is sold a separate SWPPP and NOI will be required.
- 4- Need to add a detail for the required SWPPP sign to the detail sheet.
- 5- Need to add the additional note to the plat for the SWMA and SWMP

AGENCY: Urban Hydrology

DATE: 11.21.2022

RECOMMENDATION: Revisions Required – Additional Items Required

1. The proposed detention basin appears to only provide storage for lot 1 and 2, if this is the intent, it must be noted on the plat that the other two lots (3 & 4) will need to retain/detain all required stormwater at the time of their development either individually or jointly with the subdivision as a whole by upsizing and/or modifying the existing system.
2. As previously commented on Sheet 2.01, there is still a concern that the pond will have standing water in it. Please add a note to the plat which requires standing water to be addressed if present.
3. Follow final drainage and grading plan approved during building review process.

AGENCY: Traffic

DATE: 11.21.2022

RECOMMENDATION: Conceptual Approval – Additional Items Required

1. Delay agreement must be fully executed prior to final approval. It is understood that this is currently being coordinated, comment will remain until an acceptable recorded copy is received.

AGENCY: Surveyor

DATE: 07.10.2022

RECOMMENDATION: Conceptual Approval

1. Complete and file a record of survey plat in accordance with Section 17-23-17 of Utah Code
- The following comments pertain to the final plat review
1. Add "deputy" to the beginning of the County Recorder signature line
 2. Reposition the arrow on the Vicinity Map
 3. Complete and file a record of survey plat in accordance with Section 17-23-17 of Utah Code
 4. Review the language in the Surveyor's Certificate to insure compliance with 17-27a-603(6)(b)
 5. Submit a current title report with a description that is consistent with the subdivision description
 6. In the legend; change "AREA DEDICATED TO SALT LAKE COUNTY" to "AREA HEREBY DEDICATED TO MAGNA METRO TOWNSHIP"
 7. Verify and correct the distances on the west line of Lot 1 and the north and west lines of Lot 4

ATTACHMENT #3

AGENCY: Unified Fire Authority

DATE: 11.10.2022

RECOMMENDATION: Conceptual Approval

1. Technical review required.
2. Comments from previous review 8.24.22 still apply and will need to be addressed in the technical review submittal.

AGENCY: Health Department

DATE: 07.08.2022

RECOMMENDATION: Conceptual Approval

Water and Sewer availability letters are required for the Health Department to sign the plat (mylar). Please schedule the plat (mylar) signing by calling or emailing the Water Quality Bureau at 385-468-3862 or healthwater@slco.org.

AGENCY: Building

DATE: 07.09.2022

RECOMMENDATION: Conceptual Approval

Original comments still stand.

A van accessible space should be provided for each building. It appears that a van accessible space is only being provided at one of the buildings.

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

AGENCY: Addressing

DATE: 11.09.2022

RECOMMENDATION: Conceptual Approval