



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 # SUB2021-000448

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

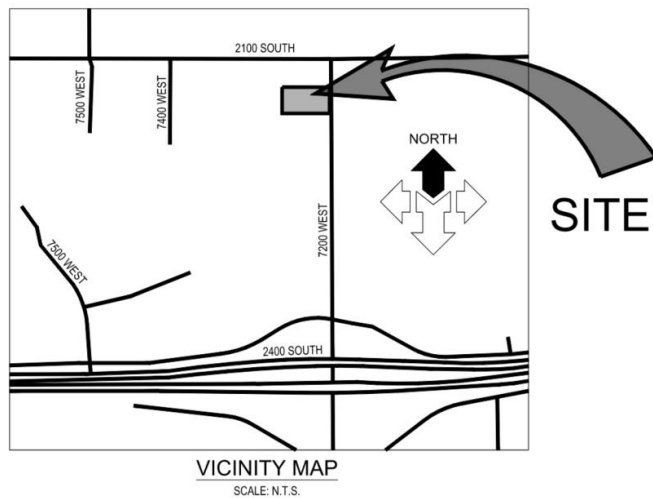
Request: 4 lot subdivision (DG Magna Subdivision)

Planner: Brian Tucker

Planning Staff Recommendation: Approval with Conditions

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

SITE & VICINITY DESCRIPTION



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 0.757, 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

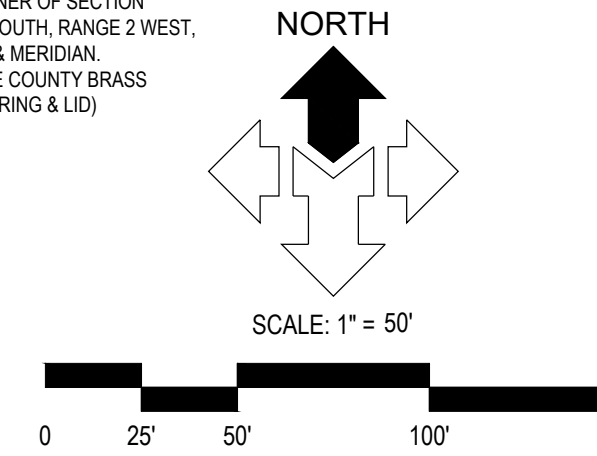
Attachment #1		
Subdivision Approval Findings for Decision		
Code Reference	Findings	
18.08.010.B.1	An on-site review by the director or director's designee as provided by Utah Code § 17-27a-303	✓
18.08.010.B.2	Review of the submitted site plan/preliminary plat for compliance with county land use ordinances	✓
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	✓
<input checked="" type="checkbox"/> The proposed use and plans comply with the applicable standard or the conditions of approval will result in compliance with the standard.		

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

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

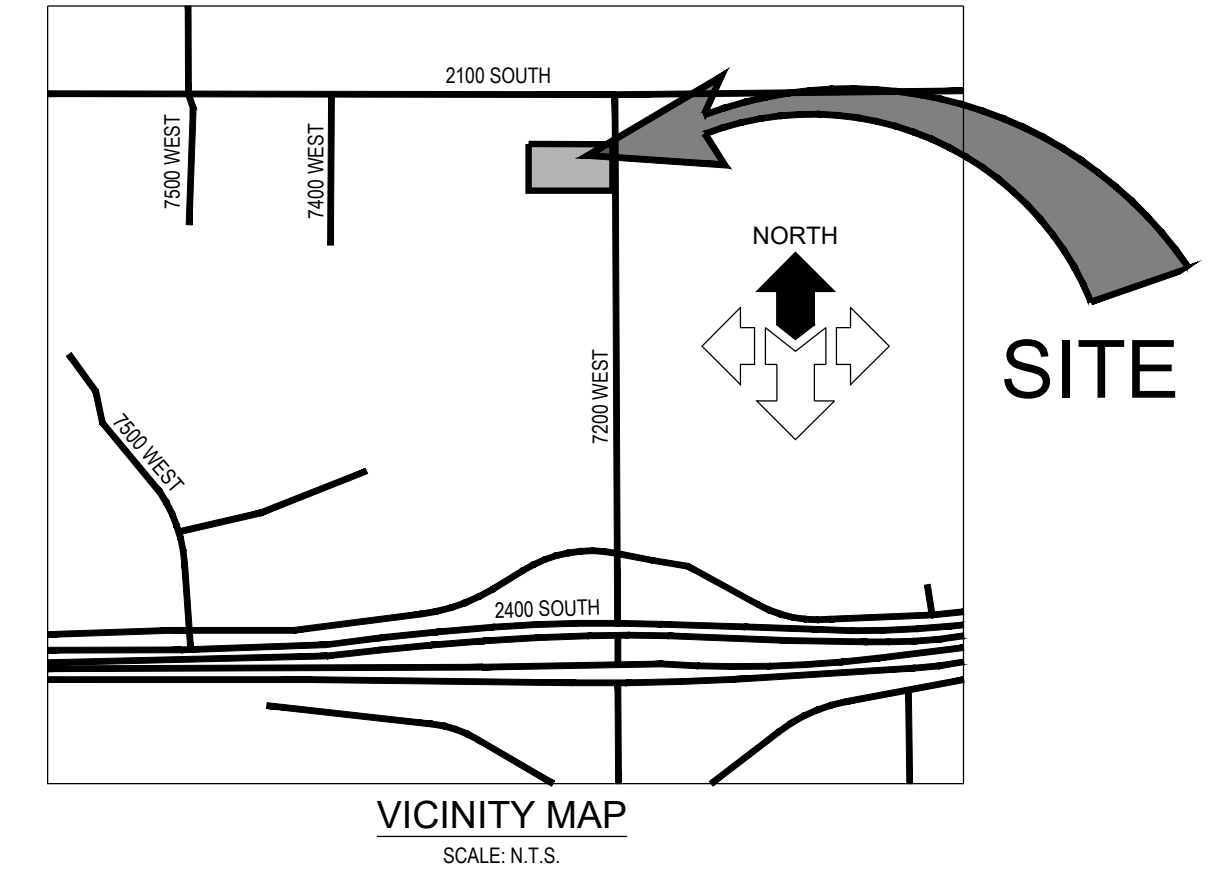
NORTH
CORNER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, FOUND SALT LAKE COUNTY BRASS CAP MONUMENT (RING & LID)



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



SURVEYOR'S CERTIFICATE

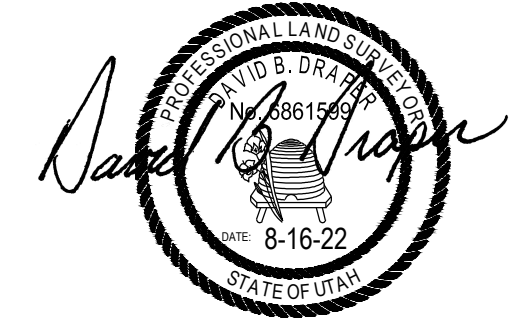
I, DAVID B DRAPER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 6861599 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAN ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO ESTABLISH THE BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY; HEREINAFTER 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. 1967721 IN BOOK 11162 AT PAGE 728 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 379.20 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 SOUTHWEST 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 PLAN 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 PLAN, 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 PLAN 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: _____

SHEET
1
OF
1

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

DATE OF PREPARATION: MAY 27, 2022

Conceptual Site Plan Review	
Planning	Concept O.K. - Technical Review Required B Tucker: SUB2021-000448_Revised plat 8-24-22_DG Magna
Grading	Conceptually OK, Tech Review Required (7.11.22 Plan Set)
Geology	Concept O.K. - Technical Review Required JeThomson: SUB2021-000448_Revised plat 8-24-22_DG Magna
Hydrology	Revisions Required - See Comments Sheet JeThomson: SUB2021-000448_Revised plat 8-24-22_DG Magna
Surveyor	Conceptually OK, Tech Review Required (7.11.22 Plan Set)
Traffic	Concept O.K. - Technical Review Required JeThomson: SUB2021-000448_Revised plat 8-24-22_DG Magna
UFA	Conceptually Approved 7.11.22 Plan Set
Health	Conceptually Approved 7.11.22 Plan Set
Building	Conceptually Approved 7.11.22 Plan Set
Addressing	Concept O.K. - Technical Review Required J Burton: SUB2021-000448_Revised plat 8-24-22_DG Magna

SERIES YARDS, WHCP 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

KIM HOWELL
14-21-200-023
WARRANTY DEED
ENTRY NO. 9451295

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

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.

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?

CHECKED FOR ZONING COMPLIANCE

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

RECORD OF SURVEY

R.O.S. NO. S2022-05-0305
COUNTY SURVEYOR: _____ DATE: _____

ADDRESSING APPROVAL

SIGNED: _____ DATE: _____

ENGINEERING APPROVAL

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAN EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED.
DATE: _____ ENGINEERING REVIEW SPECIALIST: _____

PUBLIC UTILITY APPROVAL

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

MAGNA WATER IMPROVEMENT DIST.

APPROVED THIS _____ DAY OF _____ A.D. 20____
IMPROVEMENT DISTRICT COORDINATOR: _____

UNIFIED FIRE AUTHORITY APPROVAL

DATE: _____ SIGNATURE: _____

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 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

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

PLAN CHECK

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAN AND IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
PLAN REVIEW SECTION MANAGER: _____ DATE: _____

SALT LAKE COUNTY HEALTH DEPT.

APPROVED THIS _____ DAY OF _____ A.D. 20____
SALT LAKE COUNTY HEALTH DEPT.: _____

MAGNA PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ A.D. 20____
CHAIRMAN, MAGNA PLANNING COMM.: _____

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____
MAGNA METRO TOWNSHIP: _____

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

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