



MAGNA TOWNSHIP PLANNING COMMISSION – JANUARY 12, 2023

- BUSINESS MEETING

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

PUBLIC HEARINGS

LAND USE APPLICATIONS



REZ2022-000725

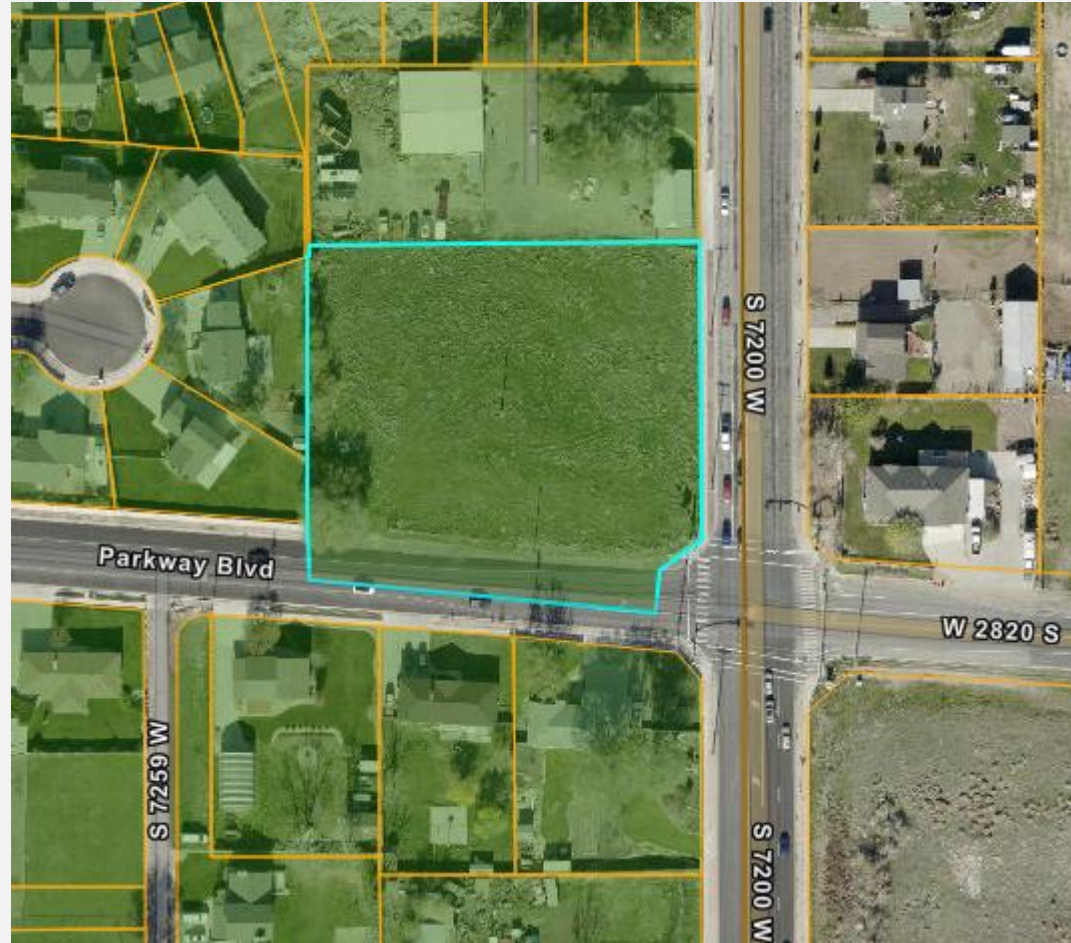
- Joe Colosimo is requesting a zone change from A-1 (agriculture) to R-M (residential).
- Acres: 1.72.
- Location: 2802 South 7200 West.
- Planner: Justin Smith (Motion/Voting)

REZONE

- Zone Change Request
 - Current: A-I
 - Requested: R-M
- 2802 S 7200 W
- 1.72 acres
- Applicant: Joe Colosimo

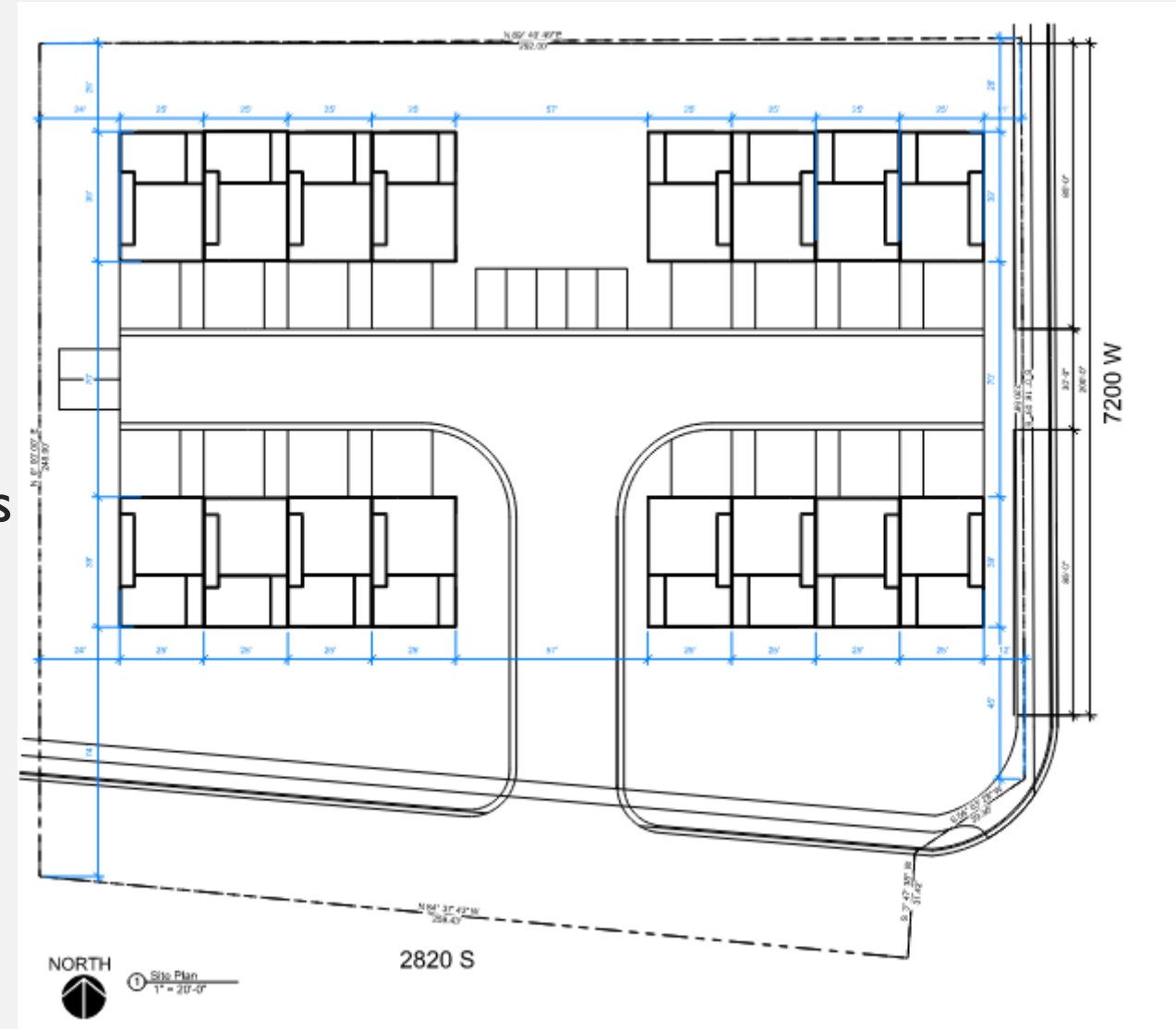


ZONING MAP



BACKGROUND AND DESCRIPTION

- Zoned A-1
- Request is to rezone to R-M
- Property is currently undeveloped
- Future land use designation calls for a mix of single-family homes and duplexes
- Applicant is looking to develop townhomes after Planning Commission and Council feedback



ANALYSIS

- Applicant is proposing 4 fourplex townhomes
- Planning Commission and Council have stated that they desire higher density
- R-M is for medium density residential
 - Density is limited by code (7 units per acre for single family, 18 for fourplex)

RECOMMENDATION

MSD Planning Staff recommend that the Planning Commission recommend this zone change.



REZ2022-000745

- Carlos Diaz is requesting a zone change from R-1-6 (residential) to R-1-5 (residential).
- Acres: .15
- Location: 3060 South 8850 West.
- Planner: Justin Smith (Motion/Voting)

REZONE

- Zone Change Request
 - Current: R-I-6
 - Requested: R-I-5
- 3060 S 8850 W
- Applicant: Carlos Diaz



ZONING MAP



BACKGROUND AND DESCRIPTION

- Zoned R-1-5
- Request is to rezone to R-1-6
- Property is currently vacant
- Property to the north is vacant



ANALYSIS

- R-1-6

- Front: 25'
- Rear setback: 15'/30'
- Side: 5' and 11' or 8' and 8'
- Width: 25 feet at 20 feet from front lot line

- R-1-5

- Front: 20'
- Rear: 15'/20'
- Side: 5' or attached
- Width: 60 feet at 25 feet from the front lot line

ANALYSIS

- Unrecorded lot
 - Currently undevelopable due to not meeting lot width requirements
- There was previously a home on this lot, but has been vacant for a long time
- Neighboring lot was rezoned to R-1-5 for the purposes of subdividing and developing a new home in 2020.

RECOMMENDATION

MSD Planning Staff recommend that the Magna Planning Commission recommend the zone change.



CUP2022-000672

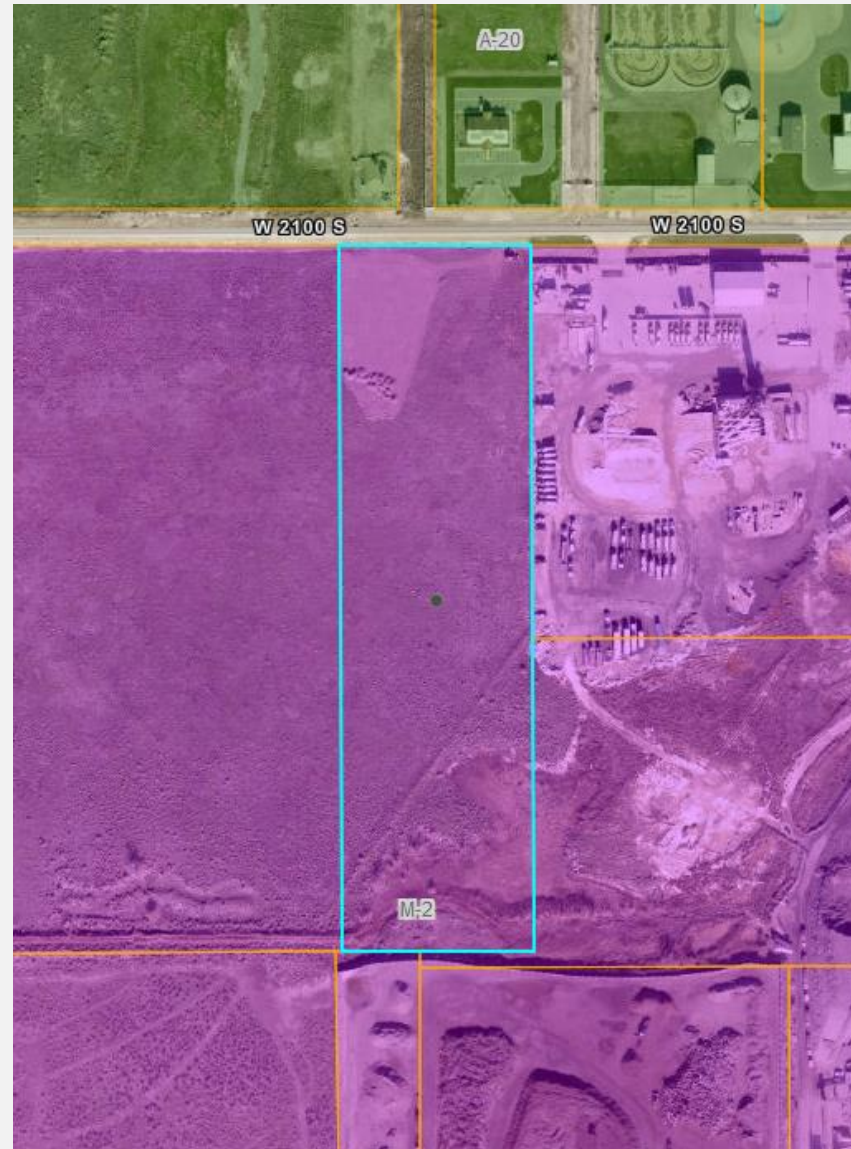
- Mark Augustine is requesting a conditional use for an office/storage facility.
- Acres: 10.02.
- Location: 7841 West 2100 South.
- Zone: M-2.
- Planner: Justin Smith (Motion/Voting)

CONDITIONAL USE

- Request: Office/storage facility
- Current Zone: M-2
- Address: 7811 W 2100 S
- Applicant: Mark Augustine



7811 W 2100 S



BACKGROUND AND DESCRIPTION

- Zoned M-2
- The property is located between a vacant lot and a ready-mix concrete supplier
- Applicant is currently applying for a subdivision
- Offices are permitted in the M-2 zone, but contractor storage yards are conditional uses in this zone.

ANALYSIS

- 12 parking spaces are required for the office space, 18 have been provided
- No outdoor signage has been proposed
- Proposed plan meets the zoning requirements of the potentially subdivided lot

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.**

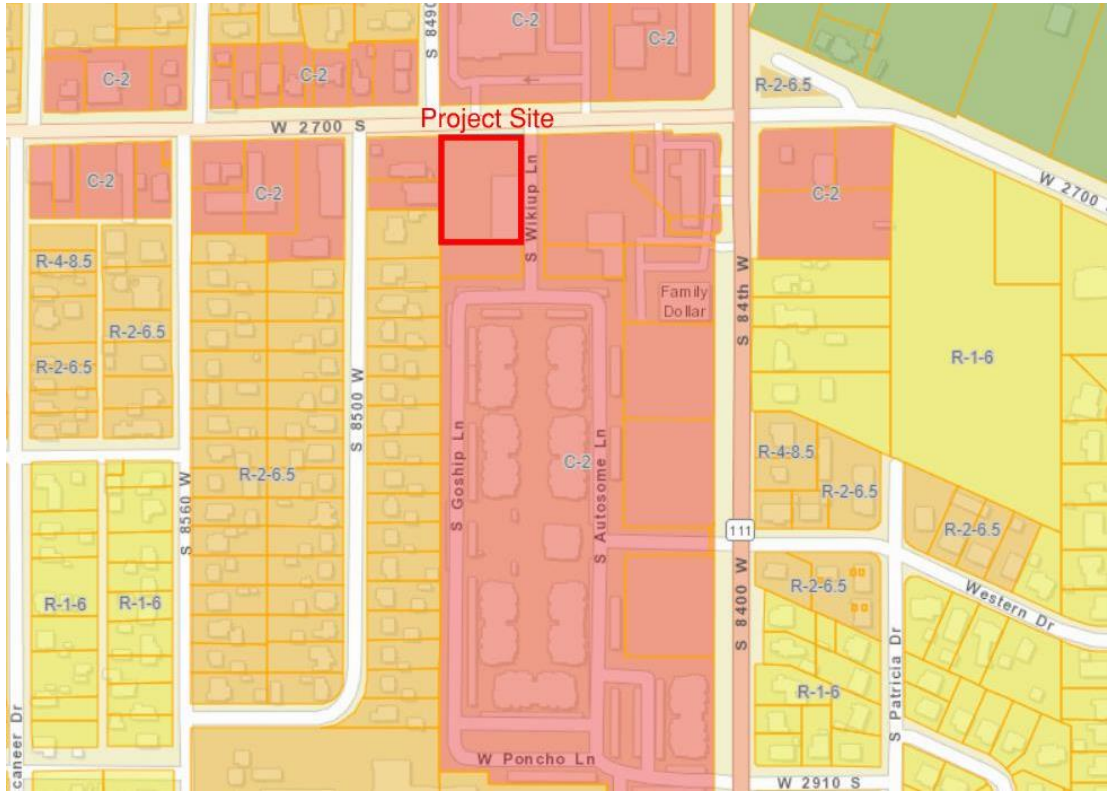
CUP2020-
000040

**Conditional Use Permit for a Commercial and
Residential Building**

Applicant: Brett Carter

Planner: Morgan Julian

Planning Staff Recommendation: Approval with Conditions

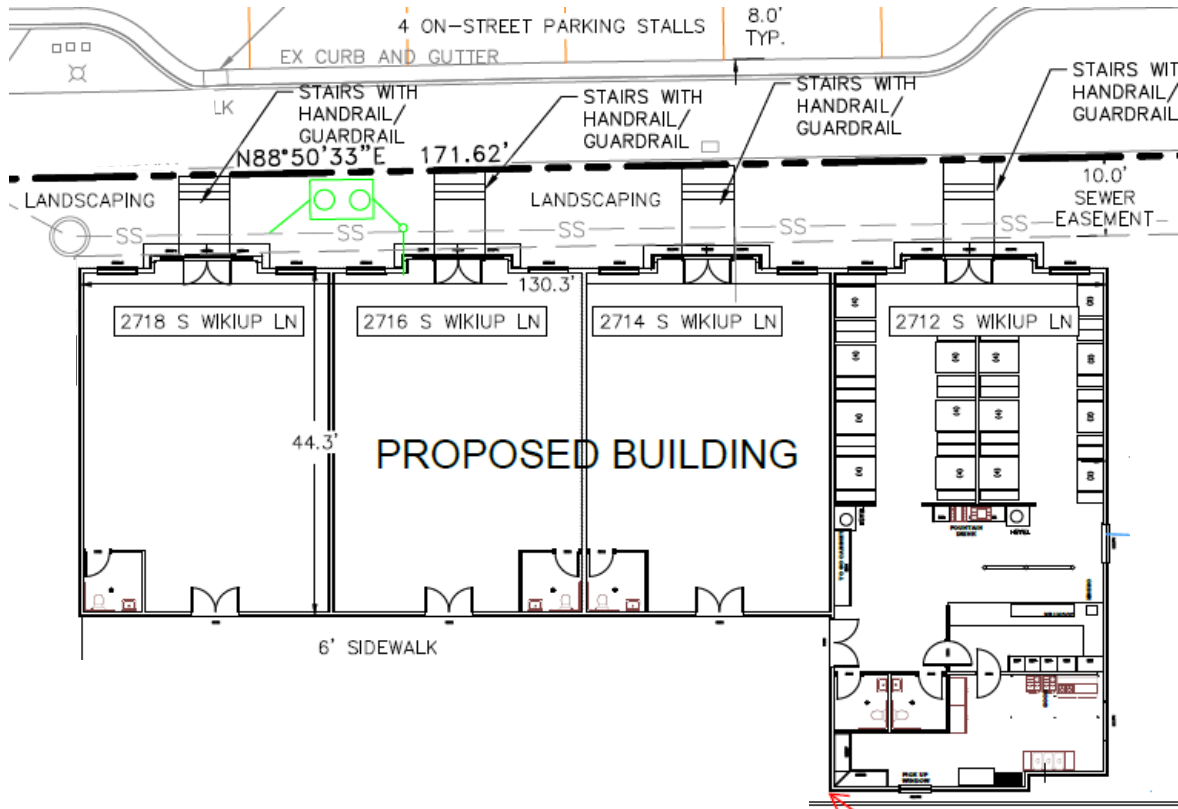


Site and Zone Description

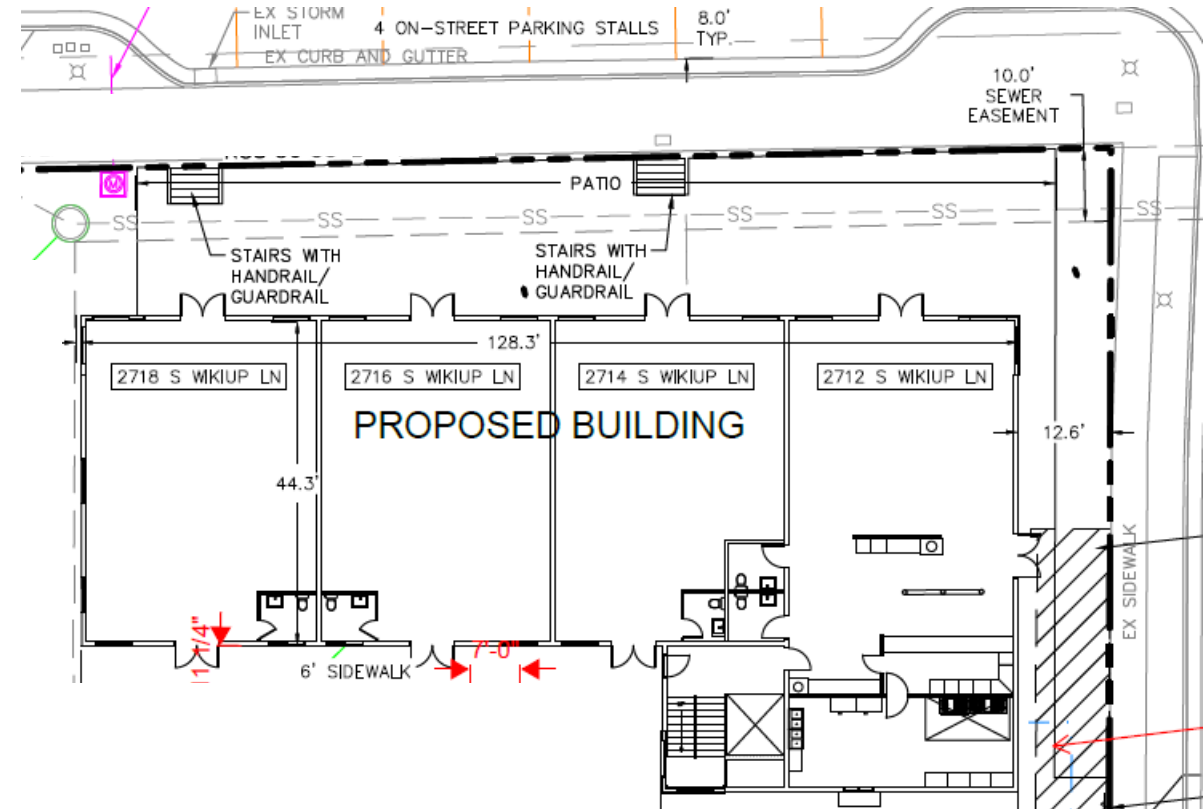
- Zone: C-2 (Commercial)
- West side of Magna Main Street
- Flangas Crossing PUD
- Commercial properties to the east and west
- Multi-family to the South

Project Description

Previous Plans



Current Plans



Elevations



FRONT ELEVATION 3/16"=1'



REAR ELEVATION 3/16"=1'

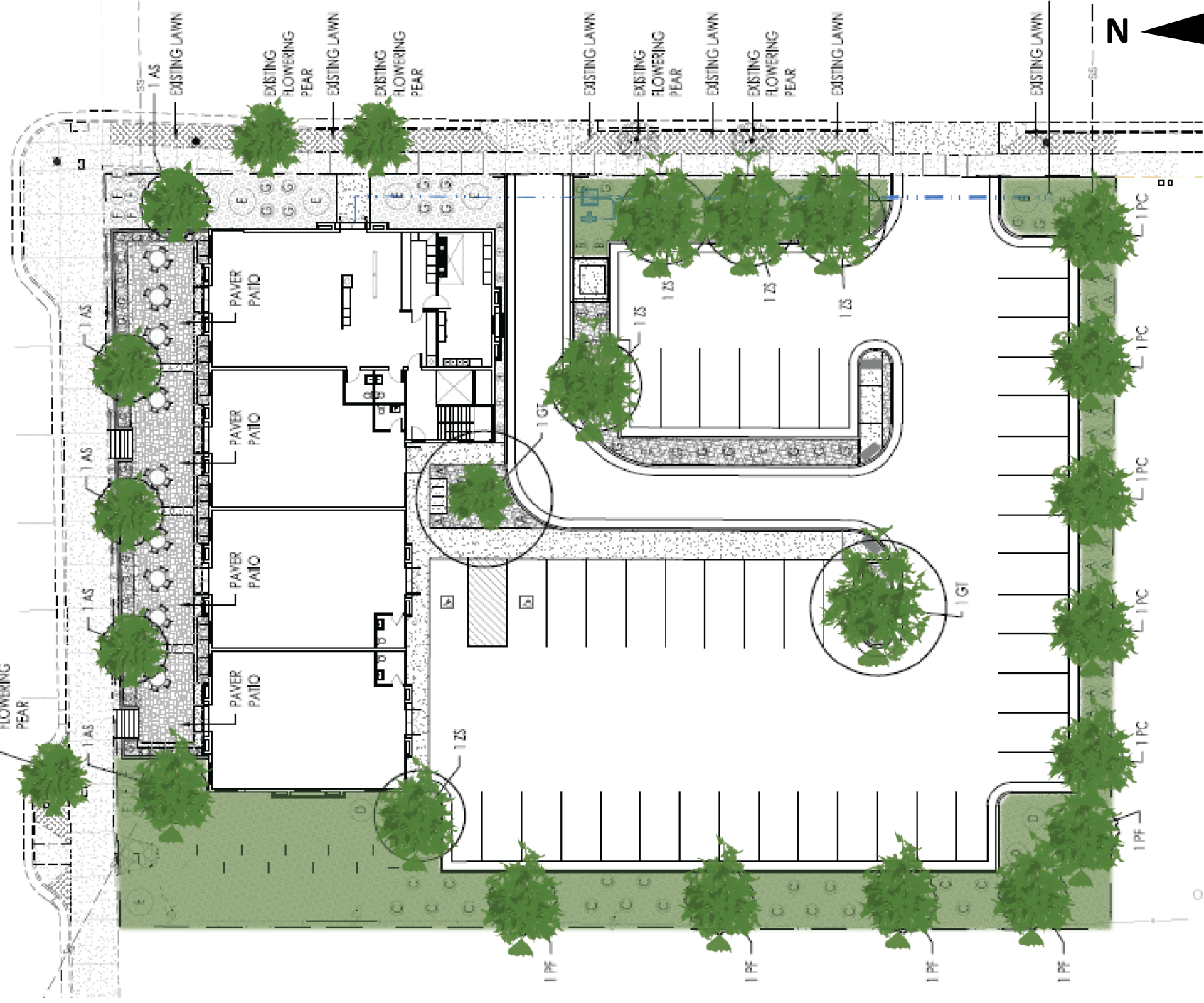


Patio on Magna Main



Landscape Plan

Magna Main Street



Land-use Considerations

Section 19.78.040: “in a planned unit development, vertical mixed-use is allowed in zones that allow both residential and commercial and/or office uses... For purposes of this section, vertical mixed-use means commercial or office uses sharing the same building as residential uses.”

Parking

- The proposed development is providing 44 off-site parking spaces.
- Total Parking Space Required with Seating Calculation: **43**
- Total Parking Space Required with Square Footage Calculation: **59**
- 19.80.080 Shared Parking
 - Seating Calc: **39**
 - Sq Ft Calc: **49**
- 19.80.090 Planning Commission Exceptions
- 19.80.100 Community Parking Credits

Approval with Conditions

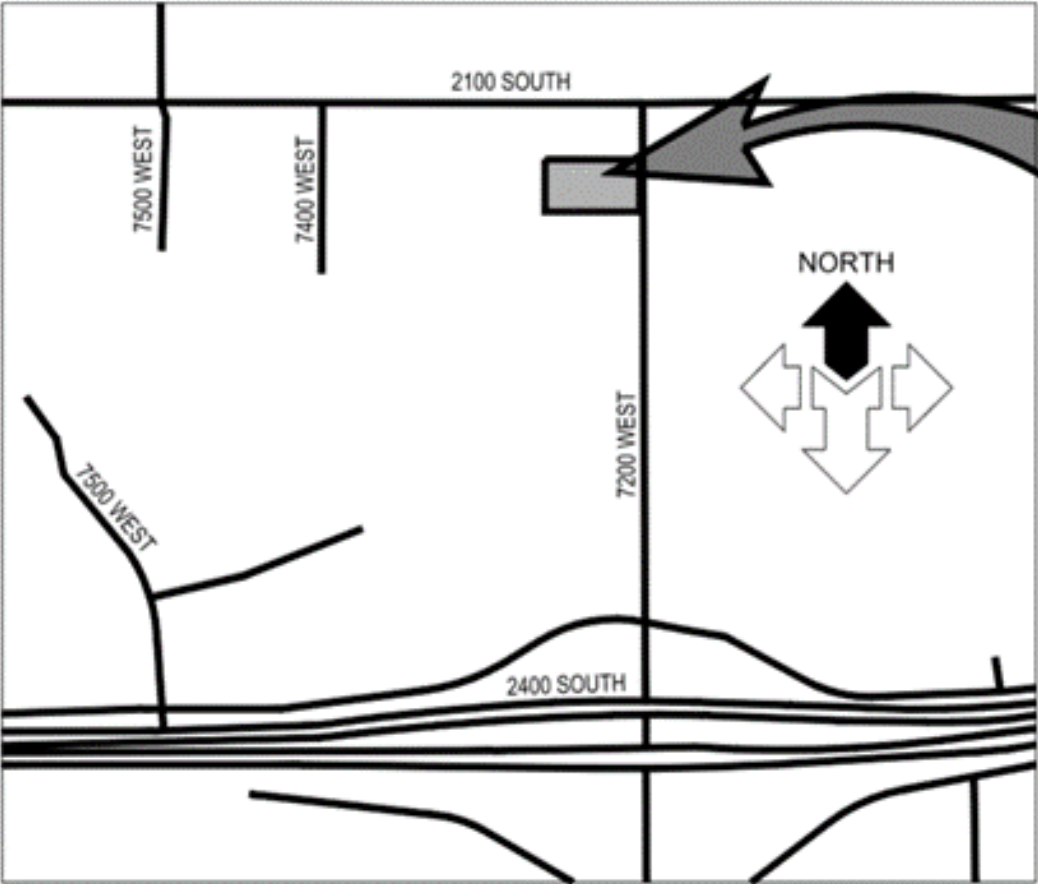
1. The applicant must correct technical issues found by MSD staff and other review agencies that do not meet the policies or ordinances that they administer. These corrections must be submitted for Technical Review.
2. Technical Review is required for this project.
3. A signage plan must be submitted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



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)

LOCATION: 2172 SOUTH 7200 WEST



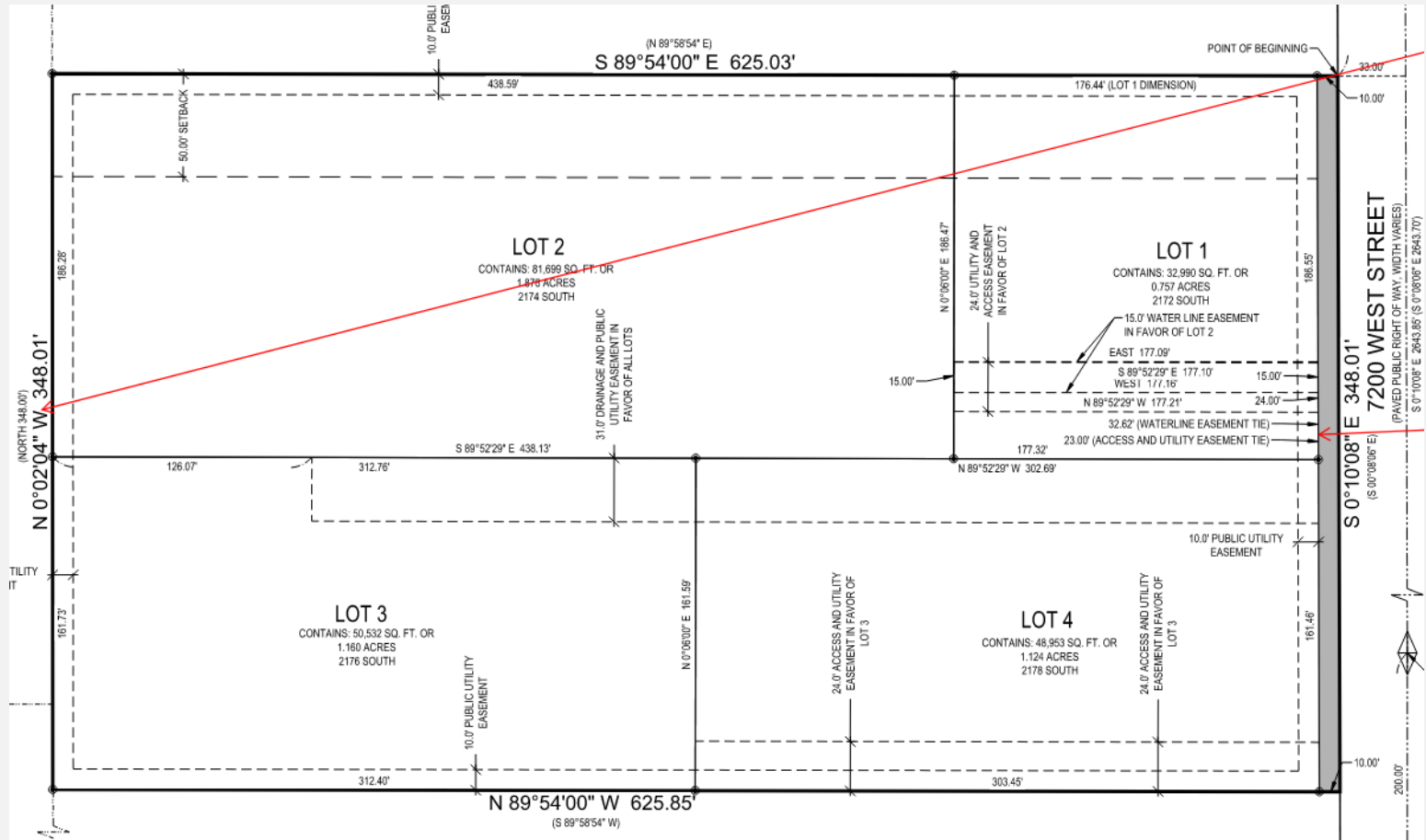
VICINITY MAP
SCALE: N.T.S.

SITE

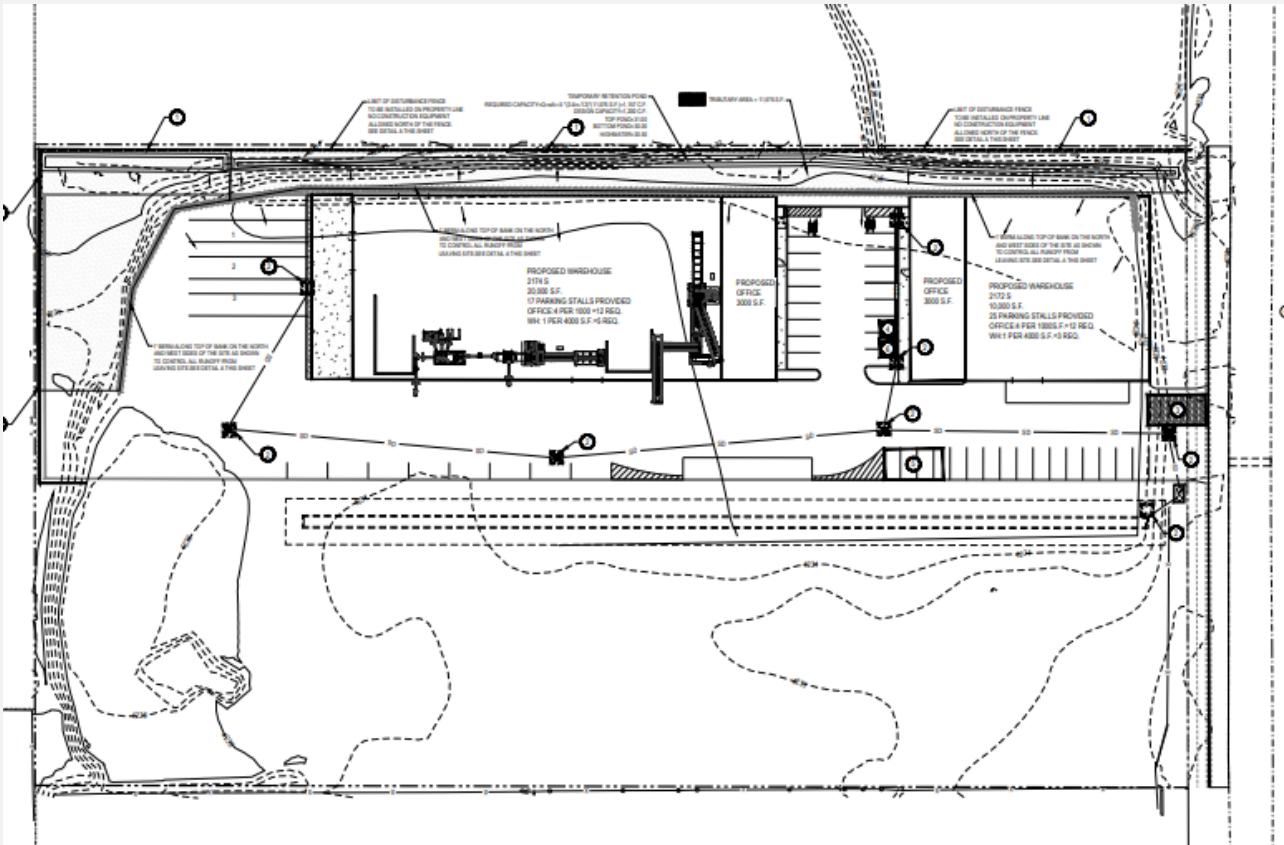


BACKGROUND AND DESCRIPTION

- Area primarily used for storage uses, primarily the parking of vehicles to be auctioned, scrapped or parted out
- Applicant requesting subdivision of 5-acre parcel.
- Proposed subdivision would create four developable lots with 0.757, 1.876, 1.160 and 1.124 acres, respectively



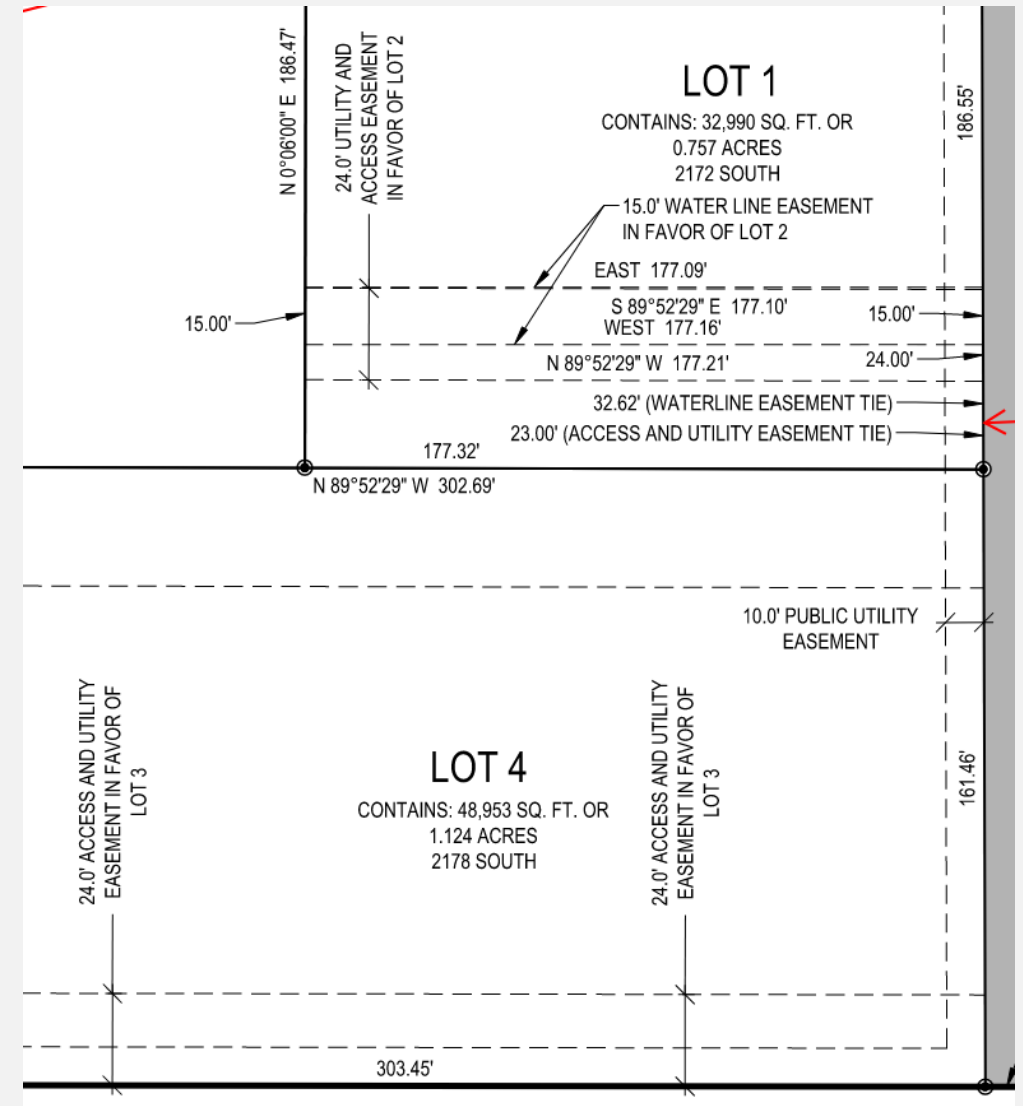
BACKGROUND AND DESCRIPTION



- Site plan approval (CUP221-000329) for 2 warehouse buildings on Lots 1 and 2
- 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

ANALYSIS: SUBDIVISION DESIGN

- Applicant requesting a subdivision that includes two lots that do not abut/front on a publicly dedicated street
- Common in manufacturing and commercial subdivisions
- 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.



RECOMMENDATION

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

- **PLANNING STAFF RECOMMENDATION**

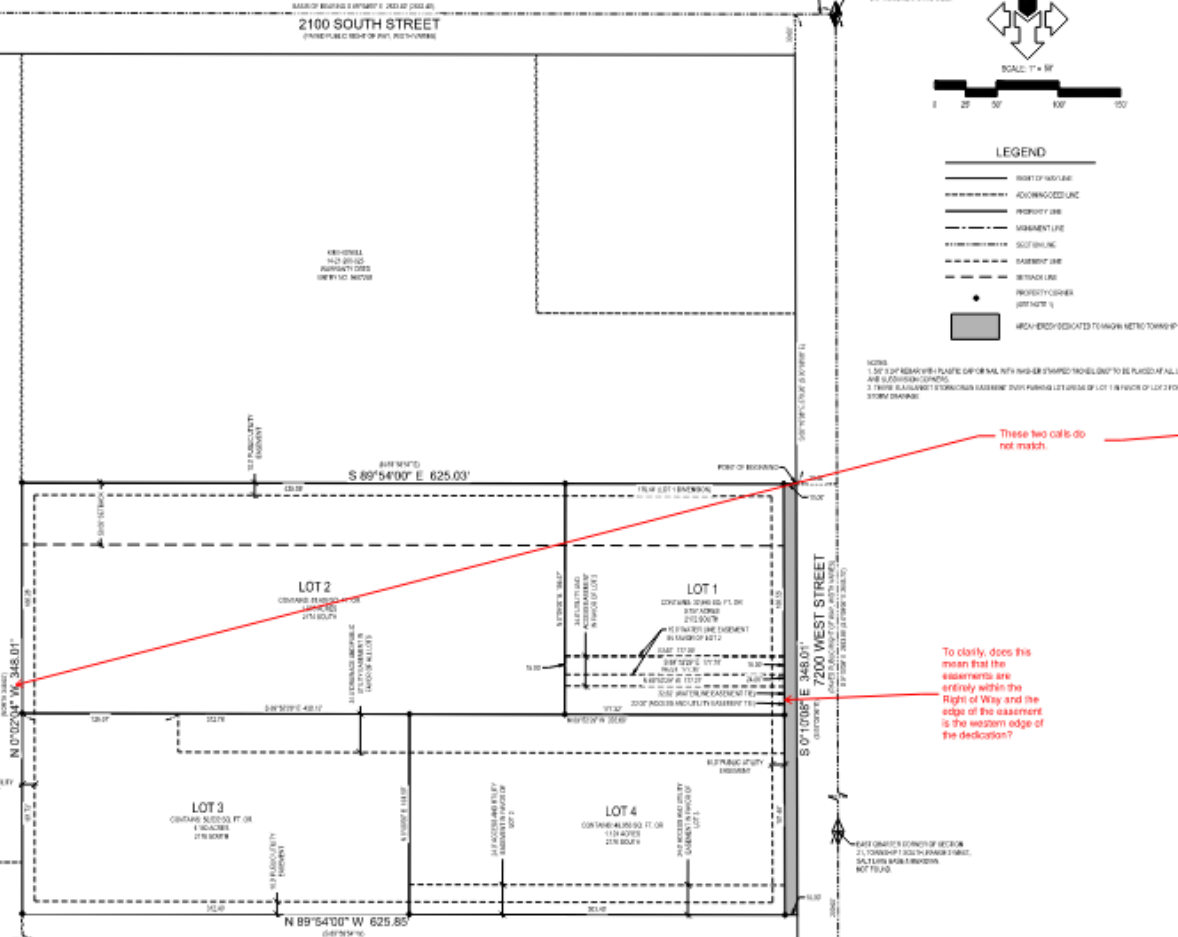
- Planning Staff recommends that the Magna Metro Township Planning Commission grant approval to the Preliminary Plat for the 4 lot DG Magna Subdivision subject to the following conditions:

- I. 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.

DG MAGNA SUBDIVISION

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

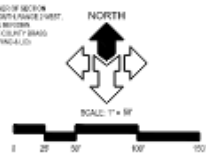
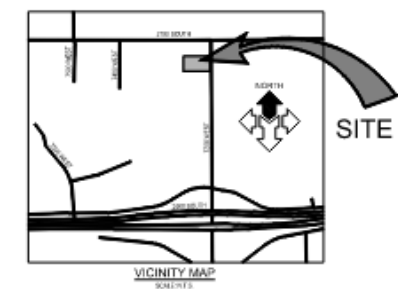
Conceptual Site Plan Review	
Planning	Concept O.K. - Technical Review Required (Review 9/8/2017/09/08, Approval 9/8/2017/09/08)
Grading	Conceptually OK, Tech Review Required (7/11/22 Plan Set)
Geology	Concept O.K. - Technical Review Required (Review 9/8/2017/09/08, Approval 9/8/2017/09/08)
Hydrology	Response Required - 10/10/2017 Comments Section (Review 9/8/2017/09/08, Approval 9/8/2017/09/08)
Surveyor	Conceptually OK, Tech Plan Review Required (7/11/22 Plan Set)
Traffic	Concept O.K. - Technical Review Required (Review 9/8/2017/09/08, Approval 9/8/2017/09/08)
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 (Review 9/8/2017/09/08, Approval 9/8/2017/09/08)



These two calls do not match.

To clarify, does this mean that the easements are already 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.



SURVEYOR'S CERTIFICATE

I, DAVID GEORGE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HAVE REVIEWED AND ACCURATELY PREPARED THE SURVEY PLAN, INCLUDING THE LEGAL DESCRIPTION, PLAT, AND CERTIFICATE THAT IS A PORTION OF THE CONVEYING INSTRUMENT SUBJECT TO THE SURVEYOR'S REGISTRATION WITH THE BOARD OF PROFESSIONAL LAND SURVEYORS OF THE STATE OF UTAH. I HAVE REVIEWED THE SURVEY PLAN AND THE LEGAL DESCRIPTION AND HAVE CONCLUDED THAT THE SURVEY PLAN AND LEGAL DESCRIPTION COMPLY WITH THE REQUIREMENTS OF THE UTAH SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL LAND SURVEYORS OF THE STATE OF UTAH.

BOUNDARY DESCRIPTION

A KNOWN PT. LAND LOCATED IN THE NORTH-EAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN IS OFFICED BY SURVEYOR DAVID GEORGE, PLS, 2022 JULY 10, 2022. THE POINT IS LOCATED AT THE CORNER OF THE SALT LAKE COUNTY RECORDS, AND PARCEL BOUNDARIES ARE AS FOLLOWS:



OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BY THE TERMS OF THE INSTRUMENT DESCRIBED, TRACT OF LAND, AND BY THE TERMS OF THE INSTRUMENT DESCRIBED, HAS HEREBY DEDICATED TO THE PUBLIC USE OF THE STATE OF UTAH, THE TRACT OF LAND DESCRIBED IN THE INSTRUMENT DESCRIBED, TO BE USED FOR THE PURPOSES OF THE INSTRUMENT DESCRIBED.

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF _____ COUNTY OF _____

DATE: _____ OF _____ 20____ PREPARED BY: _____

BY: _____

CHECKED FOR ZONING COMPLIANCE
ZONE: _____
LOT AREA: _____
LOT WIDTH: _____
SETBACK: _____
DATE: _____

RECORD OF SURVEY
DATE: _____
DATE: _____

ADDRESSING APPROVAL
DATE: _____
DATE: _____

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

UNIFIED FIRE AUTHORITY APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 20____

MAGNA METRO TOWNSHIP COUNCIL APPROVAL
APPROVED TO VOUCHER THIS _____ DAY OF _____, A.D. 20____

ENGINEERING APPROVAL
DATE: _____
DATE: _____

PUBLIC UTILITY APPROVAL
DATE: _____
DATE: _____

MAGNA PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____, A.D. 20____

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

MAGNA METRO TOWNSHIP COUNCIL APPROVAL
APPROVED TO VOUCHER THIS _____ DAY OF _____, A.D. 20____

DG MAGNA SUBDIVISION
DATE: _____
DATE: _____

PLAN CHECK
DATE: _____
DATE: _____

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

MAGNA PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____, A.D. 20____

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

MAGNA METRO TOWNSHIP COUNCIL APPROVAL
APPROVED TO VOUCHER THIS _____ DAY OF _____, A.D. 20____

SALT LAKE COUNTY COUNTY RECORDER
DATE: _____
DATE: _____

SALT LAKE COUNTY COUNTY RECORDER
DATE: _____
DATE: _____

PREPARED BY:

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Salt Engineering • Consulting & Land Development
Structural Engineering • Land Surveying & M&E

DEVELOPER & OWNER
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SHEET
1
OF
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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

RECORDS: _____

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

FILE #: _____

BY: _____