



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, February 9, 2023 6:30 P.M.

Location

Magna Webster Center
8952 West Magna Main Street
Magna, Utah

UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-468-6707. TTY USERS SHOULD CALL 711.

The Planning Commission Public Meeting is a public forum where, depending on the agenda item, the Planning Commission may receive comment and recommendations from applicants, the public, applicable agencies and MSD staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items, which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

BUSINESS MEETING

- 1) Approval of the January 12, 2023 Planning Commission Meeting Minutes.
(Motion/Voting)
- 2) Other Business Items. (As Needed)

PUBLIC HEARING(S)

REZ2023-000786 - Mike Kessler is requesting a zone change from R-1-6 (Residential) to R-2-6.5 (Residential). **Acres:** 0.38. **Location:** 2841 South 9150 West. **Planner:** Justin Smith (Motion/Voting)

LAND USE APPLICATION(S)

CUP2022-000736 - Austin Kearby is requesting a Conditional Use for a warehouse and distribution center. **Acres:** 32.76. **Location:** 7930 West 4100 South. **Zone:** M-1. **Planner:** Justin Smith (Motion/Voting)

ADJOURN

Rules of Conduct for Planning Commission Meetings

PROCEDURE FOR PUBLIC COMMENT

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

CONDUCT FOR APPLICANTS AND THE PUBLIC

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



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MEETING MINUTE SUMMARY MAGNA PLANNING COMMISSION MEETING Thursday, January 12, 2023 6:30 p.m.

Approximate meeting length: 1 hour 11 minutes

Number of public in attendance: 8

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Weight

***NOTE:** Staff Reports referenced in this document can be found on the State website, or from Planning & Development Services.

ATTENDANCE

Commissioners and Staff:

Commissioners	Public Mtg	Business Mtg	Absent
Dan Cripps			x
Ammon Lockwood			x
Aaron Weight (Chair)	x	x	
Mark Elieson			x
Todd Richards	x	x	
Sara VanRoosendaal (Vice Chair)	x	x	
Jed Taylor (Alternate)	x	x	

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

Commissioner Weight read the Chairs Opening Statement.

BUSINESS MEETING

Meeting began at – 6:30 p.m.

1) Election of Chair and Vice Chair 2023. (Motion/Voting)

Election of Chair for 2023

Motion: To nominate Commissioner Weight as Chair for 2023, Commissioner Weight accepted that nomination.

Motion by: Commissioner Richards

2nd by: Commissioner VanRoosendaal

Vote: Commissioners voted unanimous in favor

Election of Vice Chair for 2023

Motion: To nominate Commissioner VanRoosendaal as Vice Chair for 2023, Commissioner VanRoosendaal accepted that nomination.

Motion by: Commissioner Richards

2nd by: Commissioner Taylor

Vote: Commissioners voted unanimous in favor

2) Approval of the December 8, 2022 Planning Commission Meeting minutes.

Motion: To approve the December 8, 2022 Planning Commission Meeting minutes as presented.

Motion by: Commissioner VanRoosendaal

2nd by: Commissioner Richards

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

3) Other Business Items (as needed)

No other business items to discuss.

PUBLIC HEARING(S)

Hearings began at – 6:34 p.m.

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)

Greater Salt Lake Municipal Services District Planner Justin Smith provided an analysis of the Staff Report.

Commissioner Richards asked if it comes out on 7200. Staff confirmed comes out at 2820. Commissioner Richards advised he received an email with an attachment from Mr. Colosimo. Read the email and deleted it.

Audio is lost at 9 minutes 27 seconds through the remainder of the meeting.

Commissioner Richards motioned to open the public hearing, Commissioner VanRoosendaal seconded that motion.

PUBLIC PORTION OF HEARING OPENED

Speaker # 1: Applicant

Name: Joe Colosimo

Address: 11745 South Taitlynn Rose Lane

Comments:

Speaker # 2: Citizen

Name: Mark Anderson

Address: 7180 West Parkway Boulevard

Comments: Mr. Anderson said he is opposed.

Commissioner VanRoosendaal motioned to close the public hearing, Commissioner Richards seconded that motion.

PUBLIC PORTION OF HEARING CLOSED

Motion: To recommend application #REZ2022-000725 Joe Colosimo is requesting a zone change from A-1 (agriculture) to R-M (residential) for approval to the Magna Council as requested.

Motion by: Commissioner VanRoosendaal

2nd by: Commissioner Richards

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

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)

Greater Salt Lake Municipal Services District Planner Justin Smith provided an analysis of the Staff Report.

Commissioner VanRoosendaal motioned to open the public hearing, Commissioner Richards seconded that motion.

PUBLIC PORTION OF HEARING OPENED

No one the public present to speak.

Commissioner Richards motioned to close the public hearing, Commissioner VanRoosendaal seconded that motion.

PUBLIC PORTION OF HEARING CLOSED

Motion: To recommend application #REZ2022-000745 Carlos Diaz is requesting a zone change from R-1-6 (residential) to R-1-5 (residential) for approval to the Magna Council as requested.

Motion by: Commissioner Richards

2nd by: Commissioner VanRoosendaal

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

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)

The Planning Commission, in its discretion, may request public input on this application prior to acting on the application. If public input is requested, public comment will be limited to three minutes per person.

Greater Salt Lake Municipal Services District Planner Justin Smith provided an analysis of the Staff Report.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Owner S & S Electric

Name: Rory Sower

Address: 7841 West 2100 South

Comments:

Commissioner VanRoosendaal motioned to open the public meeting, Commissioner Richards seconded that motion.

No one from the public present to speak.

Commissioner VanRoosendaal motioned to close the public meeting, Commissioner Richards seconded that motion.

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #CUP2022-000672 Mark Augustine is requesting a conditional use for an office/storage facility with staff recommendations and lot three subdivision 7823 West 2100 South.

Motion by: Commissioner Richards

2nd by: Commissioner VanRoosendaal

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

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)

The Planning Commission, in its discretion, may request public input on this application prior to acting on the application. If public input is requested, public comment will be limited to three minutes per person.

Greater Salt Lake Municipal Services District Planner Morgan Julian provided an analysis of the Staff Report.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Brett Carter

Address: 6431 South 1940 East

Comments:

Commissioner Richards motioned to open the public meeting, Commissioner VanRoosendaal seconded that motion.

No one from the public present to speak.

Commissioner VanRoosendaal motioned to close the public meeting, Commissioner Richards seconded that motion.

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #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 with staff recommendations and exception to parking.

Motion by: Commissioner Richards

2nd by: Commissioner Taylor

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

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)

The Planning Commission, in its discretion, may request public input on this application prior to acting on the application. If public input is requested, public comment will be limited to three minutes per person.

Greater Salt Lake Municipal Services District Planning Manager Brian Tucker provided an analysis of the Staff Report.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: David George

Address: 7550 West 2100 South

Comments:

Commissioner Richards motioned to open the public meeting, Commissioner VanRoosendaal seconded that motion.

No one from the public present to speak.

Commissioner VanRoosendaal motioned to close the public meeting, Commissioner Richards seconded that motion.

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #SUB2021-000448 David George is requesting approval of a 4-lot warehouse/industrial subdivision with staff recommendation, plus one: Cross parking easements or additional stalls.

Motion by: Commissioner VanRoosendaal

2nd by: Commissioner Richards

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

MEETING ADJOURNED

Time Adjourned – 7:41 p.m.



GREATER SALT LAKE
**Municipal Services
District**

Planning and Development Services

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

msd.utah.gov

Files # REZ2023-000786

Rezone Request Summary and Recommendation

Public Body: Magna Planning Commission

Meeting Date: February 9, 2023

Parcel ID: 14-30-206-001-0000, 14-30-206-002-0000

Current Zone: R-1-6

Property Address: 2823 S 9150 W, 2841 S 9150 W

Request: Rezone from R-1-6 to R-2-6.5

Applicant Name: Mike Kessler

MSD Planner: Justin Smith

MSD Planning Staff Recommendation: Planning Commission Recommendation

PROJECT SUMMARY

The applicant, Mike Kessler, is requesting a zone change from the current zone of R-1-6 to R-2-6.5. The purpose of the rezone is to build two duplexes on this property.

SITE & ZONE DESCRIPTION

The two parcels are a combined 0.4 acres in size. The surrounding neighborhood to the south, west, and east is zoned R-1-6. The properties to the north, across 2820 S, are zoned R-2-6.5.



These two lots are a combined 0.38 acres in size and are currently vacant and undeveloped. The southern lot was formerly the site of a home and the northern lot has been vacant for a long period of time.

PLANNING STAFF ANALYSIS

This parcel is located in the Historic Neighborhoods area of Magna. This area is the original Magna Township and is in Chambers Townsite Addition #1, Block 1. Most of the homes in this neighborhood appear to be single-family

homes, but several of the lots still have their original 25 foot width. The density of homes built on their original 25-foot-wide lots is around 9 to 10 units per acre.

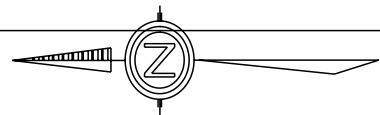
The applicant is proposing to build two duplexes on this lot and has provided a preliminary site plan showing the duplexes and parking layout.

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



Proposed Narrative

1/12/23

We are making application to rezone the properties located at:

2823 S 9150 W, Magna UT 84044

2841 S 9150 W, Magna UT 84044

These properties combined make .38 acres of ground. We are proposing to build 2 duplex units. A total of 4 units will be built here. We have a contract to purchase the properties from the current owner and intend to seek a building permit after approval from the council for the Re-zone of this property.

We are re zoning this property from a R1-6 to a higher density of R2-6.5. This property currently borders this zone to the north. This property is on a corner lot and would be a perfect property to bring more residents to Magna city.

We appreciate your consideration and approval for the re zone of this property.

Thank you

Mike Kessler

Property description from tax data:

2823 S 9150 W

Parcel *14-30-206-001*

*LOTS 1 & 2, BLK 1, CHAMBERS TOWNSITE ADD #1. ALSO BEG AT THE NE COR OF LOT 1, BLK 1,
CHAMBERS TOWNSITE ADD #1; N 88°53' E 8 FT;*

2841 S 9150 W

Parcel *14-30-206-002*

*LOTS 3 4 5 & N 1/2 OF LOT 6 BLK 1 CHAMBERS TOWNSITE ADD #1. ALSO BEG AT THE NE
COR OF
LOT 3, BLK 1, CHAMBERS TOWNSITE ADD #1;*



GREATER SALT LAKE
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msd.utah.gov

Files # CUP2022-000736

Conditional Use Summary

Public Body: Magna Planning Commission

Meeting Date: February 9, 2023

Parcel ID: 14-33-351-004-0000, 14-33-351-008-0000, 14-33-351-010-0000

Current Zone: M-1

Property Address: 7930 W 4100 S, 7852 W 4100 S

Request: Conditional Use for a Warehouse and Distribution Center

Applicant Name: Austin Kearby

MSD Planner: Justin Smith

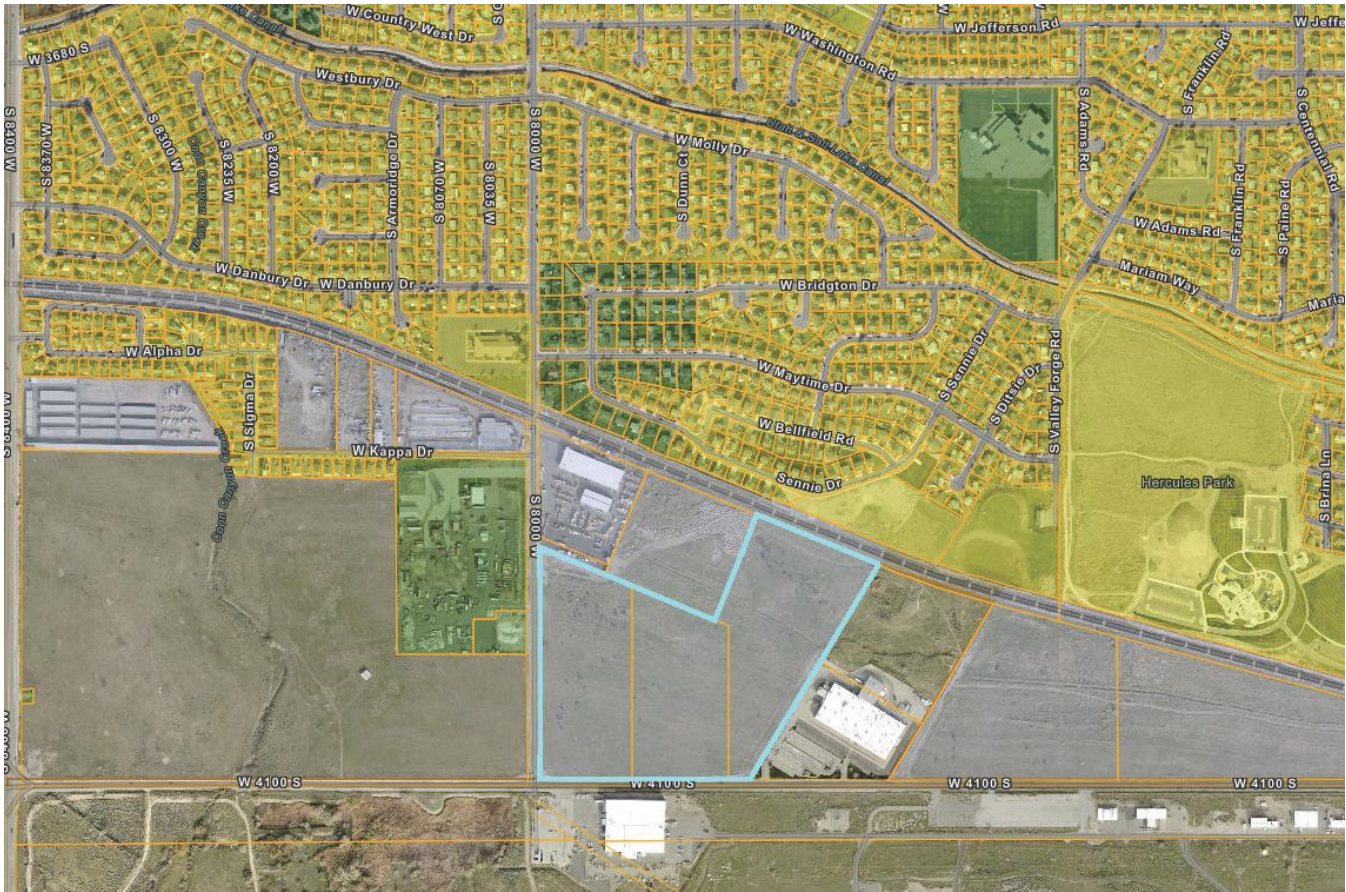
MSD Planning Staff Recommendation: Planning Commission Approval

PROJECT SUMMARY

The applicant, Austin Kearby, is applying for a conditional use for a warehouse and distribution center for Fastenal. The lot is currently undeveloped and is located on the corner of 8000 W and 4100 S. The proposed site plan currently sits on three lots, two that are addressed as 7930 W 4100 S and one as 7852 W 4100 S. The applicant is planning to consolidate the lots into one large lot. The project currently includes a warehouse, an office, and a ASRS building which are typically used for automated storing and retrieval of inventory.

SITE & ZONE DESCRIPTION

This property is located along the north side of 4100 S. The three parcels combined are both about 32.76 acres in size and are currently vacant and undeveloped. The property is also located in the 0.5 overpressure area.



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. Compliance with the requirements of the overpressure area (which are primarily building design elements) will be ensured as part of the technical review process.

PLANNING STAFF ANALYSIS

The applicant is proposing a warehouse and distribution center. The applicant has been made aware that the three parcels will have to be consolidated, but the subdivision process is not required by code as all three are owned by the same party and no new parcels would be created.

Parking

This project will have two parking areas. The main parking area is located on the western side of the lot along 8000 W. The office floor space of 10,125 sq ft requires 81 parking spots and the highest employed shift will employ 137 employees. This brings the total requirement to 218 spots, which have been provided along with 63 parking spots planned for the future. A fenced truck court has also been proposed with part of it being proposed now and another portion planned for the future. The truck court will have access onto 8000 W.

Landscaping

The parking area has proposed landscaping that meets MSD requirements. MSD Planning Staff will still require additional landscaping along the street frontage.

Signage

The applicant has provided a preliminary sign plan showing the design of the sign. The property will have monument signs with "Fastenal," in black letters in addition to two building mounted wall signs. The proposed sign locations have been proposed and are located outside of the clear sight triangle.

Conditional Use

The two uses that are being proposed are both permitted by code, but are required to go through the conditional use process as the development is over 1 acre in size. The applicant will have to consolidate all three of the lots and is planning to do so. Since no new lot is being created this can be completed without an application through the MSD.

Review Criteria

Office and warehouse uses are both permitted uses in the M-1 zone, but since this property is over 1 acre in size it is required to go through the conditional use process.

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 the following conditions:

- 1. The applicant be required to comply with the requirements of the M-1 zone and the 0.5 overpressure area.**
- 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
- C. Conditional Use Plan w/ Water
- D. Sign Plan



TEXAS OFFICE
6420 SOUTHWEST BLVD.
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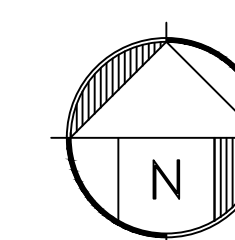
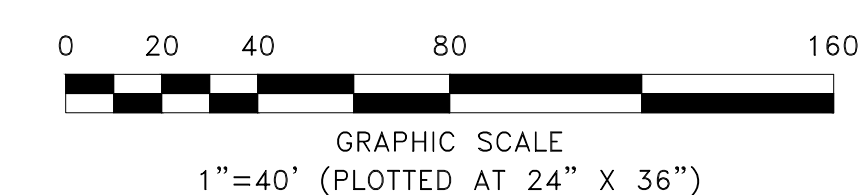
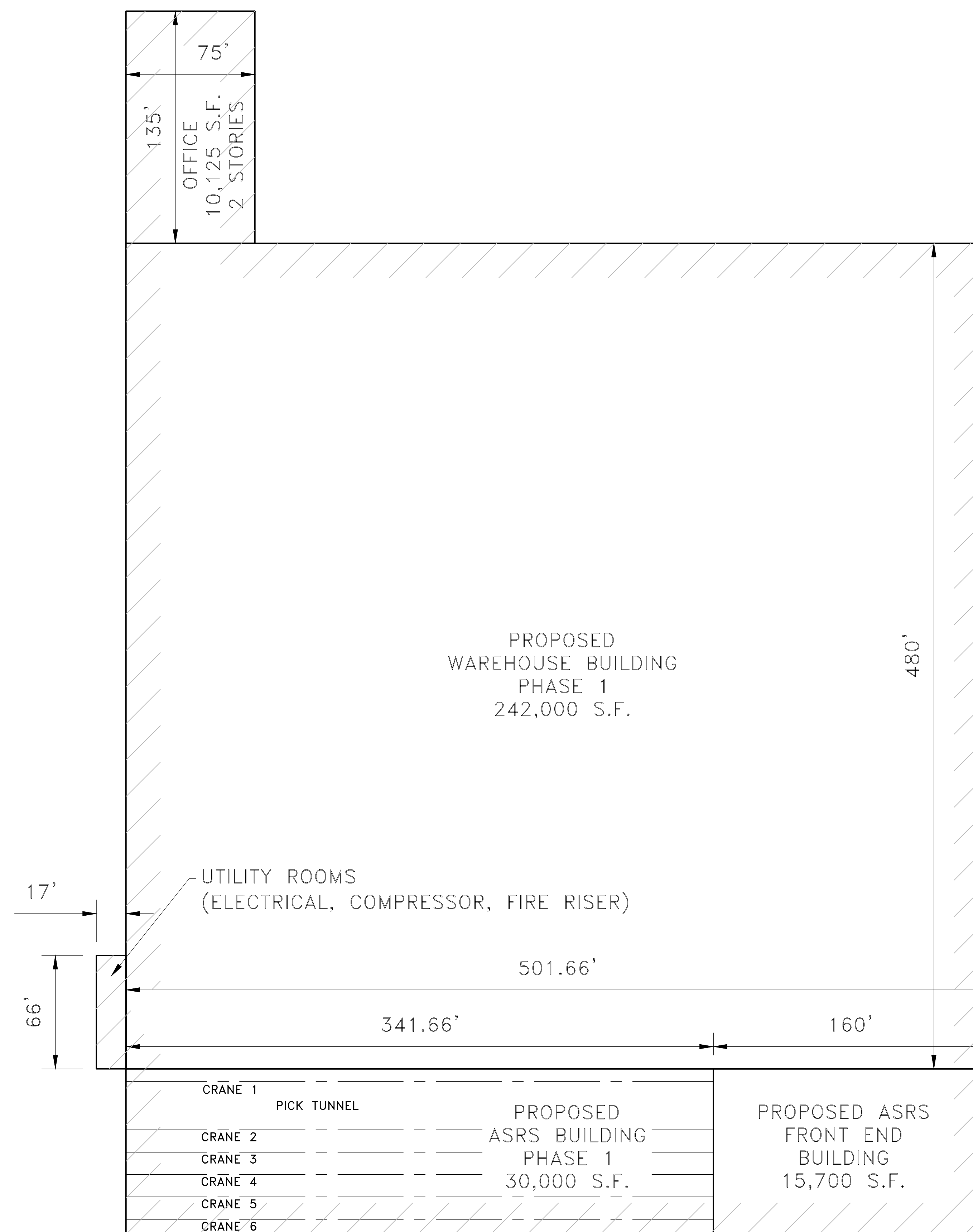
FASTENAL COMPANY
UT-100 DISTRIBUTION FACILITY
79330 WEST 4100 SOUTH, MAGNA, UTAH 84044

FLOOR PLAN FOR CONDITIONAL USE

[illegible]

DRAWN BY:	MS&AK	APPROVED BY:	BW
JOB NUMBER: 2179-432			
CAD FILE: 2179-432 Fastenal Utah Hub Civil.dwg			
DATE: 09-19-2022			
SHEET NUMBER:			

AC1.0





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FASTENAL COMPANY
UT 100 DISTRIBUTION FACILITY
7930 WEST 4100 SOUTH, MAGNA, UTAH 84044

CONDITIONAL USE SITE PLAN

[illegible]

DRAWN BY:	APPROVED BY:
MS&AK	BW
JOB NUMBER:	
2179-432	
CAD FILE:	
179-432 Fastenal Utah Hub Civil.dwg	
DATE:	
09-19-2022	
SHEET NUMBER:	

C2.0

UFP Real Estate, LLC
14-33-351-005

LANDSCAPING NOTES:

- FINAL LANDSCAPING PLAN TO BE PRODUCED BY LANDSCAPE ARCHITECT, LICENSED IN UTAH. CURRENT PLAN SHOWS PRELIMINARY PLAN FOR CONDITIONAL USE PERMIT REVIEW
- NO EXISTING TREES ONSITE TO BE REMOVED.
- ALL PARKING LOT ISLANDS AND PENINSULAS PROPOSED TO HAVE 2.5" STONE FINISH ALL TREES PROPOSED AS 2" CALIPER SIZE
- ALL SHRUBS PROPOSED AS 5 GALLON SIZE
- NO PROPOSED MULCH. GROUND COVER TO BE PAVEMENT, LANDSCAPE ROCK, TURF, OR NATURAL VEGETATION
- IT IS REQUESTED THAT THE REQUIRED MINIMUM TOTAL NUMBER OF TREES ASSOCIATED WITH THE MANUFACTURING SPACE OF 2 PER 1,000 SF (RESULTING IN A REQUIRED 576 TREES) BE AMENDED. THERE ARE NO EXISTING TREES ONSITE AND NO NEIGHBORS HAVE ANYWHERE CLOSE TO THE EQUIVALENT NUMBER OF REQUIRED TREES.
- TOTAL NUMBER OF PROPOSED SHADE TREES: 64
- TOTAL NUMBER OF PROPOSED SHRUBS: 245
- SPECIFIC VARIETIES OF SHADE TREES AND SHRUBS TO BE DETERMINED BY LICENSED LANDSCAPE ARCHITECT.

FASTENAL TRUCK TRAFFIC
DIRECTIONAL GROUND SIGN
(APPROX 5'X3')

FASTENAL MONUMENT
SIGN APPROXIMATELY
5' TALL x 10' LONG

8000 West Street

FASTENAL MONUMENT
SIGN APPROXIMATELY
5' TALL x 10' LONG

Northrup Grumman Innovation
14-33-376-006

- Add Legend
- Note Restrictive Covenants recorded in Entry No. 13187847
- Add bearings and distances around the perimeter of project
- Add ownership and parcel numbers of adjoining properties
 - Delineate record easements and rights of way. Include recording reference
- Show and dimension proposed easements and rights of way
- Label existing streets

PARKING ANALYSIS:
OFFICE USE:
REQUIRED: 1 SPACE / 250SF =
10,125SFx2/250 = 81 SPACES

WAREHOUSE USE:
REQUIRED: 1 SPACE / EMPLOYEE DURING
LARGEST SHIFT = 137 EMPLOYEES/SPACES


TOTAL REQUIRED = 218

TOTAL PROVIDED = 218

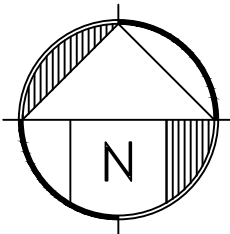
 <h2 style="text-align: center;">Conceptual Site Plan Review</h2> <p style="text-align: center;"><i>Revisions Required - See Comments Sheet</i> <small>2/17/13-4/12 Fastenal Urban Hub C-2/3 CONDITIONAL USE</small></p>	
Planning	<p>Concept O.K. - Technical Review Required <small>regrange: 2/17/13-4/12 Fastenal Urban Hub C-2/3 CONDITIONAL USE</small></p>
Grading	<p>Concept O.K. - Technical Review Required <small>Aggrav: 2/17/13-4/12 Fastenal Urban Hub C-2/3 CONDITIONAL USE</small></p>
Geology	<p>Concept O.K. - Technical Review Required <small>Aggrav: 2/17/13-4/12 Fastenal Urban Hub C-2/3 CONDITIONAL USE</small></p>
Hydrology	<p>Concept O.K. - Technical Review Required <small>Aggrav: 2/17/13-4/12 Fastenal Urban Hub C-2/3 CONDITIONAL USE</small></p>
Surveyor	<p>Concept O.K. - Technical Review Required <small>Aggrav: 2/17/13-4/12 Fastenal Urban Hub C-2/3 CONDITIONAL USE</small></p>
Traffic	<p>Revisions Required - See Comments Sheet <small>Aggrav: 2/17/13-4/12 Fastenal Urban Hub C-2/3 CONDITIONAL USE</small></p>
UFA	
Health	<p>Concept O.K. - Technical Review Required <small>Mineral: 2/17/13-4/12 Fastenal Urban Hub C-2/3 CONDITIONAL USE</small></p>
Building	<p>Concept O.K. - Technical Review Required <small>Revisions: 2/17/13-4/12 Fastenal Urban Hub C-2/3 CONDITIONAL USE</small></p>
Operations	
Addressing	

Northrup Grumman Innovation
14-33-376-007

0 30 60 120 240



GRAPHIC SCALE
1"=60' (PLOTTED AT 24" X 36")



FASTENAL BUILDING MOUNTED
FLAT SIGN (MAX ALLOWED=13000x20%=2600SF)
PROPOSED APPROX. 30'x7' (210SF)

4100 South Street



www.anchorconstruction.com

FASTENAL COMPANY
UT100 DISTRIBUTION FACILITY
7930 WEST 4100 SOUTH, MAGNA, UTAH 84044

CONDITIONAL USE SITE PLAN

[illegible]

C2.0

LANDSCAPING NOTES:

- FINAL LANDSCAPING PLAN TO BE PRODUCED BY LANDSCAPE ARCHITECT, LICENSED IN UTAH. CURRENT PLAN SHOWS PRELIMINARY PLAN FOR CONDITIONAL USE PERMIT REVIEW
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- ALL SHRUBS PROPOSED AS 5 GALLON SIZE
- NO PROPOSED MULCH. GROUND COVER TO BE PAVEMENT, LANDSCAPE ROCK, TURF, OR NATURAL VEGETATION
- IT IS REQUESTED THAT THE REQUIRED MINIMUM TOTAL NUMBER OF TREES ASSOCIATED WITH THE MANUFACTURING SPACE OF 2 PER 1,000 SF (RESULTING IN A REQUIRED 576 TREES) BE AMENDED. THERE ARE NO EXISTING TREES ONSITE AND NO NEIGHBORS HAVE ANYWHERE CLOSE TO THE EQUIVALENT NUMBER OF REQUIRED TREES.
- TOTAL NUMBER OF PROPOSED SHADE TREES: 64
- TOTAL NUMBER OF PROPOSED SHRUBS: 248
- SPECIFIC VARIETIES OF SHADE TREES AND SHRUBS TO BE DETERMINED BY LICENSED LANDSCAPE ARCHITECT.

Provide dimensions and distances between driveway.

- FASTENAL TRUCK TRAFFIC
DIRECTIONAL GROUND SIGN
(APPROX 5'X3')

FASTENAL MONUMENT
SIGN APPROXIMATELY
5' TALL x 10' LONG

FASTENAL MONUMENT
SIGN APPROXIMATELY
5' TALL x 10' LONG

Add Curb, Gutter,
Sidewalk on 8400 W
Frontage.

Add ADA Ramp with detectable warning surface. May need to obtain some right of way.

FASTENAL BUILDING MOUNTED
FLAT SIGN (MAX ALLOWED=13000x20%=2600SF)
PROPOSED APPROX. 30'x7' (210SF)

PROPOSED
TRUCK COURT

PROPOSED
WAREHOUSE BUILDING
PHASE 1
242,000 S.F.

FUTURE WAREHOUSE
BUILDING
202,000 S.F.

EXISTING WATER MAIN OWNED
BY MAGNA WATER DISTRICT TO
SUPPLY WATER TO PROPOSED PROJECT

UTILITY ROOMS
(ELECTRICAL, COMPRESSOR, FIRE RISER)

CRANE	1	2	3	4	5	6	PICK TUNNEL
CRANE 1							
CRANE 2							
CRANE 3							
CRANE 4							
CRANE 5							
CRANE 6							

PROPOSED
ASRS BUILDING
PHASE 1
30,000 S.F.

PROPOSED ASR
FRONT END
BUILDING
15,700 S.F.

PROPOSED ASRS BUILDING
FUTURE PHASES
30,000 S.F.

STORMWATER POND
164,000 CF CAPACITY

PARKING ANALYSIS:
OFFICE USE:
REQUIRED: 1 SPACE / 250SF =
10,125SFx2/250 = 81 SPACES

WAREHOUSE USE:
REQUIRED: 1 SPACE / EMPLOYEE DURING
LARGEST SHIFT = 137 EMPLOYEES/SPACES


TOTAL REQUIRED = 218

TOTAL PROVIDED = 218

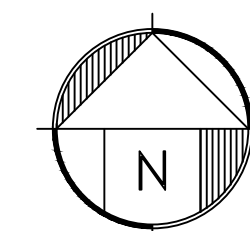
NOTES:

- WATER SUPPLY FROM
MAGNA WATER DISTRICT

0 30 60 120 240



GRAPHIC SCALE
1"=60' (PLOTTED AT 24" X 36")





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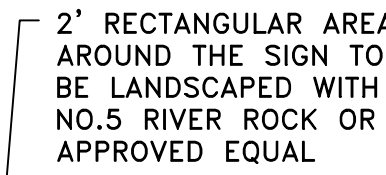
FASTENAL COMPANY
UT100 DISTRIBUTION FACILITY
7930 WEST 4100 SOUTH, MAGNA, UTAH 84044

SIGN PLAN

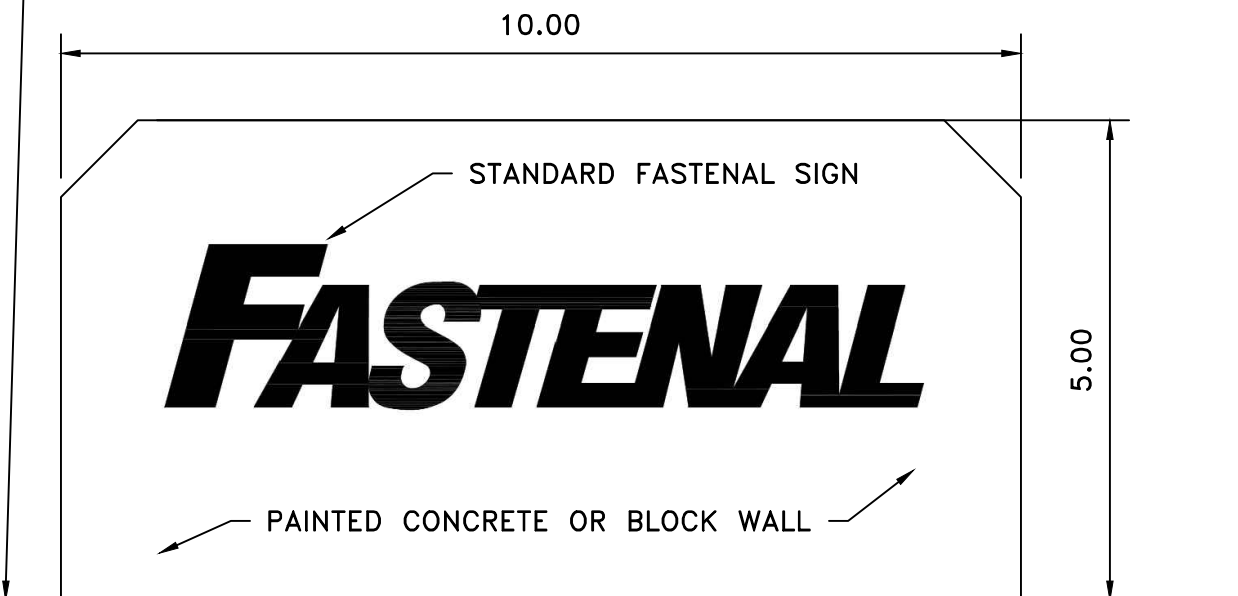
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MS&AK	BW
JOB NUMBER:	
2179-432	
CAD FILE:	
2179-432 Fastenal Utah Hub Civil.dwg	
DATE:	
09-19-2022	
SHEET NUMBER:	

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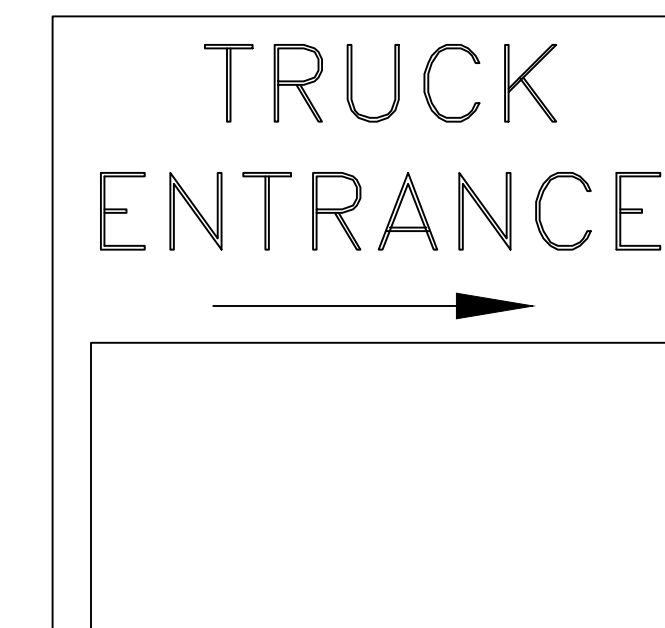
NOTE: MONUMENT SIGN IS
DOUBLE SIDED



SIGNS 1&2 - MONUMENT SIGNS

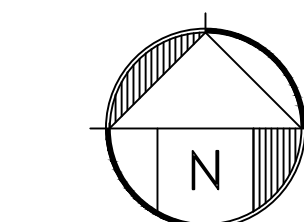


SIGNS 4&5 – BUILDING MOUNTED FLAT SIGNS



NOTE: GROUND MOUNTED DIRECTIONAL
SIGN IS DOUBLE SIDED

SIGNS 3 – TRUCK ENTRANCE GROUND SIGN



SITE SIGN PLAN

