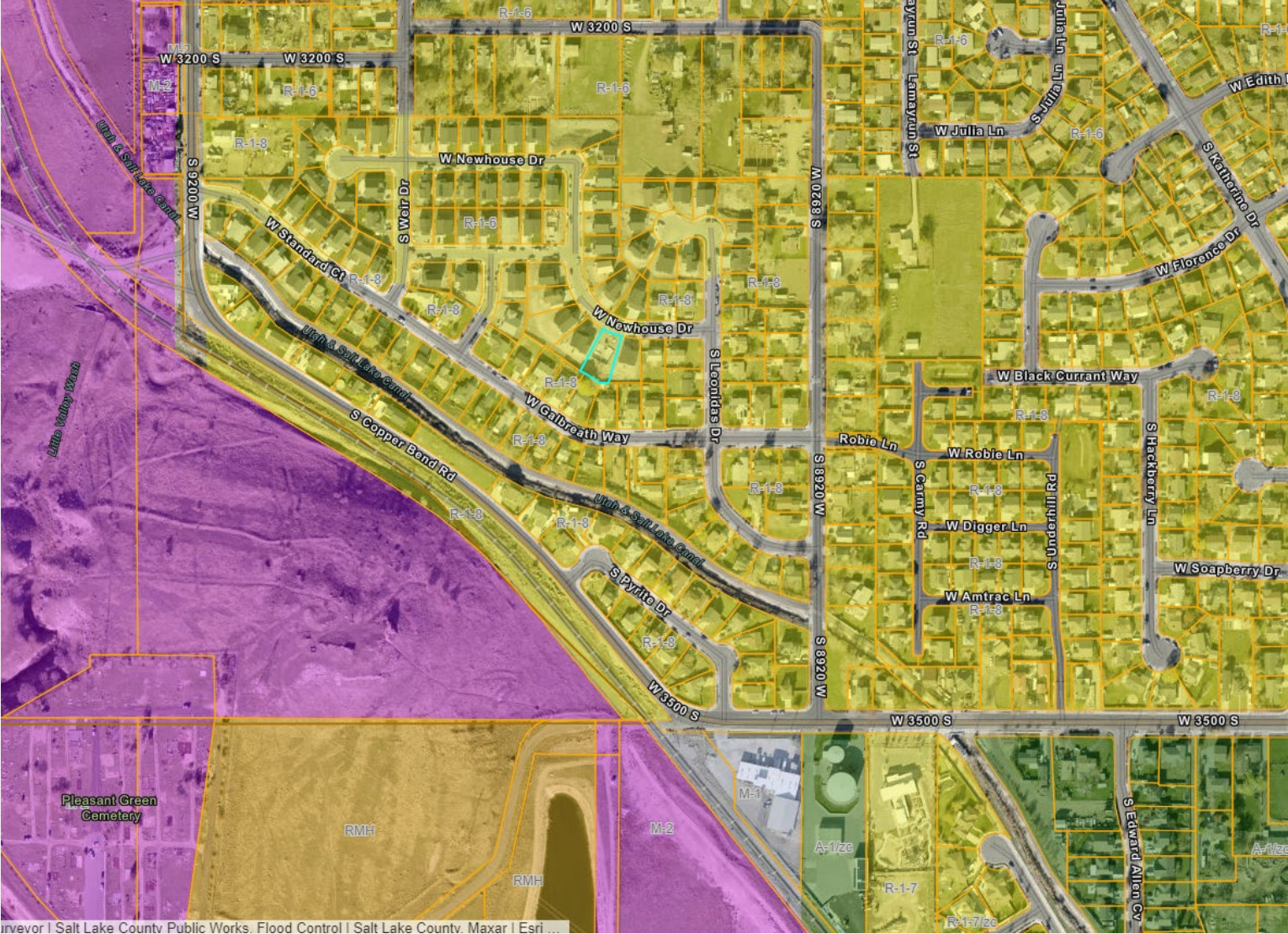


CONDITIONAL USE

- Request: Home Day Care
- Current Zone: R-1-6
- Address: 8997 W Newhouse Dr
- Applicant: Zhandra Luzardo



ZONING MAP

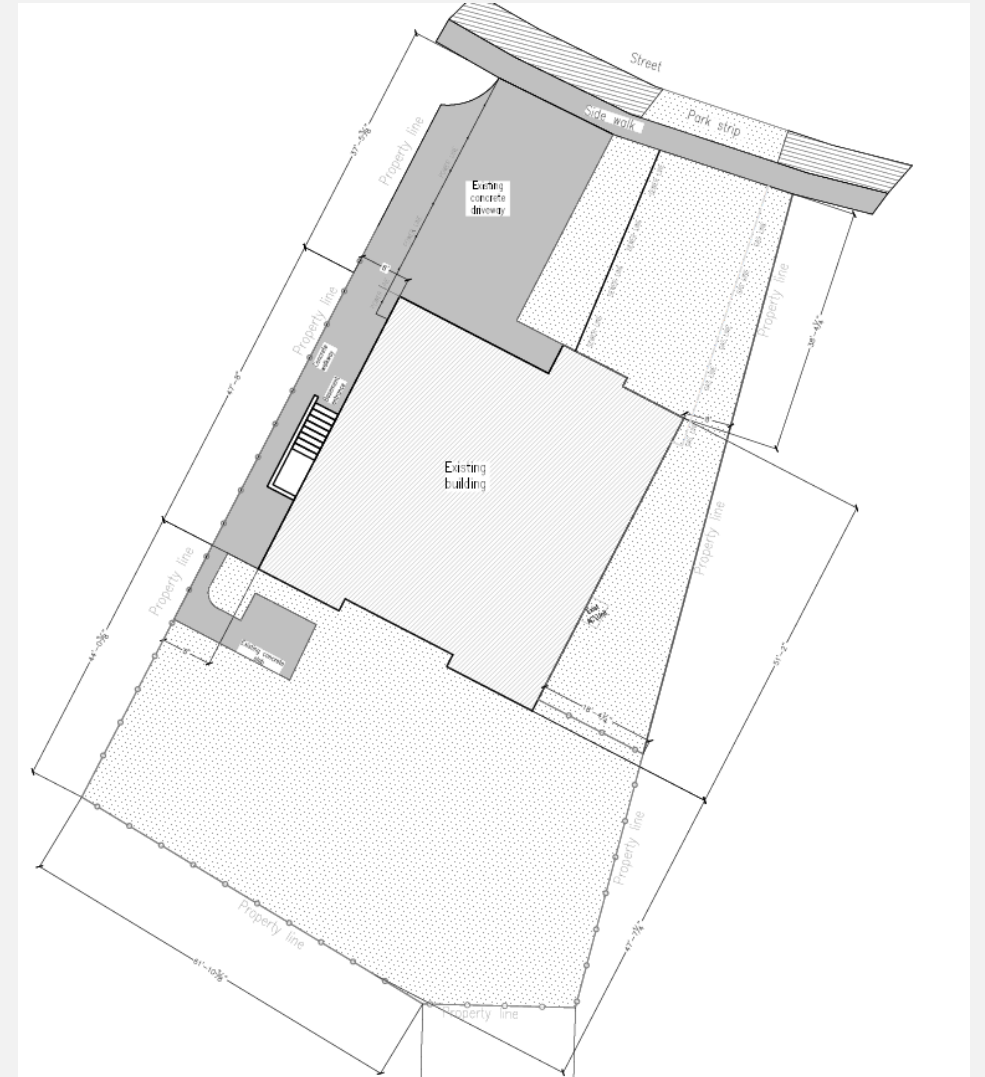


BACKGROUND AND DESCRIPTION

- Zoned R-1-6
- Conditional use is required for home day cares that have 8-16 children

ANALYSIS

- Play yard is in the backyard
- Off street parking is provided
- No signs were included as part of the conditional use



RECOMMENDATION

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

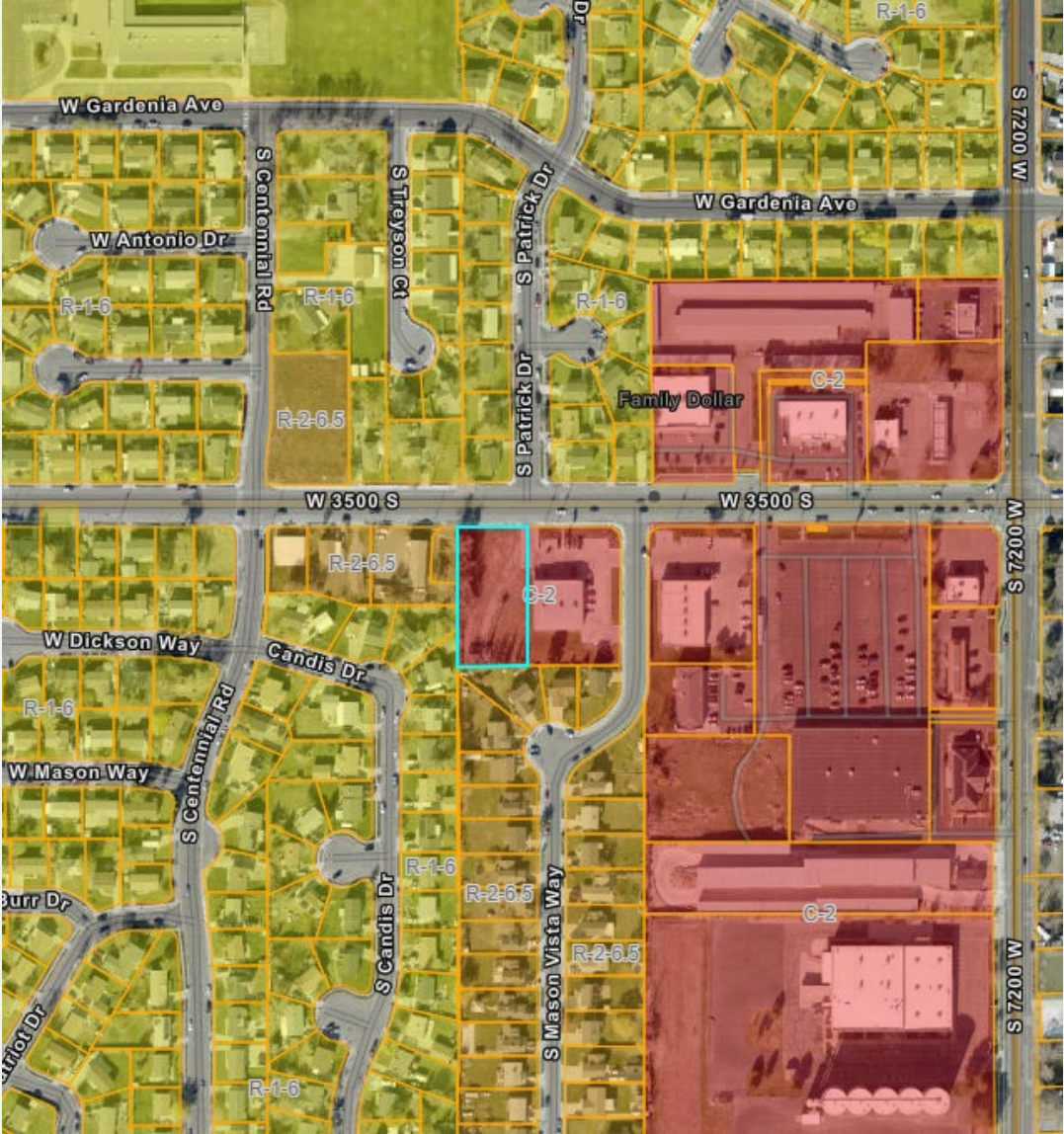
- 1. The applicant be required to comply with the requirements of the R-1-6 Zone.**
- 2. The applicant be required to comply with the requirements of Chapter 19.04.293.**
- 3. The applicant be required to comply with the requirements from all reviewing agencies.**
- 4. The applicant be required to comply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

CONDITIONAL USE

- Conditional Use
 - Current: C-2
- 7341 W 3500 S
- 0.72 acres
- Applicant: Tia Crowe



ZONING MAP

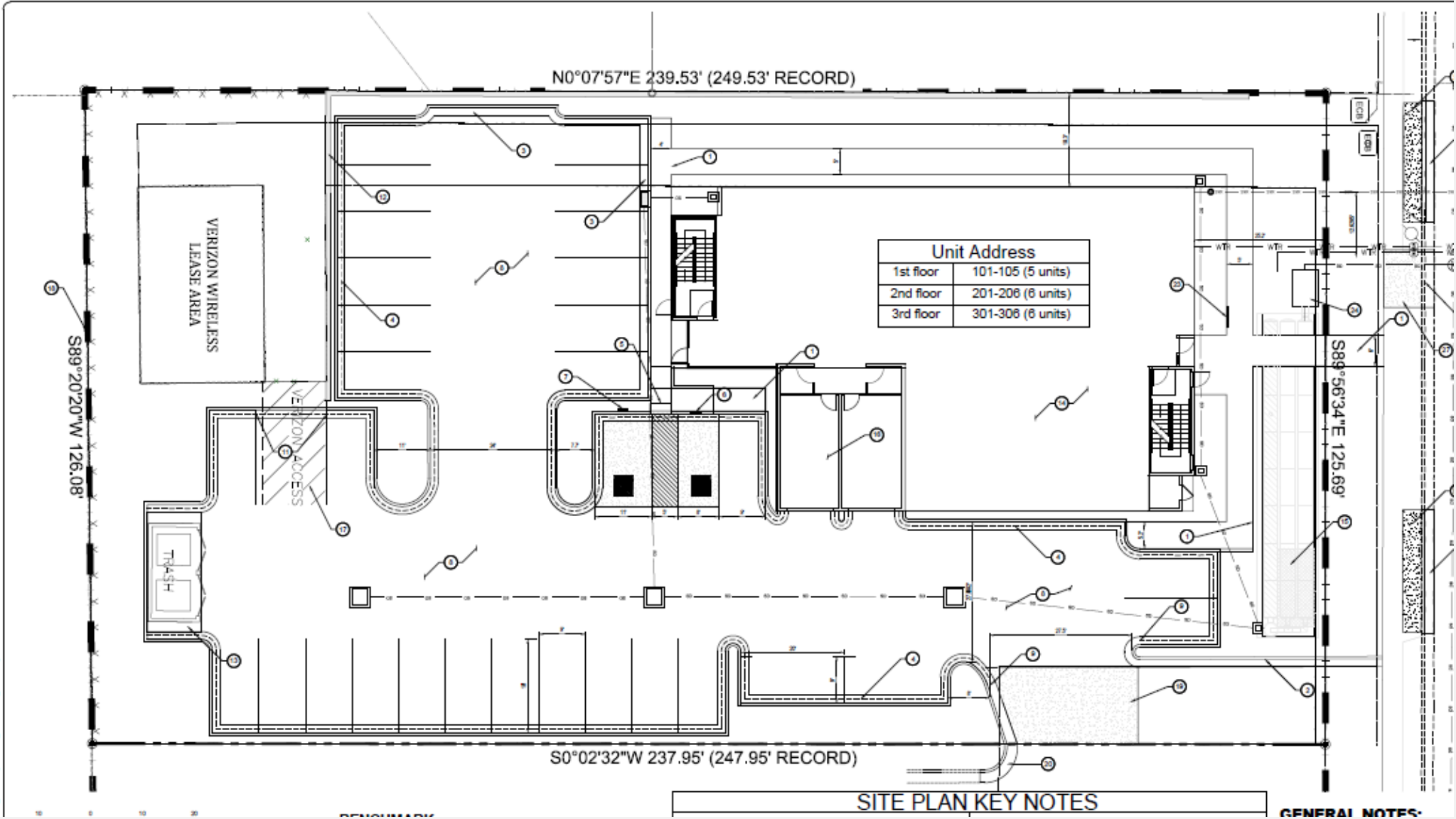


BACKGROUND AND DESCRIPTION

- Zoned C-2
- Property is currently vacant
- Part of the Ald Trust Subdivision
 - Eastern lot has been developed
 - Will share access
- Existing on-site is a cell tower
- 17 unit building

ANALYSIS

- Should provide a buffer between 3500 S and single-family residential uses
- 34 parking spots
- Landscaping requirements are met
- Front setback of 25 feet has been met
- Side setbacks of 8 feet are met
- All requirements met other than Geotech Report
- 5,000 sq ft plus 750 sq ft per additional unit required



Unit Address	
1st floor	101-105 (5 units)
2nd floor	201-208 (6 units)
3rd floor	301-308 (6 units)

SITE PLAN KEY NOTES

GENERAL NOTES

RECOMMENDATION

The MSD Planning Staff recommends that the Magna Planning Commission grant approval for the conditional use for multi-family dwelling with the following conditions:

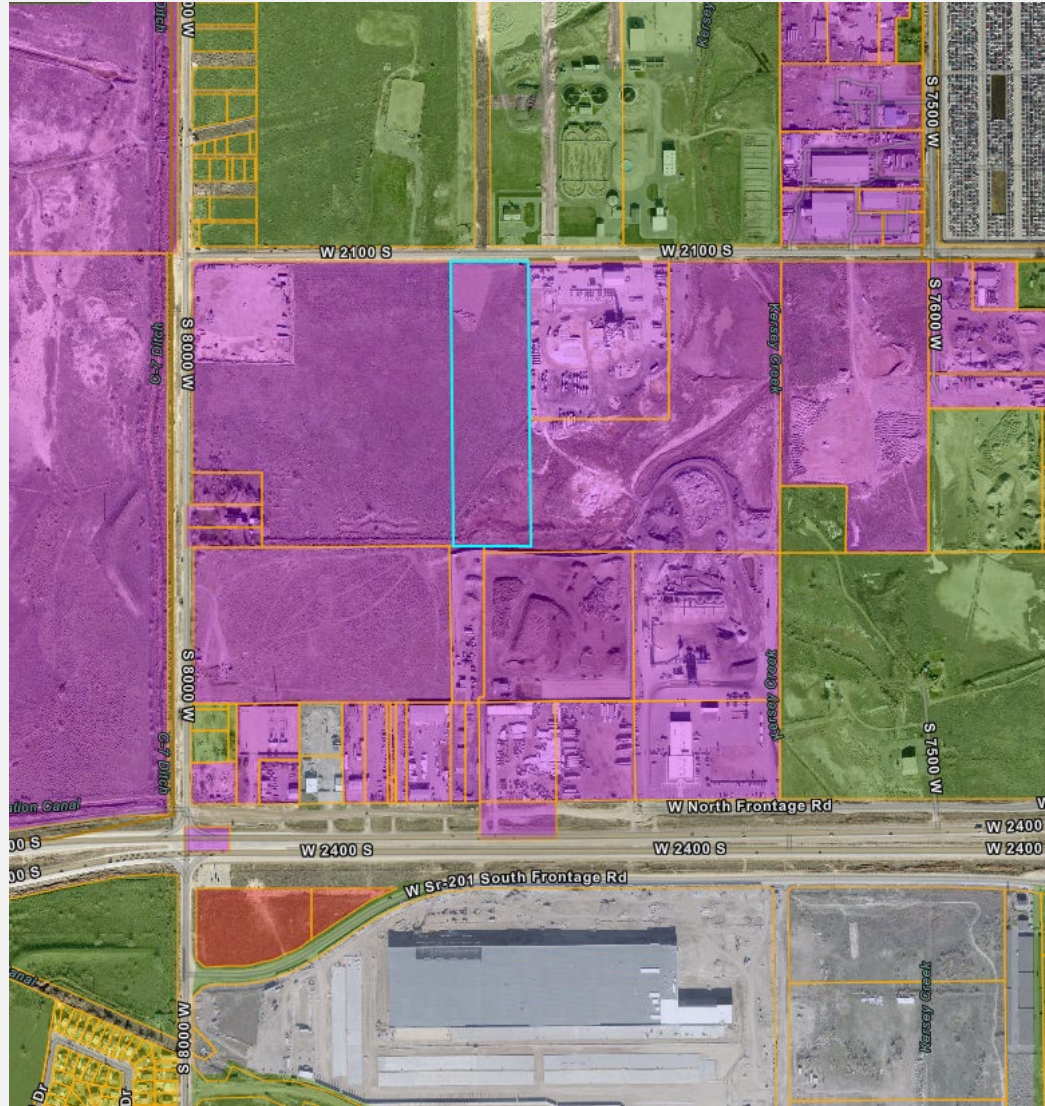
1. The applicant be required to comply with the requirements of the C-2 zone.
2. The applicant be required to comply with the landscaping requirements.
3. The applicant be required to comply with the off-street parking requirements.
4. The applicant be required to comply with the requirements of the sign code.
5. The applicant be required to provide a geotechnical report to Salt Lake County Engineering's standards.
6. The applicant be required to comply with the requirements from all reviewing agencies.

SUBDIVISION

- Request: Subdivision
- Current Zone: M-2
- Address: 7823 W 2100 S
- Applicant: Michael Hartvigsen

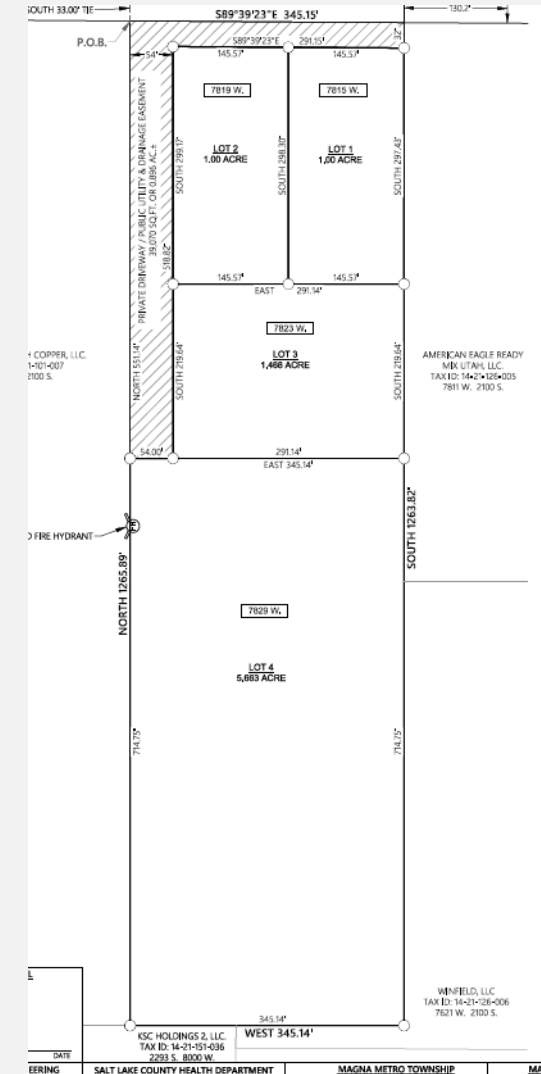


7823 W 2100 S



BACKGROUND AND DESCRIPTION

- Zoned M-2
- The property is located between a vacant lot and a ready-mix concrete supplier
- Applicant has been granted conditional use approval on lot 3 for an office/storage facility



ANALYSIS

- Note stating that a traffic impact study will be required for all future developments in this subdivision
- All 4 lots have access to the private access easement
- The block is less than 1,600 feet in length
- Lots are all a minimum of 1 acre in size
 - M-2 zone only has minimum lot sizes for dwellings
- Lots are box shape and do not interfere with any topography

RECOMMENDATION

Based on the findings stated above, the MSD Planning Staff recommends that the Magna Planning Commission grant approval for the Preliminary Plat 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 subdivision code.**
- 3. The applicant be required to pay any fees or post bond to guarantee any improvements.**
- 4. The applicant be required to provide a lighting plan that satisfies all requirements of MSD staff.**
- 5. The applicant be required to comply with the requirements from all reviewing agencies.**
- 6. The final plat shall state that all development within the subdivision is subject to compliance with Chapter 16.01 Inland Port Overlay District.**