



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, May 11, 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 April 13, 2023 Planning Commission Meeting Minutes. (Motion/Voting)
- 2) Other Business Items. (As Needed)

LAND USE APPLICATION(S)

CUP2023-000804 - Brandon Jones is requesting conditional use approval for an oversized accessory building. **Acreage:** 0.33. **Location:** 3039 South 8400 West. **Zone:** R-1-6. **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, April 13, 2022 6:30 p.m.**

Approximate meeting length: 1 hour 16 minutes

Number of public in attendance: 11

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	x	
Todd Richards	x	x	
Sara VanRoosendaal (Vice Chair)			x
Jed Taylor (Alternate)	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Jeff Miller	x	x
Brian Tucker	x	x
Jay Springer	x	x

Commissioner Weight read the Chairs Opening Statement.

BUSINESS MEETING

Meeting began at – 6:30 p.m.

- 1) Approval of the March 9, 2023 Planning Commission Meeting minutes.

Motion: To approve the March 9, 2023 Planning Commission Meeting minutes as presented.

Motion by: Commissioner Richards

2nd by: Commissioner Elieson

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

Approval of the March 16, 2023 Planning Commission Meeting minutes.

Motion: To approve the March 16, 2023 Planning Commission Meeting minutes as presented.

Motion by: Commissioner Richards

2nd by: Commissioner Elieson

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

- 2) Other Business Items (as needed)

No other business items to discuss.

LAND USE APPLICATION(S)

Hearings began at – 6:32 p.m.

WVR2023-000827 – Chris Taylor is requesting an exception from roadway improvement standards. **Project:** Dakota Lane Subdivision. **Acreage:** 2.15 acres. **Location:** 7736 West 2820 South. **Zone:** A-1. **Planner:** Shad Cook (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 Jeff Miller provided an analysis of the Staff Report.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Chris Taylor

Address: Not provided

Comments: Ms. Taylor said she asked for a waiver to confirm it is done correctly. If she does it, it could be wrong.

No one from the public was present to speak.

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #WVR2023-000827 Chris Taylor is requesting an exception from roadway improvement standards as presented.

Motion by: Commissioner Richards

2nd by: Commissioner Cripps

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

PUD2022-000659 – Ben Hansen (Ivory Homes) is requesting preliminary plat approval for the Mahogany Ridge (Phase 1) Planned Unit Development (PUD) Subdivision. **Acreage:** 78.48 acres. **Location:** 8230 West 4100 South. **Zone:** P-C (Planned Community). **Planner:** Jeff Miller (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 Jeff Miller provided an analysis of the Staff Report.

Commissioners and staff had a brief discussion regarding the full site layout coming off from the north off Sigma Drive and temporary turnarounds. Once streets connect, the temporary turnarounds will be removed. Connectivity and egress, only one point of egress/ingress, like to continue out to 4100. Next phase will be on a main road and will connect. Continuation of the street name.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Ivory Development

Name: Nick Mingo

Address: Not provided

Comments: Mr. Mingo said Sigma will continue all the way through. Would like to do something with the monument, bring it into the community. To date they have said no thank you and really give space for the monument. The road connection in phase 2 will come back to 4100 and a second access. Combination of infrastructure, access, services, will be back to discuss other phases. The access will be north of the truck ramp. Will come back with updated plans but does not affect the first phase.

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

Speaker # 2: Citizen

Name: Jayne Pendleton

Address: 3019 South 8400 West

Comments: Ms. Pendleton said she is not from magna originally and she has seen and would like to enforce more upscale instead of prefabricated. She likes expansion and would like to see upscale buildings instead of the twin homes going on in the valley. When asking for builders can that be requested. Bring in better housing and improve the image.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application # PUD2022-000659 Ben Hansen (Ivory Homes) is requesting preliminary plat approval for the Mahogany Ridge (Phase 1) Planned Unit Development (PUD) Subdivision with staff recommendations and changing the street name to Sigma continuously.

Motion by: Commissioner Cripps

2nd by: Commissioner Richards

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

PUBLIC HEARING(S)

REZ2023-000825 – Michael Forsyth is requesting a proposal to rezone the property from R-1-6 (Residential) zone to C-1 (Commercial) zone. The property has been used as a legal non-conforming restaurant/sandwich shop since the 1950s (as reviewed and approved by the Board of Adjustment).

Location: 8519 West 3100 South. **Planner:** Curtis Woodward (Motion/Voting)

Greater Salt Lake Municipal Services District Planner Jeff Miller provided an analysis of the Staff Report.

PUBLIC PORTION OF HEARING OPENED

Speaker # 1: Applicant

Name: Michael and Juliet Forsyth

Address: 3774 South Tail Trail Court

Comments: Mr. Forsyth said he purchased it two years ago and hard economy had it sold and forfeited the sale. Hoping to change to commercial. They want to continue to be a restaurant, but they choose option C. personally would like to make it a catering company. Learned history of the building from old customers while operating.

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

No one from the public was present to speak.

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

PUBLIC PORTION OF HEARING CLOSED

Motion: To recommend approval of application #REZ2023-000825 Michael Forsyth is requesting a proposal to rezone the property from R-1-6 (Residential) zone to C-1 (Commercial) zone. The property has been used as a legal non-conforming restaurant/sandwich shop since the 1950s (as reviewed and approved by the Board of Adjustment) to the Magna Council opting for limited recommendations with staff recommendation number two.

Motion by: Commissioner Richards

2nd by: Commissioner Cripps

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

OAM2022-000776 – Public Hearing on Drafted Titles 18 and 19 (Zoning & Subdivisions). The Planning Commission has been working with staff over the past year to draft amendments to Title 18 (Subdivisions) and Title 19 (Zoning) of Magna Municipal Code. On April 13th, the Commission will hold a public hearing where participants will have the opportunity to provide feedback on the Titles as drafted. If members of the public wish to comment but cannot attend the meeting, comments may be sent to Wendy Gurr (WGurr@msd.utah.gov). Prior to opening the public hearing, the Planning Commission will hear a presentation from planning staff regarding the drafted Titles. This item affects all areas within Magna Metro Township. The drafted sections of Title 18 and Title 19 will be proposed as a repeal and replacement of existing Titles 18 and 19 of Municipal Code. This item covers ordinance text amendments ONLY. There are no map amendments proposed at this time. **Planner:** Brian Tucker (Public Hearing)

Greater Salt Lake Municipal Services District Planning Manager Brian Tucker provided an analysis of Title 18 and Title 19 Ordinance Text Amendments.

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

PUBLIC PORTION OF HEARING OPENED

Speaker # 1: Citizen

Name: Bryce Larabee

Address: 7688 West Adam Hill Cove

Comments: Mr. Larabee said he has been having problems getting a garage addition to his house. Gone to the next review point. Built and experienced builder. Addition added to his home, six months to approval. Going to build as a carport and did not think he needed a permit and overbuilt. Hit structural part, cement slab on side of the house for 18 years. To dig down for forty-eight inches, put foundation up through the cement, now being told to dig out foundation and undermine the integrity. He is going to have to tear it down. He is a roofer, built with two-by-ten and solid. He must add cement footing forty-eight inches. Mag 055 member. On dead end cul-de-sac. County became aware of the building, and he wants to know how. He draws the line on this and sounds insane. Treated the driveway as a footing and settled for 18 years.

Speaker # 2: Citizen

Name: Marcos Mendez

Address: 2944 South 9100 West

Comments: Mr. Mendez asked when we are planning to give the alleyways back to the owners.

Mr. Tucker said there is a moratorium and a study going on through December or January and will not give back until done. The purpose is to give back the ones that are not needed and vacate the ones they do.

Commissioner Cripps motioned to close the public hearing, Commissioner Elieson seconded that motion.

PUBLIC PORTION OF HEARING CLOSED

Motion: To recommend approval of file #OAM2022-000776. This item affects all areas within Magna Metro Township. The drafted sections of Title 18 and Title 19 will be proposed as a repeal and replacement of existing Titles 18 and 19 of Municipal Code. This item covers ordinance text amendments ONLY to the Magna Council.

Motion by: Commissioner Richards

2nd by: Commissioner Taylor

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

Commissioners Richards motioned to adjourn.

MEETING ADJOURNED

Time Adjourned – 7:46 p.m.

DRAFT



G R E A T E R S A L T L A K E
**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 # CUP2023-000828

Conditional Use Summary

Public Body: Magna Planning Commission

Meeting Date: May 11, 2023

Parcel ID: 14-29-252-076-0000

Current Zone: R-1-6

Property Address: 3039 S 8400 W

Request: Conditional Use for an oversized accessory building

Applicant Name: Brandon Jones

MSD Planner: Justin Smith

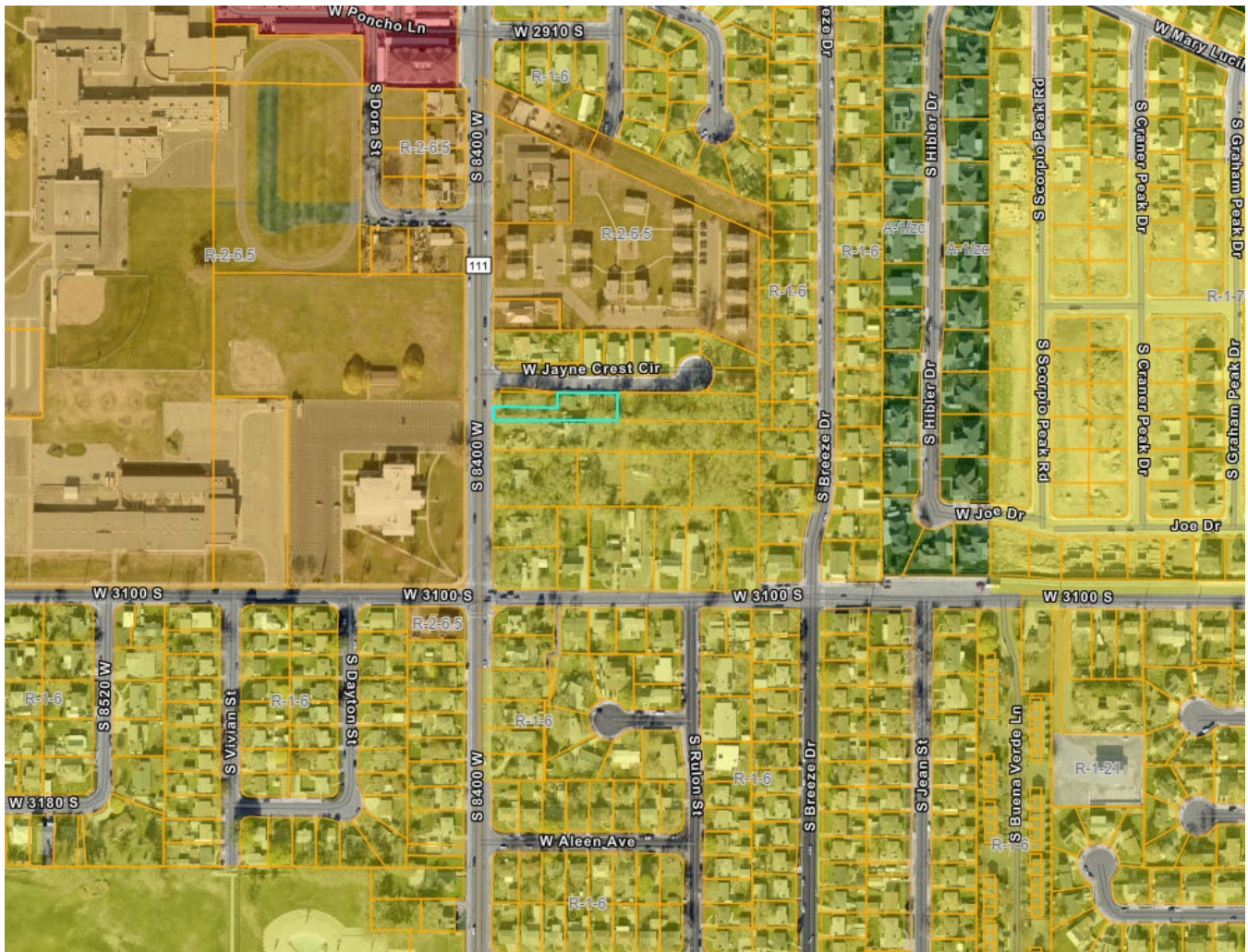
MSD Planning Staff Recommendation: Planning Commission Approval

PROJECT SUMMARY

The applicant, Brandon Jones, is seeking to build a 1,140 square foot garage in the backyard of his home for additional storage.

SITE & ZONE DESCRIPTION

The property does have a small shed in the backyard already and this shed would be an expansion upon that. This property fronts onto 8400 W and shares a private driveway with the home to the north.



ISSUES OF CONCERN/PROPOSED MITIGATION

No issues of concern are identified at this time, with the exception of Engineering. Engineering is requiring additional items for geology and hydrology, but has given a conceptual ok for the application.

PLANNING STAFF ANALYSIS

The applicant is proposing to build a large garage for additional storage in their rear yard. The garage meets height requirements and is 16 feet tall.

Setbacks

This property does not abut Jayne Crest Circle as there is a narrow strip that is owned by an HOA. Due to that, the minimum setback is 1 foot and not 20 as would be required by a property abutting a street. The garage site plan shows it being more than 6 feet away from the main dwelling as well as 6 feet from the side property line.

Signage

The applicant has not proposed any signage on the lot.

Conditional Use

On lots that are less than half an acre in size, accessory buildings over 800 square feet are required to go through the conditional use process.

Review Criteria

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.

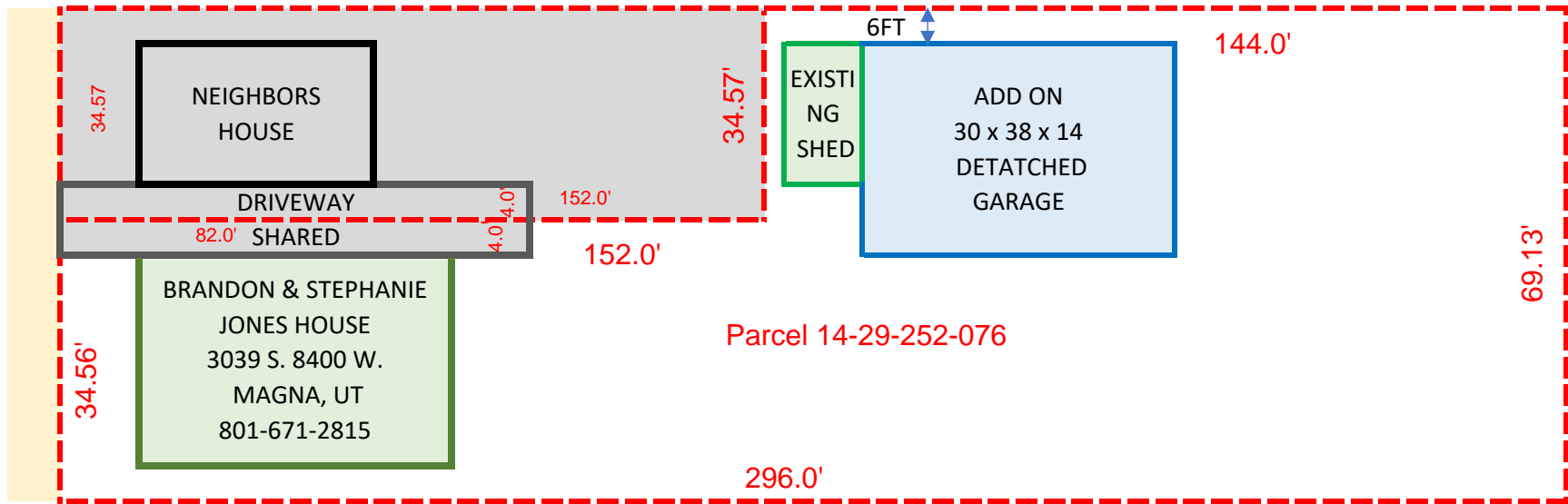
PLANNING STAFF RECOMMENDATION






Based on the findings stated above, the MSD Planning Staff recommends that the Magna Planning Commission grant approval for the conditional use for an oversized accessory building with the following conditions:

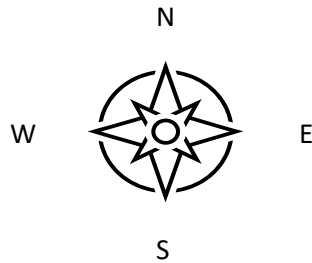
- 1. The applicant be required to comply with the accessory building requirements of the R-1-6 zone.**
- 2. The applicant be required to comply with the requirements from all reviewing agencies.**

ATTACHMENTS:

- A. Site Plan
- B. Elevations



	Proposed building
	Property line
	Existing building(s)
	Driveway/other
	Sidewalk



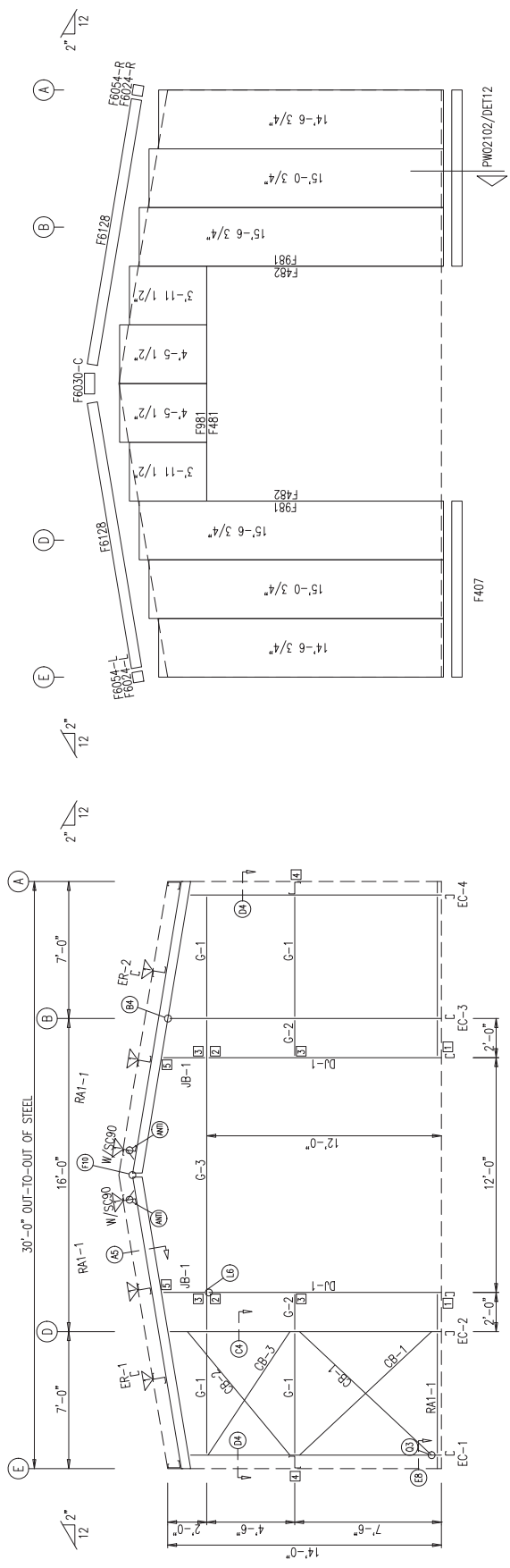
BEARING FRAME ONLY!
 WASHER TO BE USED AT ENDWALL COLUMN TO ENDWALL RAFTER CONNECTION. USE ONE WASHER ON COLUMN SIDE. WASHER NOT NEEDED ON CLIP SIDE.

BEARING FRAME ONLY!	QUAN.	TYPE	DIA.	LENGTH
EC-1	8	A325	5/8"	1'-3/4"
ER-1/ER-2	4	A325	1/2"	1'-1/4"

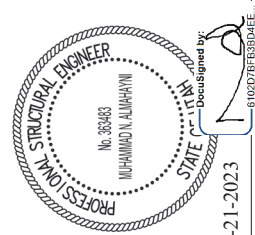
MEMBER TABLE	MARK	PART	LENGTH
FRAME LINE 1	EC-1	8F25C13	12'-7 7/8"
	EC-2	8F35C12	13'-8 1/2"
	EC-3	8F25C14	12'-5 7/8"
	EC-4	8F25C14	12'-5 7/8"
	ER-1	8F35C13	15'-2 1/4"
	ER-2	8F35C13	15'-2 1/4"
	DJ-1	8F35C14	11'-11 3/4"
	G-1	8F25Z16	5'-7 3/4"
	G-2	8F35C14	15'-4"
	CB-1	1/2" DIA. ROD	9'-9"
	CB-2	1/2" DIA. ROD	8'-8"
	CB-3	1/2" DIA. ROD	8'-1"
	JB-1	8F35C14	1'-8 1/2"

FLANGE BRACE TABLE	FLANGE LINE	MARK	PART	LENGTH
	1	FB29.3	L2X2X1/4	2'-5 1/4"

CONNECTION PLATES	FRAME LINE	ID	MARK	PART
	1	1	CL750	
		2	CL750	
		3	CL751	
		4	SC5	
		5	PC80	



ENDWALL SHEETING & TRIM: FRAME LINE 1
 PANELS: 26 Gauge PBR - Charcoal Gray



2-21-2023
 610027PFB30ARE

ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
A	2/17/23	FOR CONSTRUCTION PERMIT	IES	IES	SNK

TORO STEEL BUILDINGS INC		OWNER: BRANDON & STEPHANIE JONES
1405 DENISON STREET		CUSTOMER: BRANDON & STEPHANIE JONES
MARKHAM, ON L3R-5V2 CA		LOCATION: MAGNAT 84044
PROJECT: BRANDON & STEPHANIE JONES	SCALE	PHASE
CAD	DATE	BUILDING ID
	2/17/23	1
	N.T.S.	A
		19-B-29771
		E5

GENERAL NOTES:
 1. INSTALL ALL GIRTS AND FLANGE BRACES (FB) AS SHOWN.
 2. WALL PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.
 3. OTHER THAN FOR WALK DOORS AND WINDOWS SHOWN ON THE DRAWING, ALL PANELS SHALL BE INSTALLED BY PROFESSIONAL ENGINEER.
 4. AFTER INSTALLATION, WIFE ALL PANELS CLEAN OF METAL SHAWINGS CAUSED BY DRILLING.