



**MAGNA METRO TOWNSHIP COUNCIL
MEETING AGENDA
May 9, 2023**

Webster Center
8952 West Magna Main Street
Magna, Utah 84044

PUBLIC NOTICE IS HEREBY GIVEN that the Magna Metro Township Council will hold a meeting on the **9th day of May 2023** at the Webster Center, 8952 West Magna Main Street Magna, Utah as follows:

***** Portions of the meetings may be closed for reasons allowed by statute. Motions relating to any of the items listed below, including final action, may be taken.***

6:00 PM – PUBLIC MEETING

1. CALL TO ORDER
2. Determine Quorum
3. Pledge of Allegiance

4. PUBLIC COMMENTS (*Limited to 3 minutes per person*)

Any person wishing to comment on any item not otherwise scheduled for a public hearing on the agenda may address the Council at this point by stepping to the microphone and giving their name for the record. ***Comments should be limited to not more than three (3) minutes unless additional time is authorized by the Governing Body.***

5. APPROVAL OF MINUTES

- A. **March 23, 2023**

6. ACTION/DISCUSSION ITEMS

- A. **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. ***[Shad Cook, Planner I]***

ACTION: Consider ***Resolution No. 2023-05-01*** Approving an Exception from Roadway Improvement Standards for the Dakota Lane Subdivision located at 7736 West 2820 South

- B. Discussion on U111 Skybridge and Intersection ***[Council Member Trish Hull]***

- C. Discuss Workshops Meetings ***[Rori Andreason, Administrator]***

7. ADJOURN

ZOOM MEETING

Metro Township Meeting is inviting you to a scheduled Zoom meeting.

Topic: Magna Metro Township Meeting

Time: May 9, 2023 06:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/98401307481?pwd=aTJ1aEZ4MVVUTmxFSGIFc2RKaUpLQT09>

Meeting ID: 984 0130 7481

Passcode: 803293

Upon request with three (3) working days' notice, the Greater Salt Lake Municipal Services District, in support of the Magna Metro Township, will make reasonable accommodations for participation in the meeting. To request assistance, please call (385) 468-6703 – TTY 711.

A copy of the foregoing agenda was posted at the following locations on the date posted below: Magna Metro Township website at www.magnametrotownship.org and the State Public Notice Website at <http://pmn.utah.gov>. Pursuant to State Law and Magna Ordinance, Councilmembers may participate electronically. Pursuant to Utah Code Ann. § 52-4-205, Parts of Meetings may be Closed for Reasons Allowed by Statute.

POSTED: May 7, 2023

DATE THURSDAY MARCH 23, 2023

THE MAGNA METRO TOWNSHIP COUNCIL, STATE OF UTAH, MET ON THURSDAY, MARCH 28, 2023, PURSUANT TO ADJOURNMENT ON TUESDAY, MARCH 14, 2023, AT THE HOUR OF 6:00 P.M. AT THE WEBSTER CENTER AT 8952 WEST MAGNA MAIN STREET (2700 SOUTH), MAGNA, UT 84044.

COUNCIL MEMBERS PRESENT: ERIC BARNEY
AUDREY PIERCE
STEVE PROKOPIS
TRISH HULL
DAN PEAY, Mayor

OTHERS IN ATTENDANCE: PAUL ASHTON, LEGAL COUNSEL
RORI ANDREASON, ADMINISTRATOR

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Mayor Peay, Chair, presided.

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Special Workshop Meeting

Magna Metro Township Zoning & Subdivision Title 18 & 19

Brian Tucker, Planning Manager, Greater Salt Lake Municipal Services District (MSD) updated the Council on changes made to some of the definitions in the code and the following chapters in Title 19 Zoning and Title 18 Subdivisions

Title 19 Zoning

- Chapter 19.50: Landscaping & Screening
- Chapter 19.52: Signs
- Chapter 19.56: Flood plain regulations
- Chapter 19.58: Geological Hazards
- Chapter 19.60: Airport Overlay Zone/FCOZ
- Chapter 19.64: Annexation Policy Ordinance

Title 18 Subdivisions

- Chapter 18.12: Design Standards
- Chapter 18.14: Required Improvements
- Chapter 18.16: Performance Guarantees
- Chapter 18.18: Subdivision Amendments
- Chapter 18.20: Filing Professional Surveys
- Chapter 18.22: Health Department Regulations
- Chapter 18.24: Fees, Administration and Enforcement

DATE THURSDAY MARCH 23, 2023

- Chapter 18.26: Violations and Penalties

THERE BEING NO FURTHER BUSINESS to come before the Council at this time,
the meeting was adjourned.

LANNIE CHAPMAN
METRO TOWNSHIP CLERK

By _____
Deputy Clerk

CHAIR, MAGNA METRO TOWNSHIP COUNCIL



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

WVR2023-000827

Summary and Recommendation

Public Body: Magna Metro Township Council

Meeting Date: April 25, 2023

Parcel ID: 14-28-126-035-0000

Current Zone: A-1/zc

Property Address: 7736 W 2820 S

Request: Exception from Street Improvements

Planner: Shad Cook

Planning Staff Recommendation: Approval With Conditions

Applicant Name: Chris Taylor

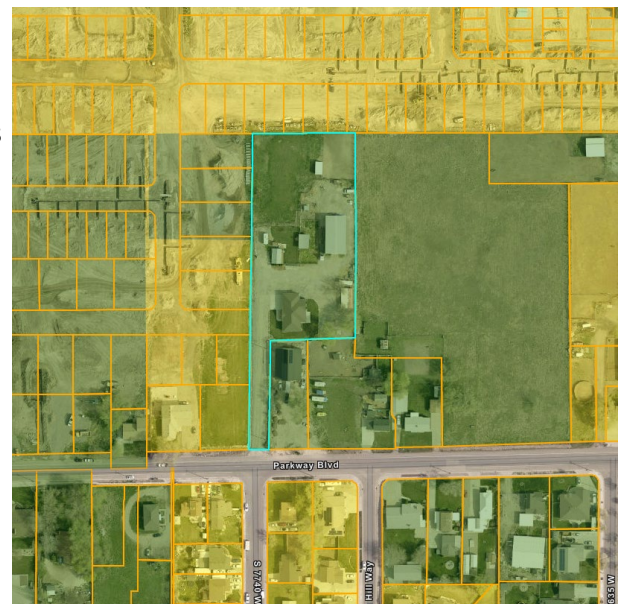
PROJECT DESCRIPTION

The applicant, Chris Taylor, is requesting an exception from roadway improvement standards for the Dakota Lane Subdivision. The Dakota Lane subdivision preliminary plat was approved by the Magna Planning Commission at the October 2021 Planning Commission meeting. The project has since been through multiple rounds of technical review, receiving final plan approval from reviewing agencies in late 2022.

SITE & VICINITY DESCRIPTION

The property is located at approximately 7740 W and fronts on Parkway Blvd (2820 S). The project is surrounded by a large area of mostly single-family developments along with some medium-density properties to the north and agricultural properties to the east. The subdivision plat consists of two lots.

Because of the “flag lot” design style of this subdivision, there is only 41’ of street frontage.



ISSUES OF CONCERN/PROPOSED MITIGATION

No significant issues of concern have been found by MSD staff or reviewing agencies.

NEIGHBORHOOD RESPONSE

None received as of the writing of this report.

PLANNING COMMISSION RESPONSE

This item was presented to the Magna Planning Commission on April 13th, 2023. The planning commission voted unanimously to recommend approval of this request subject to the staff conditions listed at the end of this report.

PLANNING STAFF ANALYSIS

Title 18 of the Magna Township Code of Ordinances includes procedures, standards, and requirements for subdividing property within the Township. Developers are generally responsible for installing street improvements based on approved plans.

18.24.040 - Street improvements.

A. The subdivider shall submit a complete set of construction plans and profiles of all streets, existing and proposed, within the subdivision to the planning and development services division. Plans and profiles are to be prepared by a professional engineer licensed to practice in the state of Utah and not in the employ of the county and shall be accompanied by the final plat.

The ordinance allows for exceptions to this requirement in cases where unusual topographic, aesthetic, or other exceptional conditions exist. The exception may be considered for approval by the Magna Council after receiving recommendation from the Planning Commission.

18.08.020 - Exceptions—Permitted when.

In cases where unusual topographic, aesthetic or other exceptional conditions exist... variations and exceptions of this title may be made by the county mayor after the recommendation of the planning commission, provided, that such variations and exceptions may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this title.

It should be noted that while the ordinance refers to approval by the county mayor, this is simply a remnant of the Salt Lake County Code. The Magna Township Council, as the elected legislative body in Magna, has the authority to grant this exception.

Planning staff has coordinated with Salt Lake County Public Works Engineering to ensure that there will be no detriment to the public good.

REVIEWING AGENCIES RESPONSE

Salt Lake County Public Works Engineering has recommended approval of the exception because a project has been approved and funded to install improvements along Parkway Boulevard (2820 S.), which project includes the subject property's street frontage.

To facilitate the upcoming construction project, they request that the approval be granted on condition that the development comply with the forthcoming Permit to Enter and Construct. I have attached the complete recommendation letter below.

PLANNING STAFF RECOMMENDATION

The MSD Planning Staff recommends that the Council forward approve the exception from street improvement standards with the following conditions:

1. That the applicant works with MSD staff and outside review agencies to comply with final plat procedures prior to plat recordation of the associated Dakota Lane subdivision.
2. That the applicant complies with the forthcoming Permit to Enter and Construct as suggested by Salt Lake County Engineering.

Attachments:

1. SLCo Engineering Recommendation Letter
2. Dakota Lane Subdivision Plat



March 27, 2023

Jenny Wilson
Mayor

Catherine Kanter
*Deputy Mayor of Regional
Operations*

Scott R. Baird, P.E.
*Director, Public Works
and Municipal Services*

Kade D. Moncur, P.E., CFM
*Director, Public Works
Engineering Division*

**PUBLIC WORKS
ENGINEERING DIVISION**

Government Center
2001 South State Street
Suite N3-120
Salt Lake City, Utah 84190
T 385-468-6600
F 385-468-6603

To Whom It May Concern,

This recommendation letter is in consideration of the following proposed development:

Application: 000060 – Taylor, Two-Lot Subdivision
Location: 7736 West 2820 South Magna, Utah

It is the recommendation of Salt Lake County Public Works Engineering that a waiver be granted for the installation of curb, gutter, sidewalk, and drive approach. Additionally, it is also recommended that the waiver be conditional upon the property owner of the above development agreeing to the terms of the forthcoming Permit to Enter and Construct for Parcel 101 (subject property) which is part of the upcoming public improvement project along 2820 South (F-2236(1)2 Pin: 17867), and signing such permit.

Regards,

Ahmed Dahir
Salt Lake County
Public Works Engineering

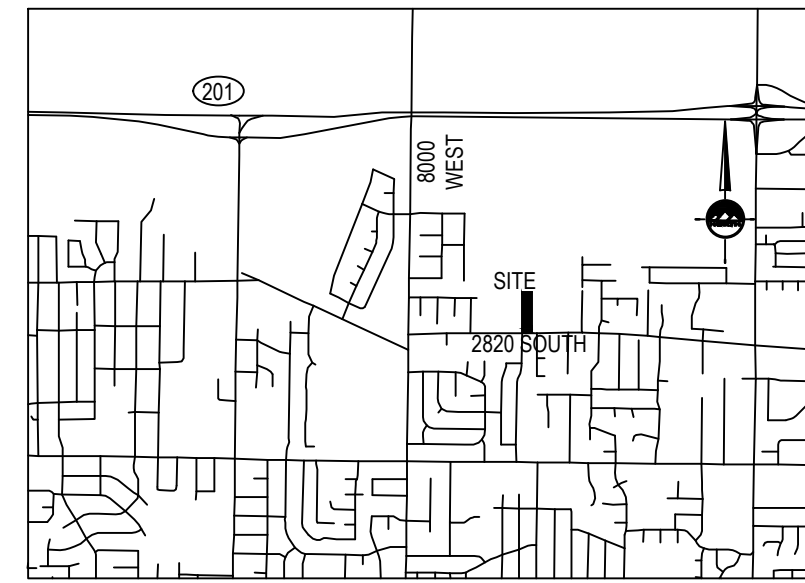
FINAL PLAT
DAKOTA LANE ONE LOT SUBDIVISION AMENDED

(AMENDING LOT 1 OF DAKOTA LANE ONE LOT SUBDIVISION)
LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN, MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH



Final Land Use Review

Planning	Approved- See Comments Sheet SHCook: 000060_Final Plat 11/03/2022
Grading	Approved- See Comments Sheet mgeorge: 000060_Final Plat 11/01/2022
Geology	Approved Adahir: 000060_Final Plat 11/01/2022
Hydrology	Approved- See Comments Sheet Adahir: 000060_Final Plat 11/01/2022
Surveyor	Approved- See Comments Sheet dwest: 000060_Final Plat 10/27/2022
Traffic	Approved Adahir: 000060_Final Plat 11/01/2022
UFA	Approved ddevogdt: 000060_Final Plat 10/06/2022
Health	Approved mmerville: 000060_Final Plat 10/19/2022
Building	Conditionally Approved - See Comments Sheet TSorensen: 000060_Final Plat 10/07/2022
Addressing	Approved jburton: 000060_Final Plat 10/07/2022



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, Douglas J. Kinsman, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 334575 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 plat in accordance with Section 17-23-17, have verified all measurements and have subdivided said tract of land into units, parcels, and a private street, together with easements, hereafter to be known as **DAKOTA LANE ONE LOT SUBDIVISION AMENDED**, and that the same has been correctly surveyed and monumented on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

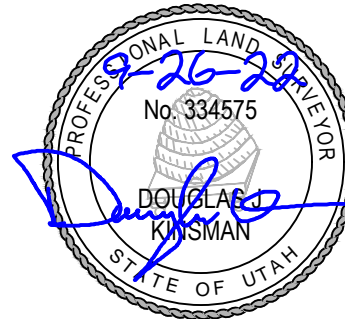
The basis of bearing for this survey is the measured line between the found monuments at the North Quarter Corner and the Northwest Corner of Section 28, Township 1 South, Range 2 West, Salt Lake Base and Meridian, which bears South 89°58'30" West 2655.13 feet.

Lot 1

All of Lot 1, of Dakota Lane One Lot Subdivision recorded as Entry No. 1137231 in the office of the Salt Lake County Recorder, situate in the Northwest Quarter of Section 28, Township 1 South, Range 2 West, Salt Lake Base and Meridian, and in Magna Metro Township, Utah.

SEP 26 2022

Date
Douglas J. Kinsman
License no. 334575



OWNER'S DEDICATION

Known all men by these presents that I / we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

DAKOTA LANE ONE LOT SUBDIVISION AMENDED
(AMENDING LOT 1 OF DAKOTA LANE ONE LOT SUBDIVISION)

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. Owner(s) hereby agree to warrant and defend and save the Magna Metro Township harmless against any easements or other encumbrance on a dedicated street which will interfere with the Magna Metro Township use, maintenance, and operation of the street.

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20____

By: ALDEN TAYLOR

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH County of SALT LAKE COUNTY J.S.S.

On the _____ day of _____ A.D., 20____

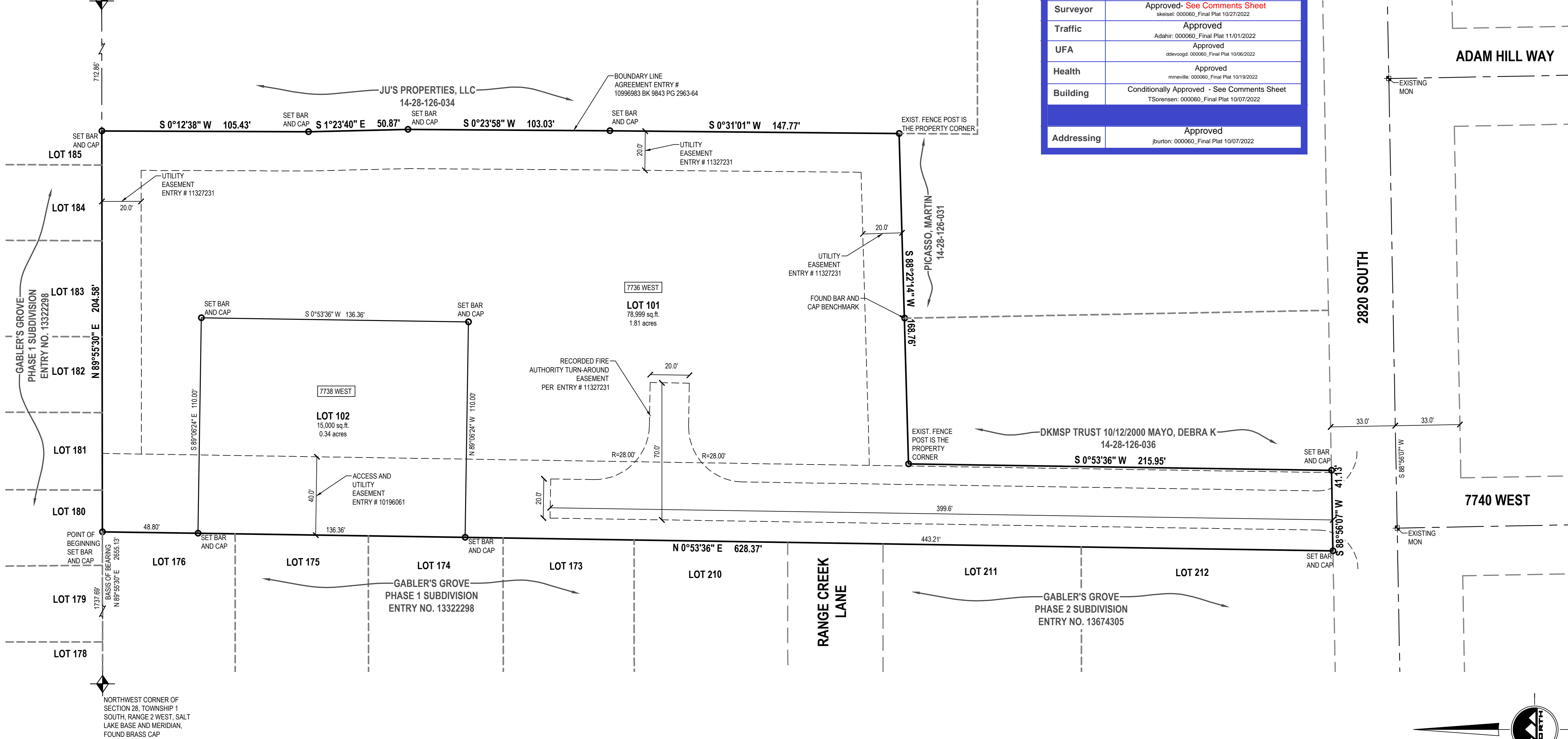
I, personally appeared before me, the undersigned Notary public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____

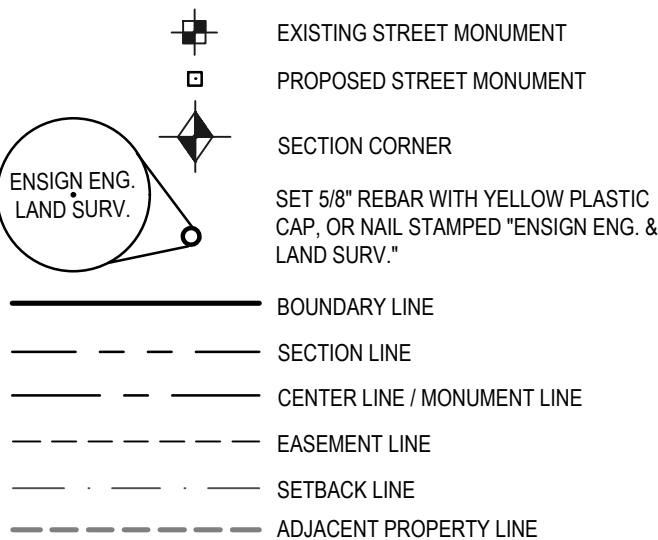
RESIDING IN _____ COUNTY.

NOTARY PUBLIC

NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, FOUND BRASS CAP



LEGEND



ROCKY MOUNTAIN POWER COMPANY

- PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 - (1) A RECORDED EASEMENT OR RIGHT-OF-WAY
 - (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - (3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - (4) ANY OTHER PROVISION OF LAW.

APPROVED THIS _____ DAY OF _____, 20____

ROCKY MOUNTAIN POWER

BY - _____

TITLE - _____

DOMINION ENERGY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS _____ DAY OF _____, 20____ BY - _____

DOMINION ENERGY TITLE - _____

RECORD OF SURVEY

R.O.S. No. 2021-11-0767

County Surveyor Reviewer Date

CHECKED FOR ZONING COMPLIANCE

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

DATE SIGNATURE

MAGNA PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____ BY THE MAGNA PLANNING COMMISSION.

CHAIR, MAGNA PLANNING COMMISSION

SALT LAKE COUNTY BOARD OF HEALTH

APPROVED THIS _____ DAY OF _____, 20____

SALT LAKE COUNTY BOARD OF HEALTH

MAGNA WATER DISTRICT

DATE SIGNED

SALT LAKE COUNTY ENGINEER

DATE SIGNED

PLAN CHECK

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

DATE PLAN REVIEW SECTION MANAGER

APPROVAL AS TO FORM

APPROVED THIS _____ DAY OF _____, 20____

MAGNA METRO TOWNSHIP ATTORNEY

MAGNA METRO TOWNSHIP MAYOR APPROVAL

PRESENTED TO THE MAGNA METRO TOWNSHIP COUNCIL THIS DAY OF _____ A.D. 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR, OR DESIGNEE

FINAL PLAT
DAKOTA LANE ONE LOT
SUBDIVISION AMENDED

(AMENDING LOT 1 OF DAKOTA LANE ONE LOT SUBDIVISION)
LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

RECORDED # _____

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____

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

FEES _____ DEPUTY SALT LAKE COUNTY RECORDER