



**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 **9<sup>th</sup> 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=aTJ1aEZ4MVVUTmxFSGlFc2RKaUpLQT09>**

**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](http://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

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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

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**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](http://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**

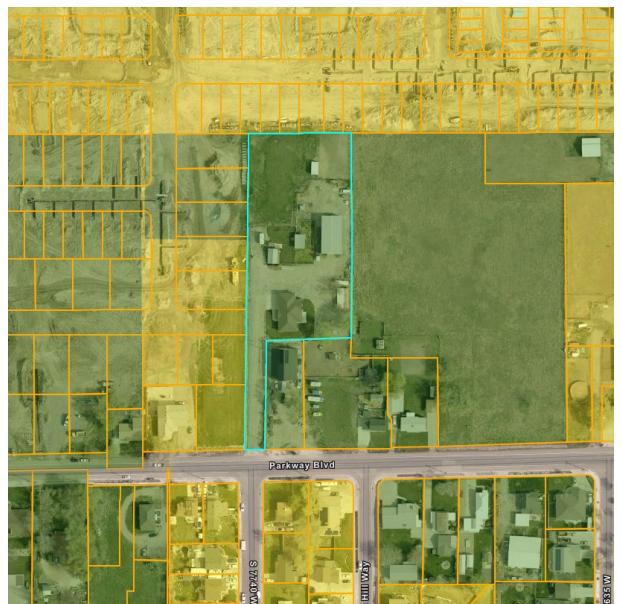
## **PROJECT DESCRIPTION**

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

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

## NEIGHBORHOOD RESPONSE

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None received as of the writing of this report.

## PLANNING COMMISSION RESPONSE

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This item was presented to the Magna Planning Commission on April 13<sup>th</sup>, 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

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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

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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

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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

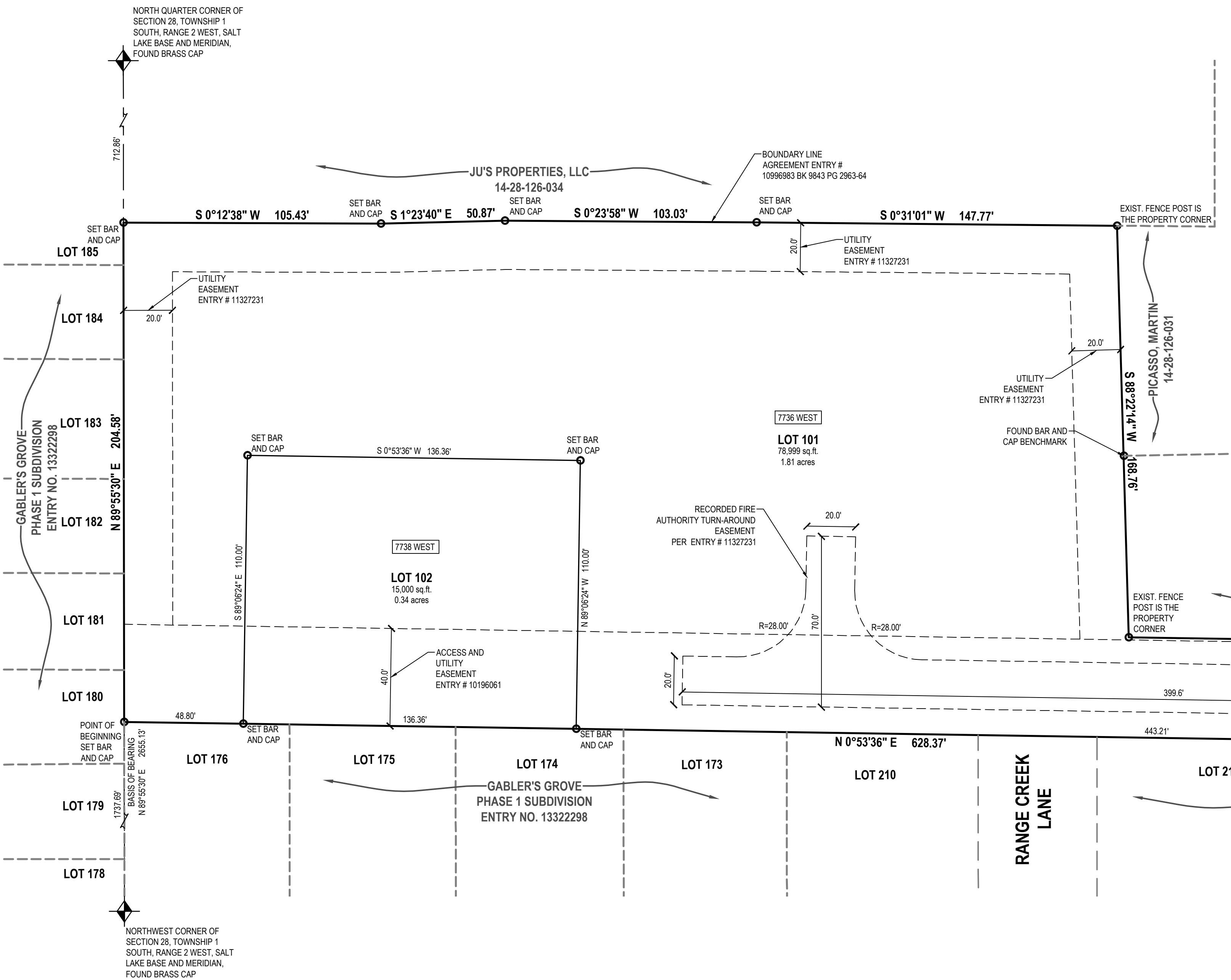
It is the recommendation of Salt Lake County Public Works Engineering that a waiver be granted for the installation of curb, gutter, sidewalk, and drive approach. Additionally, it is also recommended that the waiver be conditional upon the property owner of the above development agreeing to the terms 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



**ROCKY MOUNTAIN POWER COMPANY**

1. PURSUANT TO UTAH CODE ANN. § 8-3-27 THIS PLAT CONVEYS TO THE OWNERS/US OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 17-27A-202(4)(C)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PLAT 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 THE ROCKY MOUNTAIN POWER HAS UNDER THE LAW APPLICABLE TO THE PUBLIC UTILITY EASEMENT.

(1) A PUBLIC UTILITY EASEMENT IS A RIGHT OF WAY

(2) THE LAW APPLICABLE TO DESCRIPTIVE 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 ABRIGATION 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 DEDICATIONS 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\_\_\_\_  
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: \_\_\_\_\_

**LEGEND**

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- ENSIGN ENG. LAND SURV.
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE / MONUMENT LINE
- EASEMENT LINE
- SETBACK LINE
- ADJACENT PROPERTY LINE

**DEVELOPER**  
CHRIS TAYLOR  
7736 WEST 2820 SOUTH,  
MAGNA, UTAH 84044,  
801-554-9459

**SALT LAKE COUNTY BOARD OF HEALTH**  
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_.  
SALT LAKE COUNTY BOARD OF HEALTH

**ENSIGN**

TOOELE  
169 North Main Street Unit 1  
Tooele, Utah 84074  
Phone: 435.843.3590  
Fax: 435.851.1000  
CEDAR CITY  
430 E. 200 S.  
Phone: 435.851.1453  
RICHFIELD  
Phone: 435.896.2983

**SHEET 1 OF 1**  
PROJECT NUMBER: 7795B  
MANAGER: D. KINSMAN  
DRAWN BY: J. CID  
CHECKED BY: D. KINSMAN  
DATE: 9/26/22

**ADDRESS FRONTAGE APPROVED**  
DATE: \_\_\_\_\_ SIGNED: \_\_\_\_\_  
**UNIFIED FIRE AUTHORITY APPROVAL**  
DATE: \_\_\_\_\_ SIGNED: \_\_\_\_\_

**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

**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.  
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_.  
DATE: \_\_\_\_\_ PLAN REVIEW SECTION MANAGER

**APPROVAL AS TO FORM**  
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_.  
PRESENTED TO THE MAGNA METRO TOWNSHIP COUNCIL THIS  
DAY OF \_\_\_\_\_. A.D. 20\_\_\_\_, AT WHICH TIME THIS SUBDIVISION  
WAS APPROVED AND ACCEPTED.  
MAGNA METRO TOWNSHIP ATTORNEY

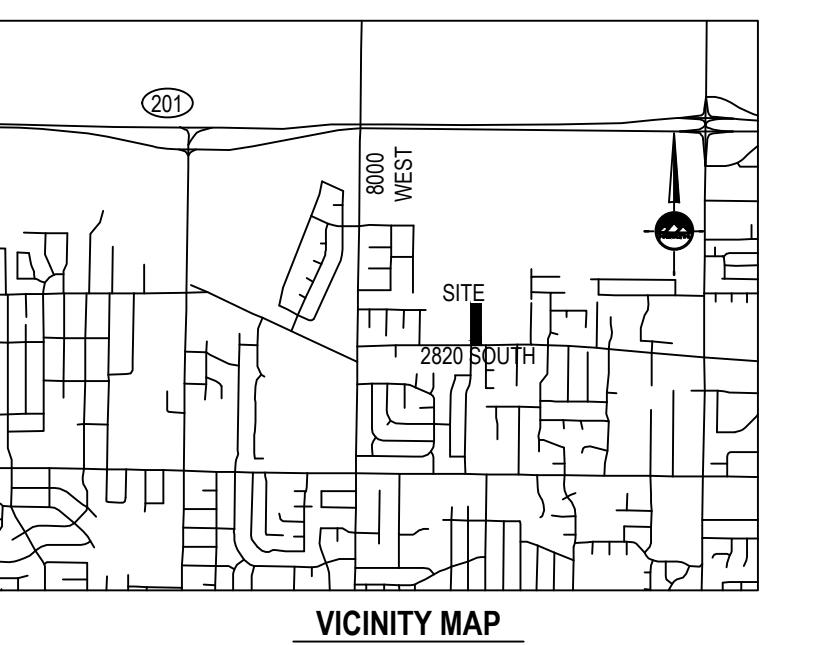
**MAGNA METRO TOWNSHIP MAYOR APPROVAL**  
MAYOR, OR DESIGNEE

**SALT LAKE COUNTY RECORDER**  
RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
REQUEST OF: \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEE: \_\_\_\_\_ DEPUTY SALT LAKE COUNTY RECORDER

**MAGNA  
METRO  
TOWNSHIP**

**Final Land Use Review**

Planning	Approved- See Comments Sheet ShCook: 000069, Final Plat 11/03/2022
Grading	Approved- See Comments Sheet mgeorge: 000069, Final Plat 11/01/2022
Geology	Approved Adahir: 000069, Final Plat 11/01/2022
Hydrology	Approved- See Comments Sheet Adahir: 000069, Final Plat 11/01/2022
Surveyor	Approved- See Comments Sheet skesler: 000069, Final Plat 10/27/2022
Traffic	Approved Adahir: 000069, Final Plat 11/01/2022
UFA	Approved ddveorge: 000069, Final Plat 10/06/2022
Health	Approved mmeville: 000069, Final Plat 10/19/2022
Building	Conditionally Approved - See Comments Sheet TSorenson: 000069, Final Plat 10/07/2022
Addressing	Approved jburton: 000069, Final Plat 10/07/2022



**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 owner(s) of the land described on this plat, the 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

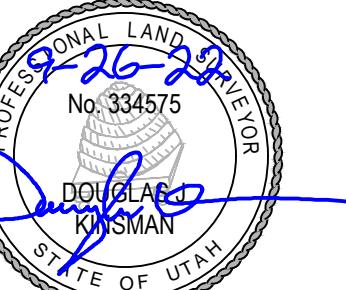
The basis of bearing for this survey is the measured line between the found monuments at the North Quarter Corner and the Northwest Corner of Section 28, Township 1 South, Range 2 West, Salt Lake Base and Meridian, which bears South 89°55'30" West 2655.13 feet.

Lot 1

All of Lot 1, of Dakota Lane One Lot Subdivision recorded as Entry No. 11327231 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

By  
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

S.S.

County of SALT LAKE COUNTY

On the \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_.

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

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC RESIDING IN \_\_\_\_\_ COUNTY.

