



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

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. GENERAL BUSINESS**

- A. CALL TO ORDER
- B. Determine Quorum
- C. Pledge of Allegiance
- D. Discuss Unified Police and Legislative Issues

**2. 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.***

**3. CONSENT AGENDA**

- A. Consider Approval of March 23, 2023 Minutes ***[Nichole Watts, Clerk]***

**4. 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 Township Meeting Procedures and Future Action Items ***[Rori Andreason, Administrator]***

## **5. POSSIBLE CLOSED SESSION**

The City Council may, by motion, enter into a Closed Session for:

- A. Discussion of the Character, Professional Competence or Physical or Mental Health of an Individual;
- B. Strategy sessions to discuss pending or reasonably imminent litigation;
- C. Strategy sessions to discuss the purchase, exchange, or lease of real property;
- D. Discussion regarding deployment of security personnel, devices, or systems;
- E. Investigative proceedings regarding allegations of criminal misconduct; and
- F. If needed, to receive counsel from Attorney

## **6. 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**

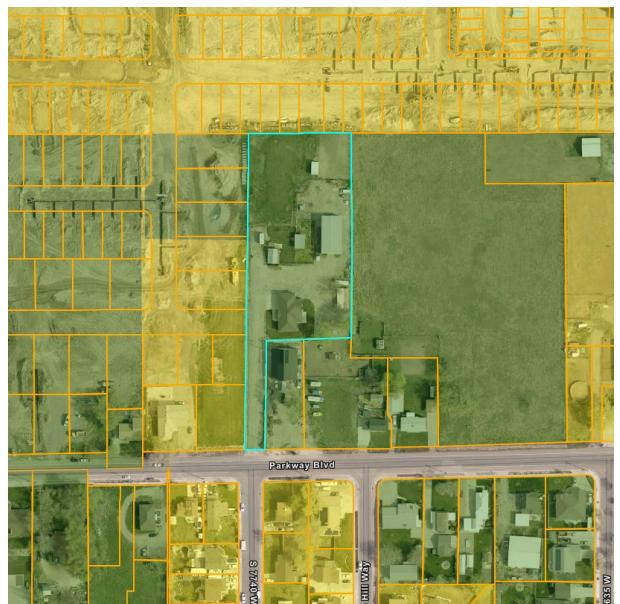
## **PROJECT DESCRIPTION**

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

