



## 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, June 8, 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 May 11, 2023 Planning Commission Meeting Minutes. (Motion/Voting)
- 2) Other Business Items. (As Needed)

### **LAND USE APPLICATION(S)**

**SUB2023-000853** - Mike Kessler is requesting a 4-lot subdivision for two duplexes. **Acreage:** 0.38. **Location:** 2823 South 9150 West. **Zone:** R-2-6.5. **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, May 11, 2022 6:30 p.m.**

**Approximate meeting length:** 17 minutes

**Number of public in attendance:** 4

**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          | x            |        |
| Ammon Lockwood                  |            |              | x      |
| Aaron Weight (Chair)            | x          | x            |        |
| Mark Elieson                    | x          | x            |        |
| Todd Richards                   | x          | x            |        |
| Sara VanRoosendaal (Vice Chair) | x          | x            |        |
| Jed Taylor (Alternate)          | x          | x            |        |

| Planning Staff / DA | Public Mtg | Business Mtg |
|---------------------|------------|--------------|
| Wendy Gurr          | x          | x            |
| Shad Cook           | x          | x            |
| Jay Springer        |            |              |

*Commissioner Weight read the Chairs Opening Statement.*

**BUSINESS MEETING**

**Meeting began at – 6:33 p.m.**

- 1) Approval of the April 13, 2023 Planning Commission Meeting minutes.

**Motion:** To approve the April 13, 2023 Planning Commission Meeting minutes as presented.

**Motion by:** Commissioner Cripps

**2<sup>nd</sup> 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 – 6:35 p.m.**

**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)

Greater Salt Lake Municipal Services District Planner Shad Cook provided an analysis of the Staff Report.

Commissioners and staff had a brief discussion regarding height.

### **PUBLIC PORTION OF MEETING OPENED**

**Speaker # 1:** Applicant

**Name:** Brandon Jones

**Address:** 3039 South 8400 West

**Comments:** Mr. Jones said it is 14 feet on the drive. Brand new purchase color coated, coming from Toro buildings, and structured to be in Alaska with 12/2 pitch roof. No utilities and will permit when ready.

*Commissioner Cripps motioned to open the public meeting, Commissioner VanRoosendaal seconded that motion.*

*No one from the public was present to speak.*

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

### **PUBLIC PORTION OF MEETING CLOSED**

**Motion:** To approve application #CUP2023-000804 Brandon Jones is requesting conditional use approval for an oversized accessory building with staff recommendations.

**Motion by:** Commissioner Richards

**2<sup>nd</sup> by:** Commissioner Elieson

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

*Commissioner Cripps motioned to close.*

**MEETING ADJOURNED**

**Time Adjourned – 6:50 p.m.**



G R E A T E R   S A L T   L A K E  
**Municipal Services  
District**

**Planning and Development Services**

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**File # SUB2023-000853**

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## Conditional Use Summary

**Public Body:** Magna Planning Commission

**Meeting Date:** June 9, 2023

**Parcel ID:** 14-30-206-001-0000, 14-30-206-002-0000

**Current Zone:** R-2-6.5

**Property Address:** 2823 S 9150 W, 2841 S 9150 W

**Request:** Leah Court Subdivision

**Applicant Name:** Mike Kessler

**MSD Planner:** Justin Smith

**MSD Planning Staff Recommendation:** Planning Commission Approval

### PROJECT SUMMARY

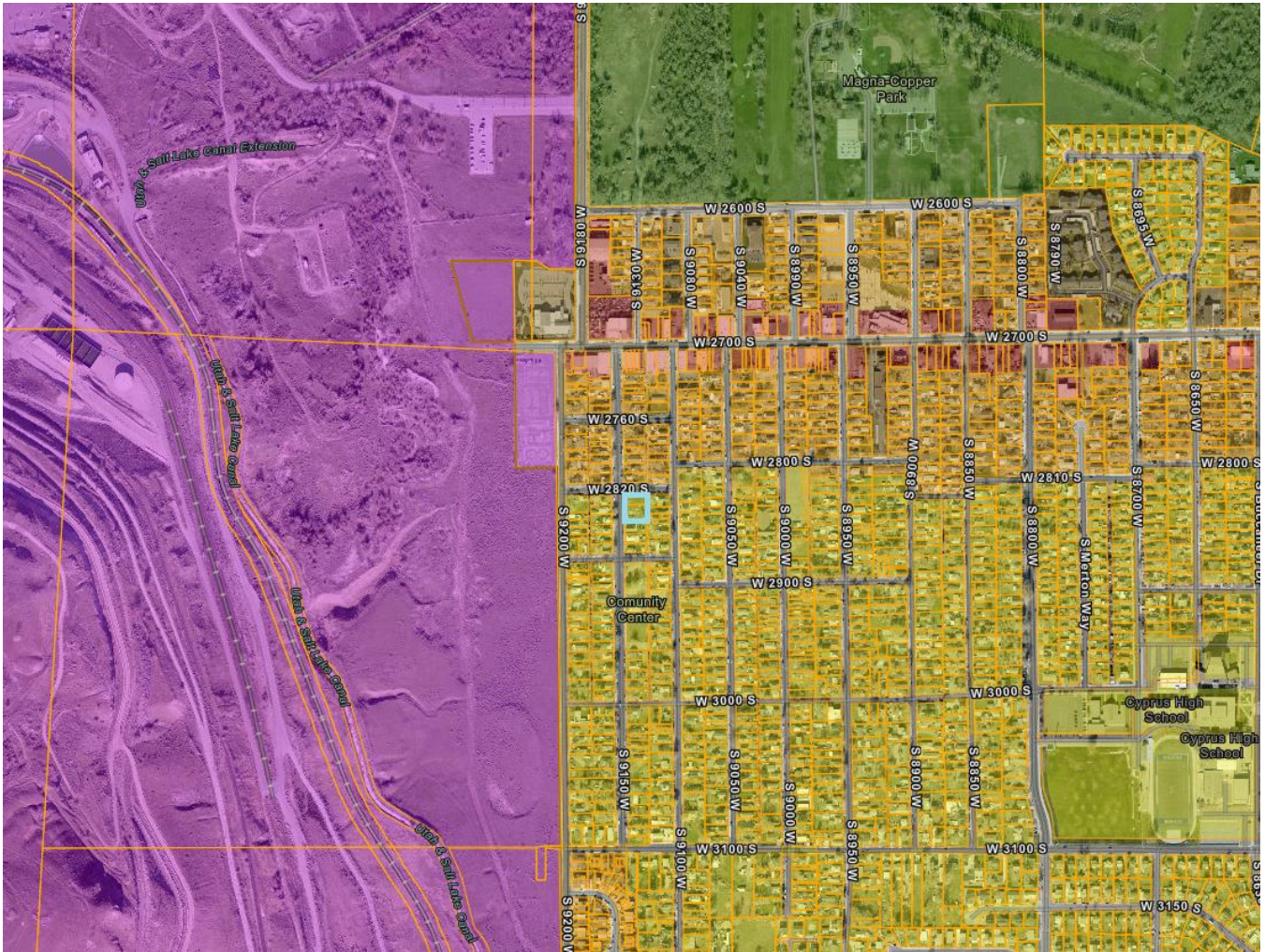
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The applicant, Mike Kessler, is seeking a 4 lot, 0.38 acre subdivision for two duplexes. This address has come to Planning Commission previously for a rezone.

### SITE & ZONE DESCRIPTION

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The northern property is currently undeveloped while the southern property previously had a home.



## ISSUES OF CONCERN/PROPOSED MITIGATION

No issues of concern are identified at this time.

## PLANNING STAFF ANALYSIS

The applicant is proposing to subdivide two lots totaling 0.38 acres in size into 4 separate lots for the purpose of building two duplexes. This subdivision was reviewed under the pending and updated Title 19 requirements.

### Zoning Considerations

Minimum lot sizes in the R-2-6.5 zone are different depending on type of housing. The R-2-6.5 zone requires 3,250 square feet per dwelling for duplexes and the subdivision meets those requirements with the smaller two lots being 3,429 square feet. The southernmost lot is 4,296 square feet and the northern most lot is 5,209 square feet. The minimum lot width is 30 feet per dwelling. The current plat shows 29 feet, but that was due to an error and will be corrected as the applicant has plenty of space. The maximum density is 12 dwelling units per acre. The applicant meets all of the zones lot size requirements.

### Water

The applicant has provided water and sewer availability letter.

**Review Criteria**

The Planning Commission is the decision making body for subdivisions. If approval is granted then the project will advance into the final plat review phase. 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**

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**Based on the findings stated above, the MSD Planning Staff recommends that the Magna Planning Commission grant approval for the Leah Court Subdivision with the following conditions:**

- 1. The applicant be required to comply with the requirements of Chapter 18.**
- 2. The applicant be required to adjust the lot widths of the two middle lots to the minimum 30 foot width.**
- 3. The applicant be required to satisfy the comments of all reviewing agencies.**
- 4. The applicant be required to comply with the requirements from all reviewing agencies.**

**ATTACHMENTS:**

- A. Preliminary Plat

| Conceptual Site Plan Review |  |
|-----------------------------|--|
| Planning                    | Concept O.K. - Technical Review Required |
| Grading                     | Concept O.K. - Technical Review Required |
| Geology                     | Concept O.K. - Technical Review Required |
| Hydrology                   | Concept O.K. - Technical Review Required |
| Surveyor                    | Concept O.K. - Technical Review Required |
| Traffic                     | Concept O.K. - Technical Review Required |
| UFA                         | Concept O.K. - Technical Review Required |
| Health                      | Concept O.K. - Technical Review Required |
| Building                    | Concept O.K. - Technical Review Required |
| Operations                  | Concept O.K. - Technical Review Required |
| Addressing                  | Concept O.K. - Technical Review Required |

Add border around the perimeter of the plat

# LEAH COURT

Is the plat title "LEAH COURT" or "LEAH COURT SUBDIVISION"?

PART OF THE NE QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

Magna Metro Township, Salt Lake County, Utah

Recorded in Book F of Plats at page 90 in the office of the Salt Lake County Recorder

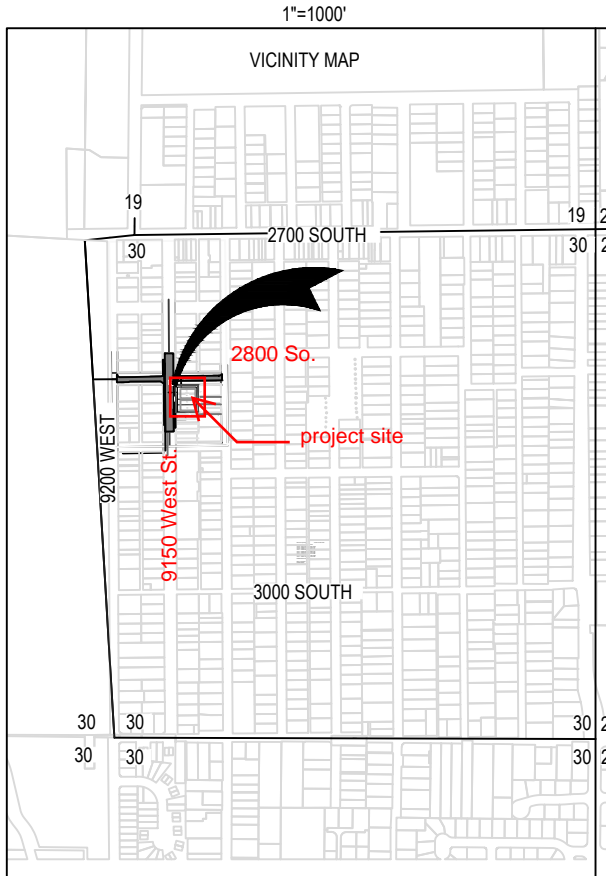


PO BOX #160183  
CLEARFIELD, UTAH 84016  
WWW.REDTAILUTAH.COM

### LEGEND

- SECTION CORNER MONUMENT
- STREET MONUMENT
- PROPERTY CORNER
- PROPERTY CORNER - SET REBAR & CAP REDTAIL 8885968
- WATER METER
- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- OVER HEAD POWER

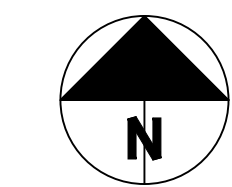
Remove topographic features from the final plat



### DEVELOPER

MIKE KESSLER  
PO BOX 57746  
SLC, UT 84157

Duplicate the plat title in the lower right hand corner of the plat



**NARRATIVE**

THE PURPOSE OF THIS PLAT IS TO COMBINE AND SUBDIVIDE PARCELS 14-30-206-001 AND 14-30-206-002 INTO 4 LOTS FOR THE CONSTRUCTION OF NEW HOMES. THE PARCELS ARE PART OF THE CHAMBERS TOWNSITE ADDITION NO 1 AS WELL AS THE ORIGINAL CHAMBERS TOWNSITE. UPON MEASURING THE ROADSIDE FACE OF THESE CURB WALLS I FOUND THEM TO BE VERY NEAR THE RECORD ROW WIDTH FOR 9150 WEST AND HAVE ACCEPTED THE FACE OF THE CURB WALLS TO BE THE ORIGINAL DEDICATED ROW WIDTH FOR 9150 WEST. THE SAME CURB WALLS CAN BE FOUND ALONG 2820 SOUTH BUT FALL SHORT OF THE DEDICATED ROW WIDTH. THE WERE HOWEVER USED TO ESTABLISH THE CENTERLINE OF 2820 SOUTH AND THE NORTH LINE OF CHAMBERS TOWNSITE ADDITION NO 1. BY USING THE FACE OF THE CURB WALLS TO ESTABLISH THE DEDICATED ROW AND ADJUSTING FOR THE EXCESS AND DEFICIENCIES FOUND THEREIN THE EXISTING OCCUPATION LINES THAT CAN BE FOUND WITH THE BLOCK SUBSTANTIALLY AGREE WITH THE ORIGINAL BLOCK LOT LINES.

**BOUNDARY DESCRIPTION**

PART OF THE NE QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

**BASIS OF BEARING**  
LINE BETWEEN THE E 1/4 OF SEC 30 T1S R2W SALT LAKE BASE AND MERIDIAN AND THE WITNESS CORNER MONUMENT OF SECTION 30 T1S R2W SALT LAKE BASE AND MERIDIAN S 89°40'50" W 2506.60' of the Northeast Quarter

COMMENCING AT THE E 1/4 OF SECTION 30 T1S R2W; THENCE S89°40'50" W 2,506.60' ALONG THE SOUTH SECTION LINE OF SECTION TO THE WITNESS CORNER MONUMENT OF THE SOUTH WEST CORNER OF SECTION 30 T1S R2W SALT LAKE BASE AND MERIDIAN; THENCE N03°52'56" W 1,869.75'; THENCE N89°10'45" E 336.39' ALONG THE CENTERLINE OF 2820 SOUTH; THENCE S00°52'00" E 33.00' ALONG THE CENTERLINE OF 9150 WEST; THENCE N89°10'46" E 33.00' TO THE EAST ROW OF 9150 WEST AND THE POB.

THENCE AROUND THE SUBDIVISION BOUNDARY THE FOLLOWING (4) COURSES:

- 1.) N 89°10'46" E 118.28'
- 2.) S 00°50'41" E 138.37'
- 3.) S 89°08'00" W 118.23'
- 4.) N 00°52'00" W 138.46' TO THE POB

CONTAINS 16,362.25 SF, .37 ACRES

*Notes: All of Lots 1 - 5 and the north half of Lot 6, Block 1, Chambers Townsite Addition No. 1 recorded in Book F of Plats at Page 90 and the west half of an alley vacated by an ordinance recorded as Entry No. 8791502 in the office of the Salt Lake County Recorder, being*

*along the boundary of three entire tracts disclosed in that Warranty Deed recorded as Entry No. 6066973, that Warranty Deed recorded as Entry No. 4175258, and that alley vacation recorded as Entry No. 8791502*

**OWNER'S DEDICATION**

WE, THE UNDERSIGNED OWNERS OF THE HEREOF DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDED THE SAME INTO LOTS AND STREET AS SHOWN ON THIS PLAT, AND THE NAME OF SAID TRACT IS

LEAH COURT SUBDIVISION

HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HERON FOR THE PERPETUAL USE OF THE PUBLIC.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
BY THE PROPERTY OWNERS

BY: \_\_\_\_\_  
BY: \_\_\_\_\_

} s.s. ???

**ACKNOWLEDGMENT**

STATE OF UTAH COUNTY OF DAVIS

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF \_\_\_\_\_ IN SAID STATE OF UTAH, THE SIGNER (OF THE ABOVE OWNERS DEDICATION) WHO DULY ACKNOWLEDGE TO ME THAT SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC  
RESIDING IN \_\_\_\_\_ COUNTY \_\_\_\_\_

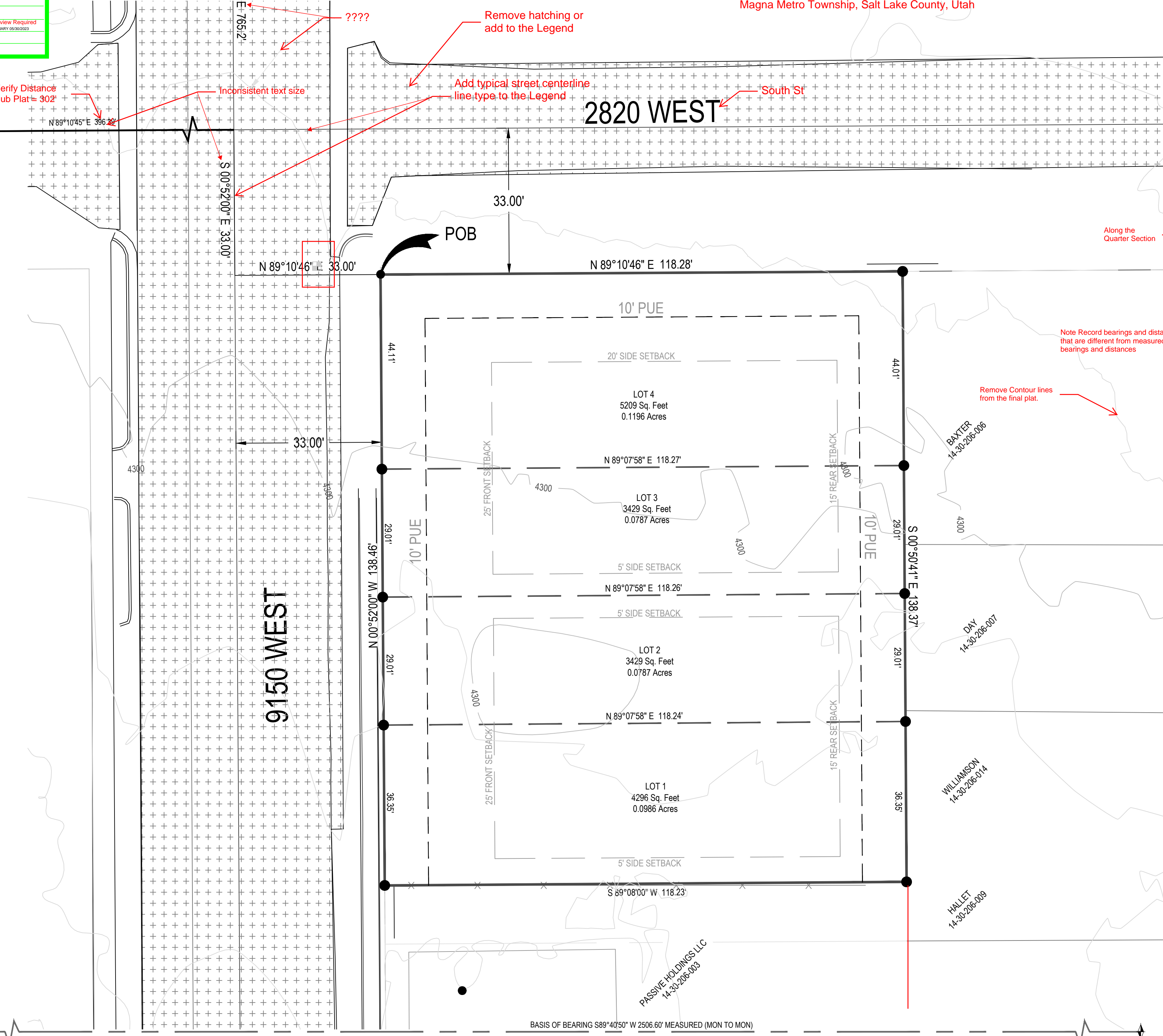
*Notes: acknowledged, (s), he/she/they, ???*

**SURVEYOR'S CERTIFICATE**

I NICHOLAS WARDELL, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT LICENSE NO. 8885968, DO HEREBY CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE REQUEST OF DRAKE POWELL OF TAG SLO. NE 1/4 R2W
2. THE LAND SURVEY LIES WITHIN THE SW 1/4 OF SECTION 30, T1S, R1W, S18M AND THE SURVEY WAS COMPLETED ON 3/13/2023
3. THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE, AND ANY LOCAL ORDINANCES IN EFFECT AT THE DATE THAT THE SURVEY WAS COMPLETED. THE SURVEY IS ALSO IN ACCORDANCE WITH SECTION 17-23-17, UTAH STATE CODE.

03/13/2023 11:55:35 PM  
NICHOLAS L. WARDELL  
STATE OF UTAH



SLCO ID 152W305B  
WITNESS CORNER  
ROUND TOP BRASS 2"  
FOUND IN PLACE

|   |  |  |   |  |
|---|--|--|---|--|
| <p><b>RECORD OF SURVEY</b></p> <p>R. O. S. NO: _____</p> <p>COUNTY SURVEY _____ DATE _____</p>  | <p><b>PLAN CHECK</b></p> <p>I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE IN THE OFFICE.</p> <p>PLAN REVIEW SECTION MANAGER _____ DATE _____</p> | <p><b>PUBLIC UTILITY APPROVAL</b></p> <p>COMCAST _____ DATE _____<br/>ROCKY MOUNTAIN POWER _____ DATE _____<br/>DOMINION ENERGY _____ DATE _____<br/>OTHER _____ DATE _____<br/>OTHER _____ DATE _____</p>   | <p><b>CHECK FOR ZONING COMPLIANCE</b></p> <p>ZONE: _____ LOT AREA: _____<br/>LOT WIDTH: _____ FRONT YARD: _____<br/>SIDE YARD: _____ REAR YARD: _____</p> <p>SIGNATURE _____ DATE _____</p> | <p>SLCO ID 152W306E<br/>E 1/4 SECTION 30<br/>STANDARD FLAT BRASS 2.5"<br/>FOUND IN PLACE<br/>BM: 4321.22 NAVD88 (GEOID 2018)</p> |
| <p><b>SALT LAKE COUNTY ENGINEERING</b></p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20____</p> <p>BY _____</p>  | <p><b>SALT LAKE COUNTY BOARD OF HEALTH</b></p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20____</p> <p>BY _____</p>   | <p><b>MAGNA METRO TOWNSHIP MAYOR</b></p> <p>PRESENTED TO THE MAGNA METRO TOWNSHIP COUNCIL<br/>APPROVED THIS _____ DAY OF _____ A.D. 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED</p> <p>MAGNA METRO TOWNSHIP MAYOR _____ DATE _____</p> | <p><b>APPROVAL AS TO FORM</b></p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20____</p> <p>MAGNA METRO TOWNSHIP ATTORNEY _____ DATE _____</p>   | <p><b>MAGNA WATER DISTRICT</b></p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20____</p> <p>BY _____</p>                           |
| <p><b>ADDRESSING APPROVAL</b></p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20____</p> <p>BY _____</p>   |  |  |   |  |
| <p><b>SALT LAKE COUNTY RECORDER</b></p> <p>RECORDED # _____<br/>STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____</p> <p>DATE: _____ TIME: _____ BOOK: _____ PAGE: _____</p> <p>DEPUTY, SALT LAKE COUNTY RECORDER<br/>SALT LAKE COUNTY DEPUTY RECORDER</p> |  |  |   |  |

