



## Planning and Development Services

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# Magna Metro Township Planning Commission

## Special Public Meeting Agenda

**Thursday, October 24, 2019 6:30 P.M.**

**\*\*AMENDED\*\***

### Location

MAGNA WEBSTER CENTER  
8952 WEST MAGNA MAIN STREET  
MAGNA, 84044  
(385) 468-6700

*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 County 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) Discussion of Landscaping and fencing requirements on 30752 - Magna Water District is requesting approval of a Conditional Use for a secondary water storage reservoir. **Location:** 4088 South 8400 West. **Planner:** Diana Martinez
- 2) Discussion of Site Plan revision review showing UDOT requirement change on 30804 - Ben Logue is requesting approval of a Conditional Use for a mixed use of apartments & retail. **Location:** 8291-8315 West 3595 South. **Planner:** Diana Martinez
- 3) Discussion of North Elevation/Façade review on the retail building on 30967 - Kurt Michelsen is requesting approval of a Conditional Use/PUD approval to allow for construction of a retail building and a restaurant building on the subject property. **Location:** 8483 W. Magna Main Street. **Planner:** Diana Martinez
- 4) Other Business Items (as needed)

### PUBLIC HEARINGS

**30930 – (Continued from October 10, 2019)** - Bryon Prince representing Ivory Development LLC and property owners Ivory Land Corporation and Kennecott Utah Copper LLC, requests approval of modifications to the previously approved Preliminary Plats for the Gabler Grove Subdivision as included in a special development agreement between the Magna Metro Township

Council, Kennecott Land, and former developer Fieldstone Homes. Included is a request for possible PUD subdivision approval and Single-Family Project Development plans for additional adjacent land areas that were not included in the development agreement, but which are proposed for development following the same principles outlined in that agreement. **Acreage:** 54.5 (approximately). **Locations:** 7824 W 2820 S, 7792 W 2820 S, 7762 W 2820 S, 7758 W 2820 S, 7744 W 2820 S, 7746 W 2820 S, 2665 S Oshea Ln, 7834 W 2820 S, 7774 W 2820 S, 2851 S 800 W, 7701 W U0201 Highway. **Zones:** R-1-6 z/c, R-1 5 z/c, R-1-4 z/c, R-1-4, R-1-6. **Planner:** Todd A. Draper, AICP

**30934 – (Continued from October 10, 2019) -** David Johnson requests approval of the proposed 2 Lot Martinez Subdivision Preliminary Plat. **Acreage:** .86. **Location:** 2866 South 7200 West. **Zone:** A-1 z/c (Agricultural, excludes the uses of two-family dwellings and dwelling groups). **Planner:** Todd A. Draper, AICP

**31003 –** Adam Loser requests approval of a Roadway Dedication Plat for the Little Valley Gateway planned development. As part of the roadway dedication the applicant also seeks a positive recommendation from the Magna Metro Township Planning Commission to the Magna Metro Township Council to amend the Community Structure Plan for the Project to increase the planned roadway widths and alter some design elements. **Acreage:** 205 (approximately). **Location:** 3940 South 8400 West. **Zone:** PC – Planned Community. **Planner:** Julia Friedman

**31040 –** Adam Loser requests Preliminary Plat approval for Phase I of the Little Valley Gateway planned development (420 lots). **Acreage:** 38.3 (approximately). **Location:** 3940 South 8400 West. **Zone:** PC – Planned Community. **Planner:** Julia Friedman

**31050 –** MSD Planning Staff is seeking public input as well as discussion and/or a recommendation regarding the Magna Metro Housing Element, which will become a component of the Magna Metro Township General Plan. **Planner:** Mikala Jordan

## ADJOURN