



**MAGNA METRO TOWNSHIP COUNCIL  
BUSINESS MEETING AGENDA  
February 13, 2024**

Webster Center  
8952 West Magna Main Street  
Magna, Utah 84044

**PUBLIC NOTICE IS HEREBY GIVEN** that the Magna Metro Township Council will hold a business meeting on the **13<sup>th</sup> day of February 2024** 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. Unified Police Department Report [*Chief Del Craig*]
6. Wasatch Front Waste and Recycling District Report [*Pam Roberts, General Manager*]
7. **CONSENT AGENDA**
  - A. Consider Approval of Minutes for November 14 and 28, 2023 [*Nichole Watt, Clerk*]
8. **ACTION/DISCUSSION ITEMS**
  - A. Salt Lake County Sheriff Presentation [*Sheriff Rivera*]
  - B. Unified Police Department Presentation [*Chief Mazuran*]
  - C. Discuss an amendment to the Magna Municipal Code Section 19.42.030(B)(2). A proposed amendment to Magna Municipal Code to amend the lot size standards of detached accessory dwelling units. [*Morgan Julian, Planner*]
  - D. Discussion and Possible Action to Ratify the Settlement of a Dispute with Magna Water regarding Relocation Costs on 3100 South [*Paul Ashton, City Attorney*]
  - E. Discuss Capital Improvement Projects – 9085 W. Storm Drain [*Steven Kuhlmeier, Engineer*]

F. Discuss Possible Traffic Calming Measures within Magna *[Council Member Trish Hull]*

**9. MANAGER/CITY ATTORNEY UPDATES**

**10. COUNCIL REPORTS**

**11. CLOSED SESSIONS IF NEEDED AS ALLOWED UNDER UTAH CODE ANN. 52-4-205)**

- 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; and
- E. Other lawful purposes as listing in Utah Code 52-4-205

**12. ADJOURN**

**ZOOM MEETING:**

*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: February 9, 2024**



DATE TUESDAY NOVEMBER 14, 2023

THE MAGNA METRO TOWNSHIP COUNCIL, STATE OF UTAH, MET ON TUESDAY, NOVEMBER 14, 2023, PURSUANT TO ADJOURNMENT ON TUESDAY, OCTOBER 24, 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<sup>1</sup>  
STEVE PROKOPIS  
TRISH HULL  
DAN PEAY, Mayor

OTHERS IN ATTENDANCE: PAUL ASHTON, LEGAL COUNSEL  
DAVID BRICKEY, ADMINISTRATOR



**Mayor Peay**, Chair, presided.



Public Meeting

Pledge of Allegiance

The Pledge of Allegiance to the Flag of the United States of America was recited.



Public Comments

**Robert Smith**, Pastor, New Beginnings Christian Fellowship, thanked the Council for enhancing Magna’s appearance and following the rules and laws. If there is anything that the church can do to help, let him know.

**Betsy Global** stated Joe Colosimo is trying to provide more affordable housing in Magna, and she would love to see it move forward.

**Kimberly Smith** stated regardless of what decision the Council makes regarding Mr. Colosimo’s request, she appreciates the Council’s diligence and taking on this job. There is a shortage of affordable housing and Mr. Colosimo will provide affordable housing and work with a banker to help home buyers.

**Kari Duckworth** stated the Santa Stroll is on November 25, 2023, from 3:00 – 6:00 p.m. There will be t-shirts, hot cocoa, and a choir performance at the library.

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<sup>1</sup> Participating Electronically

DATE TUESDAY \_\_\_\_\_ NOVEMBER \_\_\_\_\_ 14, 2023

**Council Member Hull** stated the tree lighting on Magna Main will take place the same night as the Santa Stroll.



Consent Agenda

*Minutes*

Council Member Hull, seconded by Council Member Prokopis, moved to approve the minutes of the Magna Metro Township Council meeting held on September 26, 2023. The motion passed unanimously.



*Magna Consolidated Fee Schedule*

Council Member Hull, seconded by Council Member Prokopis, moved to set the public hearing to consider the adoption of the 2024 Magna Metro Township Consolidated Fee Schedule for December 12, 2023, at 6:00 p.m.



Action/Discussion Items

*Rezone Request*

**Jeff Miller**, Planner, Greater Salt Lake Municipal Services District (MSD), reviewed the following rezone application:

REZ2023-000852 – Joe Colosimo is requesting a zone change from an R-1-6 to R-2-6.5 on 3 acres located at 3045 South 8400 West.

The original proposal was for 34 townhomes. Based on feedback from the planning commission the applicant came up with two additional proposals, Concept A has 13 twin homes (26 units total), and Concept B has 18 single-family homes. The applicant has chosen to pursue the 18 single-family home option with traditional construction methods. Planning staff and the Unified Fire Authority (UFA) have determined that secondary access to 3100 South will not be required for the 18 single-family home development.

The Planning Commission provided a favorable recommendation, subject to the following zoning conditions:

1. The overall density is limited to 18 single-family homes (with traditional construction methods, not modular homes) for the property.

2. The driveways must be a minimum of 20 feet deep.
3. There will be no secondary access to 3100 South.

**Council Member Prokopis** confirmed that the garage will fit two vehicles with a 20-foot-deep driveway that will also accommodate an additional two vehicles.

**Mr. Miller** stated yes, that is correct.

**Council Member Barney** asked if the 20-foot driveway is standard in the code.

**Mr. Miller** stated yes.

**Joe Colosimo** stated in July, he started the project with 36 units. He heard what the concerns were with that plan and after talking to planning staff he decided a single-family home development would be better. The 18 single-family home development will be a traditional construction build with unfinished basements. Traffic and a second access point were a point of contention at the July meeting, and he was tasked with completing a traffic study. The development will generate approximately 16-22 vehicles during peak hours of the day.

**Council Member Barney** asked where the trees were going to be planted. Fifteen-foot backyards are not going to fit a shade tree and the front yards appear to be small as well.

**Mr. Colosimo** stated the front corner of the house can fit a 30-foot canopy tree.

**Council Member Prokopis** asked if the traffic study took into consideration the width of the road and what the effects would be from vehicles being parked on both sides of the road.

**Mr. Colosimo** stated guest parking could be added to the ends of the development.

**Council Member Hull** asked how many bedrooms the homes have.

**Mr. Colosimo** stated the homes will have 3 bedrooms, 2 baths, and an unfinished basement.

**Council Member Prokopis** asked if there was a price point.

**Mr. Colosimo** stated it is too soon to determine a price point; however, he would like to see it priced under \$450,000.

Council Member Barney, seconded by Council Member Prokopis, moved to defer a decision on the rezone to November 28, 2023. The motion passed unanimously.

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DATE TUESDAY NOVEMBER 14, 2023

*8400 West Corridor Agreement Update*

**Council Member Hull** stated the biggest problem right now, is getting the corridor agreement so a stoplight can be installed by the time the high school opens. Utah Department of Transportation (UDOT) has agreed to get rid of the runaway truck lane and has asked Ivory to include that in its plans.

**David Brickey** stated there is nothing that dictates how the runaway truck lane is to be removed. Ivory has been instructed to design the subdivision around the elimination of the lane.

**Council Member Hull** stated UDOT has some questions regarding 8400 West and would like to meet on December 7, 2023. She can discuss the signals with them at that time. If other signals need to be adjusted, Salt Lake County should be contacted.

**Jeff Miller**, Planner, Greater Salt Lake Municipal Services District (MSD), stated he talked to Chip Hill, UDOT, today and set up a meeting for December 7, 2023, to discuss some of the changes that UDOT wants to see to the corridor agreement. He will bring that information back before the Council.

**Matt Starley**, Planner, MSD, stated Salt Lake County Engineering should be invited to attend those meetings so coordination can be made on what the corridor will look like.

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*2024 Magna Metro Township Budget and Setting Public Hearing*

The Council reviewed the following Resolution tentatively approving the 2024 Magna Metro Township budget, setting the public hearing for public comment, and possible final adoption:

RESOLUTION NO. 2023-11-01

Date: November 14, 2023

A RESOLUTION OF THE MAGNA METRO TOWNSHIP COUNCIL TENTATIVELY APPROVING THE 2024 MAGNA BUDGET, AND SETTING THE PUBLIC HEARING FOR PUBLIC COMMENT AND POSSIBLE FINAL ADOPTION ON DECEMBER 12, 2023 AT 6:00PM

WHEREAS, the Magna Metro Township (“Magna”) is a Municipality pursuant to Utah Code Annotated (“UCA”) §§ 10-2a-401 *et seq*; and

WHEREAS, the Magna Metro Township Council (the “Council”) is the municipal governing body for Magna pursuant to UCA § 10-3B-501; and

WHEREAS, the attached 2024 Magna Budget, hereinafter known as Attachment “A,” is offered for council consideration and possible tentative approval; and

DATE TUESDAY NOVEMBER 14, 2023

WHEREAS, the 2024 Magna Budget shall be made available for public inspection no later than ten (10) days prior to the public hearing for the final budget pursuant to State Law;

THEREFORE, BE IT RESOLVED, by the Magna Metro Township, the Mayor and Council hereby tentatively approves the 2024 Magna Budget, attached to this resolution as listed as "Attachment A" and sets the date, time, and place for the Public Hearing to be as follows:

PLACE: Webster Center, 8952 West Magna Main Street, Magna, Utah 84044

DATE: December 12, 2023

TIME: 6:00PM; and be it further

RESOLVED, copies of the 2024 Tentative Magna Budget be available for public inspection no later than November 28, 2023 at the Salt Lake County Clerk's Office, located at 2001 South State St suite N2-700 Salt Lake City, Utah 84114, attached to the Notice of Public Hearing on the Utah Public Meeting Notice Website <https://www.utah.gov/pmnl/index.html>, and posted to the Magna Metro Township Website [www.magnametrotownship.org](http://www.magnametrotownship.org) for public inspection..

APPROVED AND ADOPTED in the Magna Metro Township, Salt Lake County, Utah this 14<sup>th</sup> day of November, 2023.

MAGNA METRO TOWNSHIP:

/s/ DAN W. PEAY

Mayor

ATTEST

/s/ LANNIE CHAPMAN

Salt Lake County Clerk

Metro Township Clerk/Recorder

Council Member Barney, seconded by Council Member Hull, motioned to approve Resolution 2023-11-01 adopting the Magna Metro Township tentative budget, setting a public hearing for December 12, 2023, at 6:00 p.m., and potential final adoption. The motion passed unanimously.

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*2024 Magna Consolidated Fee Schedule*

**David Brickey** stated the consolidated fee schedule has been put together with the help of the Greater Salt Lake Municipal Services District (MSD). Several components may not be relevant to Magna today but will be in a year. This is a working document, and he suggested the Council look over it and bring back its final decision on December 12, 2023.

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*Council Meeting Schedule 2024 Calendar*

DATE TUESDAY NOVEMBER 14, 2023

**David Brickey** stated the proposed meeting schedule is set for the second and fourth Tuesdays of the month. December 24 has been removed as a meeting date.

**Council Member Barney** stated some meeting dates fall before holidays; the Council may want to consider changing those meeting dates.

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*Reducing the Number of Planning Commission Members*

**David Brickey** stated the Council has the authority to design its planning commission to fit its needs. Magna Metro Township is the only township that has seven planning commissioners. If the Council reduces the number to five, it will need to appoint one more alternate. He will bring this item back on November 28, 2023, for a decision.

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*Change of Government Email Addresses*

**David Brickey** stated the legislature put in place a requirement that government entities are required to change their emails and websites to a .gov by January 1, 2025. He suggested spending the next two months working with the Greater Salt Lake Municipal Services District (MSD) staff to advertise the change. The current Magna Metro Township website can be retained for \$248 and preserved for five years.

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Legislative Update

**Paul Ashton** stated last year SB 174 – Local Land Use and Development Revisions bill was passed. The bill requires a body other than the Council to act as the land use authority for subdivisions. Jay Springer, Smith Hartvigsen Attorney at Law, will be handling the ordinance amendment. The Council will still retain control over zoning issues.

The interim committee bill to convert metro townships to cities has passed out of committee. He brought up the concept of a 6-member council and it was not well received. There is no problem with changing the form of government as long as it stays the same. If the Council wants to move to a 6-member council, it can do so next year. If the bill passes the new form of government will take place on May 1, 2024.

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Manager Updates

**David Brickey** stated Wasatch Front Waste and Recycling District (WFWRD) will pick up green waste for the last time on December 4, 2023, and resume pick up on March 11,

DATE TUESDAY NOVEMBER 14, 2023

2024. Christmas trees can be picked up curbside by calling WFWRD or scheduling a pickup online.

Next Tuesday is Election Day and there will not be a meeting. He is attending a training on state and local fiscal recovery funds. There is nearly \$2,000,000 that the Council needs to figure out what it wants to do with that money in the next year. He will have more information to share with the council after the training.

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Council Member Barney, seconded by Council Member Hull, moved to close the public meeting to discuss the character, professional competence, or physical or mental health of an individual and the purchase, exchange, or lease of real property. The motion passed unanimously.

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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

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CHAIR, MAGNA METRO TOWNSHIP COUNCIL

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DATE TUESDAY \_\_\_\_\_ NOVEMBER \_\_\_\_\_ 28, 2023

THE MAGNA METRO TOWNSHIP COUNCIL, STATE OF UTAH, MET ON TUESDAY, NOVEMBER 28, 2023, PURSUANT TO ADJOURNMENT ON TUESDAY, NOVEMBER 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  
STEVE PROKOPIS  
TRISH HULL  
AUDREY PIERCE  
DAN PEAY, Mayor

OTHERS IN ATTENDANCE: PAUL ASHTON, LEGAL COUNSEL  
DAVID BRICKEY, ADMINISTRATOR

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**Mayor Peay**, Chair, presided.

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Business Meeting

The following items were discussed by the Council. Due to the technical difficulties, there is no recording for the following items:

- Public comments
- Unified Police Department (UPD) update
- Financial report
- 4<sup>th</sup> of July report
- Magna Chamber of Commerce report
- Pleasant Green Cemetery report
- Magna Town Council report
- Magna Water Improvement District update

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Consent Agenda

*Public Hearing*

The Council set the date and time for a public hearing to consider amendments to the 2023 Magna Metro Township budget for December 12, 2023, at 6:00 p.m.

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DATE TUESDAY \_\_\_\_\_ NOVEMBER \_\_\_\_\_ 28, 2023

Action / Discussion Items

*Amended Rezone Ordinance*

The Council reviewed and approved the following Ordinance rezoning property located at 3045 South 8400 West:

ORDINANCE NO. 2023-O-09

Date: November 28, 2023

AN ORDINANCE OF THE MAGNA METRO TOWNSHIP COUNCIL AMENDING THE ZONING MAP TO CHANGE THE ZONING OF THE PROPERTY AT 3045 S. 8400 W. FROM R-1-6 TO R-2-6.5

RECITALS

WHEREAS, the Greater Salt Lake Municipal Services District provides services to the five Metro Townships in the Salt Lake Valley, unincorporated areas, and the Town of Brighton; and

WHEREAS, the Magna Metro Township is a municipality and has authority to regulate Zoning in general pursuant to Utah Code Ann. Subsection 10-3c-103 (2); and

WHEREAS, Magna Metro Township has authority to adopt zoning ordinances, including a zoning map pursuant to Utah Code Ann. § 10-9a-501 in accordance with the Municipal Land Use, Development, and Management Act, ("MLUDMA"), Title 10, Section 9a, Utah Code, to establish zones within the metro township; and

WHEREAS, the Council deems it necessary to amend its zoning map in order to accommodate the proposed rezone request from the R-1-6 (Single-Family Residential, 6,000 SF Minimum) Zone to the R-2-6.5 (Medium Density Residential) Zone for the subject parcels located at: 3045 South 8400 West; and for the protection and preservation of the public health, safety and general welfare.

BE IT ORDAINED BY THE MAGNA METRO TOWNSHIP COUNCIL as follows:

1. Section 19.14.020, The Zoning Map of Magna Metro Township is hereby amended as follows:

The property described in Application # REZ2023-000852 filed by Joe Colosimo, and located at 3045 South 8400 South, within Magna Metro Township, is hereby reclassified from the R-1-6 (Single Family Residential) zone to the R-2-6.5/ZC (Medium Density Residential) Zone, said properties being described as follows:

PARCEL #: 14-29-252-015-0000

LEGAL DESCRIPTION: Commencing at a point 330 feet north and 33 feet east from the center of Section 29, Township 1 South, Range 2 West, Salt Lake Meridian (SLM).

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From this starting point, the boundaries of the parcel are described as follows: proceeding north for a distance of 4.19 feet, then heading east for a distance of 38.2 feet, followed by a southern course of 4.19 feet, and ultimately moving west for a distance of 38.2 feet to return to the point of beginning.

PARCEL #: 14-29-252-043-0000

LEGAL DESCRIPTION: Commencing at a point located 33 feet east and 198 feet north and 197.3 feet east from the center of Section 29, Township 1 South, Range 2 West, Salt Lake Meridian (SLM), the legal description pertains to a parcel of land measuring 0.33 acres more or less. From this starting point, the boundaries of the parcel are described as follows: running north for a distance of 132 feet, then proceeding east for a distance of 110 feet, followed by a southern course of 132 feet, and finally moving west for a distance of 110 feet to return to the point of beginning.

PARCEL #: 14-29-252-074-0000

LEGAL DESCRIPTION: Beginning from a point situated South 89 degrees 34 minutes 15 seconds East, 228.77 feet, and North 0 degrees 25 minutes 45 seconds East, 198.00 feet, and South 89 degrees 34 minutes 15 seconds East, 110.00 feet from the center of Section 29, Township 1 South, Range 2 West, Salt Lake Meridian (SLM), the legal description pertains to a parcel of land. From this starting point, the boundaries of the parcel are described as follows: running North 0 degrees 25 minutes 45 seconds East for a distance of 132.00 feet, then proceeding South 89 degrees 34 minutes 15 seconds East for a distance of 161.50 feet, followed by a southern course of South 0 degrees 25 minutes 45 seconds West for a distance of 132.00 feet, and finally moving North 89 degrees 34 minutes 15 seconds West for a distance of 161.50 feet to return to the point of beginning.

PARCEL #: 11-29-252-075-0000

LEGAL DESCRIPTION: Beginning from a point situated South 89 degrees 34 minutes 15 seconds East, 228.77 feet, and North 0 degrees 25 minutes 45 seconds East, 198.00 feet, and South 89 degrees 34 minutes 15 seconds East, 110.00 feet from the center of Section 29, Township 1 South, Range 2 West, Salt Lake Meridian (SLM), the legal description pertains to a parcel of land. From this starting point, the boundaries of the parcel are described as follows: running North 0 degrees 25 minutes 45 seconds East for a distance of 132.00 feet, then proceeding South 89 degrees 34 minutes 15 seconds East for a distance of 161.50 feet, followed by a southern course of South 0 degrees 25 minutes 45 seconds West for a distance of 132.00 feet, and finally moving North 89 degrees 34 minutes 15 seconds West for a distance of 161.50 feet to return to the point of beginning.

PARCEL #: 14-29-252-077-0000

LEGAL DESCRIPTION: Beginning from the southeast corner of Pendleton Grove Subdivision, the legal description pertains to a parcel of land. From this starting point, the boundaries of the parcel are described as follows: running South 69.13 feet, then proceeding West 334.30 feet,

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followed by a northern course of 69.13 feet, and finally moving East 334.30 feet to return to the point of beginning.

PARCEL #: 14-29-252-076-0000

LEGAL DESCRIPTION: Beginning from a point situated East 33 feet and North 399.135 feet from the center of Section 29, Township 1 South, Range 2 West, Salt Lake Meridian (SLM), the legal description pertains to a parcel of land. From this starting point, the boundaries of the parcel are described as follows: running North 34.565 feet, then proceeding East 152 feet, then North 34.57 feet, and East 144 feet more or less. After that, the course turns South for 69.13 feet, and finally, West for 296 feet more or less to return to the point of beginning.

The subject properties included in this zoning map amendment, are subject to the following zoning conditions (ZC) for the R-2-6.5/ZC Zone:

1. The overall density is limited to 18 Single-Family Homes (with traditional construction methods, not modular homes) for the subject property.
2. The driveways within the development must be a minimum of 20 feet deep.

The official zoning map kept on file with the Planning and Development Services Division of the Municipal Services District of Greater Salt Lake shall be changed to reflect this ordinance.

1. Effective Date. This Ordinance will take effect immediately upon posting and publication as required by law.

PASSED AND ADOPTED this 28th day of November, 2023.

MAGNA METRO TOWNSHIP

By: /s/ DAN W. PEAY  
Mayor

ATTEST:

/s/ LANNIE CHAPMAN  
Salt Lake County Clerk  
Metro Township Clerk/Recorder

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*Rezone Ordinance*

The Council reviewed and approved the following Ordinance rezoning property located at 7415 W UTWO O One Hwy:

ORDINANCE NO. 2023-O-10

Date: November 28, 2023

DATE TUESDAY NOVEMBER 28, 2023

AN ORDINANCE OF THE MAGNA METRO TOWNSHIP COUNCIL AMENDING THE ZONING MAP TO CHANGE THE ZONING OF A CERTAIN PROPERTY LOCATED IN MAGNA METRO TOWNSHIP FROM THE A-1/zc (AGRICULTURAL) TO THE M-2 (MANUFACTURING) ZONE.

RECITALS

WHEREAS, the Greater Salt Lake Municipal Services District provides services to the five Metro Townships in the Salt Lake Valley, unincorporated areas, and the Town of Brighton; and

WHEREAS, the Magna Metro Township is a municipality and has authority to regulate Zoning in general pursuant to Utah Code Ann. Subsection 10-3c-103 (2); and

WHEREAS, Magna Metro Township has authority to adopt zoning ordinances, including a zoning map pursuant to Utah Code Ann. § 10-9a-501 in accordance with the Municipal Land Use, Development, and Management Act, ("MLUDMA"), Title 10, Section 9a, Utah Code, to establish zones within the metro township; and

WHEREAS, the Council deems it necessary to amend its zoning map in order to accommodate the proposed rezone request from the A-1/zc (Agriculture) Zone to the M-2 (Manufacturing) Zone for the subject parcels located at: 7415 West UTWO O ONE Hwy; and for the protection and preservation of the public health, safety and general welfare.

BE IT ORDAINED BY THE MAGNA METRO TOWNSHIP COUNCIL as follows:

Section 1: Section, 19.14.020, The Zoning Map of the Magna Metro Township, Magna Municipal Code of Ordinances 2023, is hereby amended, as follows:

The property described in application REZ2023-000979 filed by Dan Ford and located at 7415 West UTWO O ONE HWY, within Magna Metro Township, is hereby reclassified from the A-1/zc zone to M-2 zone, said property being described as follows:

PARCELS #:14-21-402-002-0000; 14-21-402-003-0000

LEGAL DESCRIPTION:

PARCEL 1:

BEGINNING AT A POINT on the Southerly right of way of the freeway known as project no. 018-1, said point being South 89°58'32" West 1306.25 feet and South 00°02'02" East 198.78 feet from the Northeast corner of the Southeast quarter of Section 21, Township 1 South, Range 2 West, Salt Lake base & meridian and running; thence South 00°02'02" East 254.09 feet; thence South 89°45'14" West 177.81 feet; thence North 00°09'13" West 88.52 feet; thence South 89°50'47" West 3.97 feet; thence North 00°09'13" West 185.47 feet to a point on the Southerly right of way of said freeway known as project no. 018-1, said point being on a non-tangent 5699.60 foot radius curve to the right; thence along said 5699.60 foot radius curve 118.38 feet (chord bears South 84°13'20" East 118.37 feet); thence along said Southerly right of way South 83°37'38" East 64.99 feet to the point beginning.

DATE TUESDAY NOVEMBER 28, 2023

PARCEL 2:  
BEGINNING AT A POINT South 89°58'32" West 1306.25 feet and South 00°02'02" East 452.87 feet from the Northeast corner of the Southeast quarter of Section 21, Township 1 South, Range 2 West, Salt Lake base and meridian and running; thence South 00°02'02" East 834.33 feet; thence South 89°56'20" West 176.06 feet; thence North 00°09'13" West 833.75 feet; thence North 89°45'14" East 177.81 feet to the point of beginning.

CONTAINS 4.49 ACRES IN AREA

The properties included in this zoning map amendment are subject to the following zoning condition (ZC) for the M-2 Zone:

1. Allowed land uses are limited to the Vehicle & Equipment Repair use and the Storage Yard use, subject to the development and specific use standards in Title 19. Any other land use is prohibited.

Section 2: The map showing such change shall be filed with the Magna Metro Township Planning Commission in accordance with Section 19.14.020 of the Magna Municipal Code of Ordinances, 2023.

Section 3: This Ordinance will take effect immediately upon posting and publication as required by law.

PASSED AND ADOPTED this 28th day of November, 2023.

MAGNA METRO TOWNSHIP

By: /s/ DAN W. PEAY  
Mayor

ATTEST:

/s/ LANNIE CHAPMAN  
Salt Lake County Clerk  
Metro Township Clerk/Recorder

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*Rezone Ordinance*

**Justin Smith**, Planner, Greater Salt Lake Municipal Services District (MSD), reviewed the following Ordinance requesting a rezone from A-1/zc to R-2-6.5 on property located at 8020 W 3100 S:

ORDINANCE No. 2023-O-11

Date: November 28, 2023

DATE TUESDAY NOVEMBER 28, 2023

AN ORDINANCE OF THE MAGNA METRO TOWNSHIP COUNCIL AMENDING THE ZONING MAP TO CHANGE THE ZONE OF THE PROPERTY LOCATED AT 8020 W 3100 S FROM A-1 (AGRICULTURAL) TO R-2-6.5 (RESIDENTIAL)

RECITALS

WHEREAS, the Greater Salt Lake Municipal Services District provides services to the five Metro Townships in the Salt Lake Valley, unincorporated areas, and the Town of Brighton; and

WHEREAS, the Magna Metro Township is a municipality and has authority to regulate zoning in general pursuant to Utah Code Ann. Subsection 10-3c-103 (2);

WHEREAS, the Magna Metro Township has authority to adopt zoning ordinances, including a zoning map pursuant to Utah Code Ann. § 10-9a-501 in accordance with the Municipal Land Use, Development, and Management Act, ("MLUDMA"), Title 10, Section 9a, Utah Code, to establish zones within the metro township; and

WHEREAS, the Council deems it appropriate to amend its zoning map in order to accommodate the use of the land for industrial purposes, which is adjacent to another lot owned by the applicant and currently zoned M-2; and for the protection and preservation of the public health, safety and general welfare.

BE IT ORDAINED BY THE MAGNA METRO TOWNSHIP COUNCIL as follows:

1. Section 19.06.020, The Zoning Map of the Magna Metro Township hereby amended as follows:

The property described in application # [REZ2023-001001] filed by CARLOS DIAZ, and located at 8020 W 3100 S within the MAGNA METRO TOWNSHIP, is hereby reclassified from A-1 (Agricultural) to R-2-6.5 (Residential) said property being described as follows:

PARCEL #: 14-29-276-026-0000

LEGAL DESCRIPTION: BEG N 89°17'23" W 73.11 FT FR E 1/4 COR OF SEC 29, T 1S, R 2W, SLM; N 89°17'23" W 58.89 FT M OR L; N 00°42'37" E 110.5 FT; S 89°17'23" E 132 FT; S 00°51'05" W 82.67 FT M OR L; N 89°42'25" W 33 FT; S 74°04'38" W 41.65 FT; S 00°42'37" W 15.67 FT TO BEG. 0.29 AC. 08922-6953 10740-8424

The official zoning map kept on file with the Planning and Development Services Division of the Municipal Services District of Greater Salt Lake shall be changed to reflect this ordinance.

Effective Date. This Ordinance will take effect immediately upon posting and publication as required by law.

PASSED AND ADOPTED this 28th day of November, 2023.

MAGNA METRO TOWNSHIP

DATE TUESDAY NOVEMBER 28, 2023

By: /s/ DAN W. PEAY  
Mayor

ATTEST:

/s/ LANNIE CHAPMAN  
Salt Lake County Clerk  
Metro Township Clerk/Recorder

Council Member Hull, seconded by Council Member Barney, moved to approve Ordinance 2023-O-11. The motion passed unanimously.

-----

*Administrative Work Plan*

**David Brickey** presented information on hiring administrative support help in the areas of, meeting management, records management, municipal code audit, website enhancements, public notice management, communication and public relations, seasonal engagement, management of claims, and website RFP.

**Council Member Barney** stated whatever process is taken to hire administrative support, he wants it to be an open and transparent process where a posting is made, and people are allowed to apply.

**Mr. Brickey** stated he would get help from the Greater Salt Lake Municipal Services District (MSD) to post in the appropriate places.

**Council Member Barney** stated he would like a resolution outlining the hiring process, and brought back in December.

-----

*2024 Magna Consolidated Fee Schedule*

**David Brickey** stated an amended version of the consolidated fee schedule was distributed to the Council.

**Council Member Hull** asked why the fees are considerably different depending on the size of the event.

**Mr. Brickey** stated mass gatherings require verifying road closures and providing additional restrooms, among other costs.

**Council Member Prokopolis** stated Unified Fire Authority and Unified Police Department must review mass gathering permits.

DATE TUESDAY NOVEMBER 28, 2023

**Mr. Brickey** stated he would bring back the fee schedule for approval at the next meeting.

-----

*Resolution 23-11-02*

The Council reviewed the following Resolution approving and adopting the 2024 Magna Metro Township Council regular meeting schedule:

RESOLUTION NO. 2023-11-02

Date: November 28, 2023

A RESOLUTION OF THE MAGNA METRO TOWNSHIP COUNCIL APPROVING AND ADOPTING THE 2024 MAGNA METRO TOWNSHIP COUNCIL REGULAR MEETING SCHEDULE

WHEREAS, the Magna Metro Township (“Magna”) is a municipality pursuant to Utah Code §§ 10-2a-401 et Seq; and

WHEREAS, the Magna Metro Township Council (“Council”) is the municipal governing body for Magna pursuant to Utah Code §§10-3b-501 et al; and

WHEREAS, pursuant to the Utah Open and Public Meeting Act (the “Act”), the Council must adopt and post an annual regular meeting schedule of the Council; and

WHEREAS, the 2024 Magna Metro Township Council Regular Meeting Schedule, hereinafter known as Attachment “A” fulfill the requirements of the Act;

THEREFORE, BE IT RESOLVED, by the Magna Metro Township Council, the Council approves and adopts the attached 2024 Magna Metro Township Regular Meeting Schedule hereinafter to be known as Attachment “A” to this resolution, for the benefit of Magna.

APPROVED AND ADOPTED in the Magna Metro Township, Salt Lake County, State of Utah on this 28<sup>th</sup> day of November 2023.

MAGNA METRO TOWNSHIP:

/s/ DAN W. PEAY  
Mayor

ATTEST

/s/ LANNIE CHAPMAN  
Salt Lake County Clerk  
Metro Township Clerk/Recorder



DATE TUESDAY NOVEMBER 28, 2023

Council Member Prokopis, seconded by Council Member Hull, moved to approve Resolution 2023-11-02. The motion passed unanimously.

-----

*Reducing the Number of Planning Commission Members*

**David Brickey** stated he would like verification from the Council that it wants to move to a 5-member planning commission. He will take that information back to the planning staff and the actual change will take place in January.

The Council agreed to change the number of commissioners from a 7-member commission to a 5-member commission.

◆◆◆ ◆◆◆ ◆◆◆ ◆◆◆ ◆◆◆

Manager Updates

**David Brickey** stated he continues to get phone calls every day from people who do not understand what a metro township is and why they must talk to the Greater Municipal Services District (MSD). I get these calls from not only residents but also businesses. He continues to maintain an educational tone.

◆◆◆ ◆◆◆ ◆◆◆ ◆◆◆ ◆◆◆

Council Member Barney, seconded by Council Member Hull, moved to close the public meeting to discuss pending or reasonably imminent litigation and the purchase, exchange, or lease of real property. The motion passed unanimously.

◆◆◆ ◆◆◆ ◆◆◆ ◆◆◆ ◆◆◆

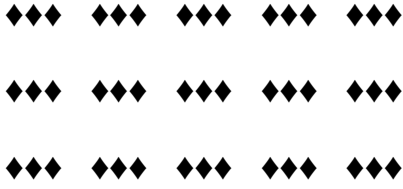
THERE BEING NO FURTHER BUSINESS to come before the Council at this time, the meeting was adjourned.

LANNIE CHAPMAN  
METRO TOWNSHIP CLERK

By \_\_\_\_\_  
Deputy Clerk

\_\_\_\_\_  
CHAIR, MAGNA METRO TOWNSHIP COUNCIL

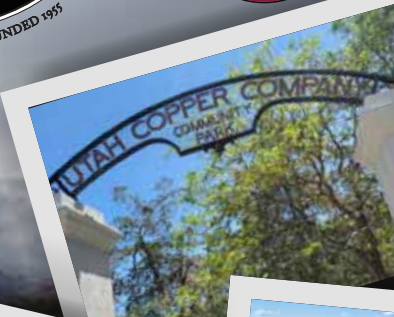
DATE TUESDAY NOVEMBER 28, 2023



# UNIFIED WE STAND STRONGER TOGETHER



EMIGRATION CANYON  
METRO TOWNSHIP



City of Holladay





# UNIFIED **POLICE** GREATER SALT LAKE

## Vision

*As partners with the community, Unified Police Department will provide the highest quality law enforcement services to minimize crime and maximize confidence, safety and quality of life.*

## Mission Statement

*We serve & protect every member of our community.*

*Through integrity, cooperation and understanding we strive to reinforce our core values:*

*Integrity: Equal service for all - Honesty and transparency - Strong ethical and moral principles*

*Respect: Empathy & commitment - Protect rights and property - Embrace diversity through education*

*Professionalism: Leadership and resource management - Efficient and effective communication - Progressive training and technology*

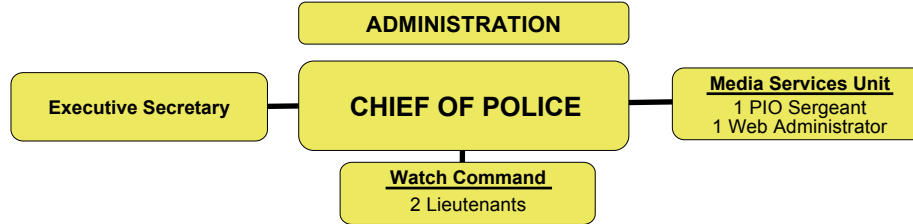




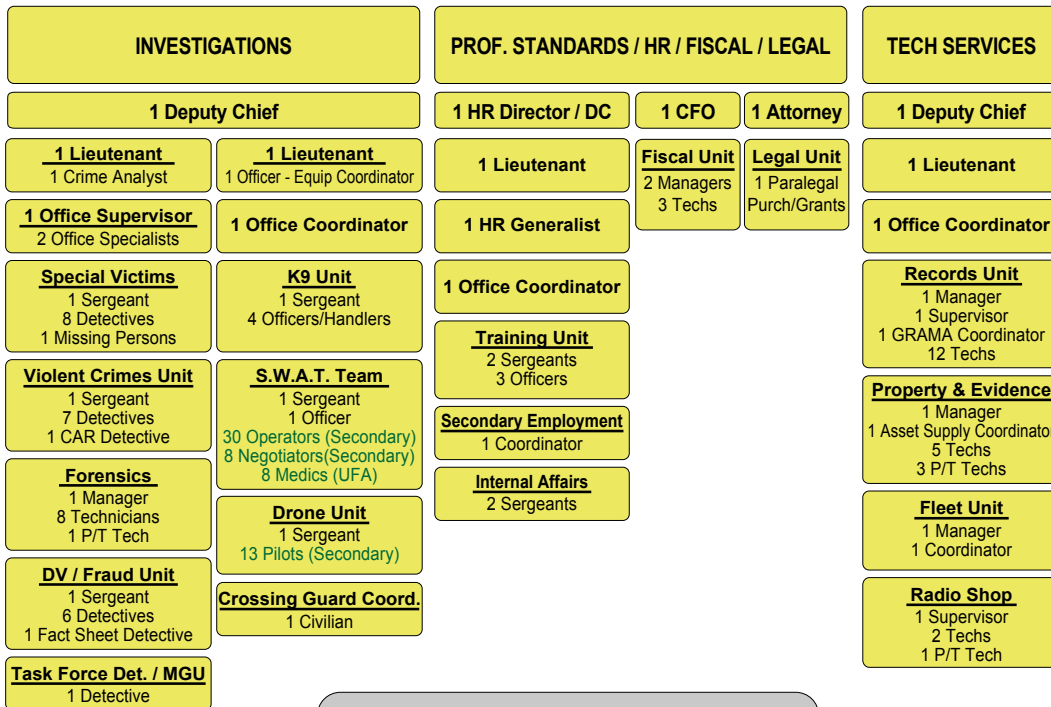
# UNIFIED POLICE DEPARTMENT (DRAFT)

## UPD Without Countywide Service & Statutory Duties

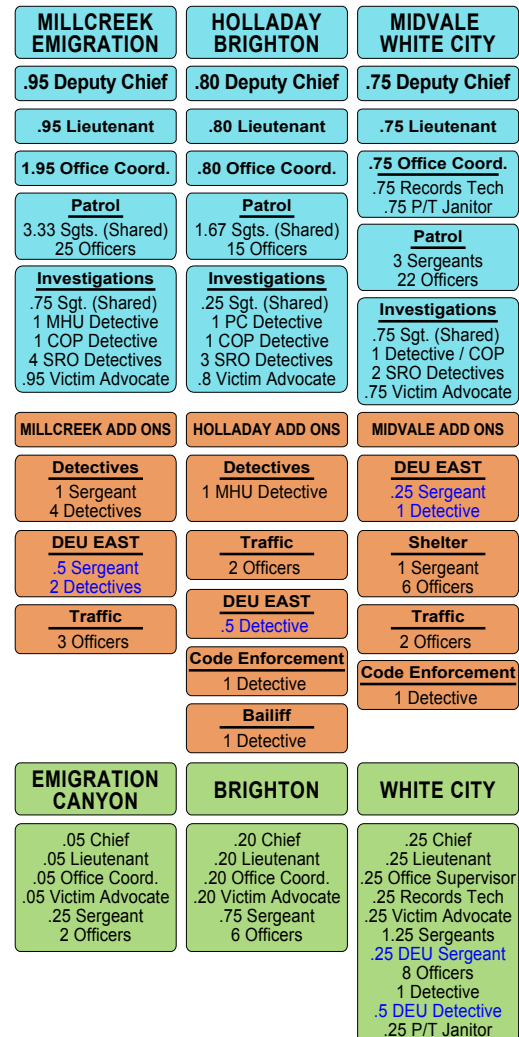
Current UPD Org Chart as of January 23, 2024, CT Draft Only



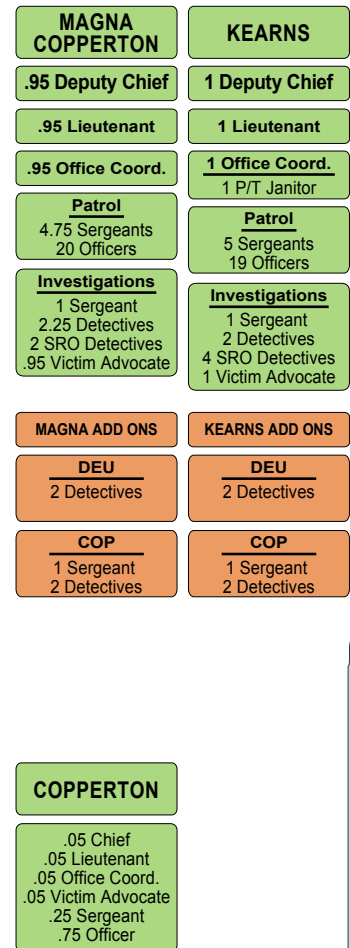
### MUNICIPAL POLICE SERVICES



### CITIES BASIC BUILD



### SLVLESA



**UPD Total FTE:**  
 Sworn: 270  
 Civilian: 68  
 Part Time: 7  
**Total: 345**



## Local Control

- UPD is governed by a board of directors selected by individual municipalities who can control and select a Chief of Police (CEO) and Local Precinct Chief
- UPD provides local control in tailoring both the level and style of law enforcement services according to your community needs
- Board Members have direct input into overall policy and budgetary process
- UPD base model provides the basic Law Enforcement Structure, but allows each community to enhance local service creating a more predictable cost model

## Expertise Based

- UPD offers greater opportunities for employees to specialize and advance their positions and career which creates a better work and service culture
- UPD offers a Shared Services Model providing specialized services to all communities to include:
  - Criminal investigations highlighting Homicide, Special Victims, Major Accidents, Fraud and Domestic Violence cases as well as Forensic Science
  - Law Enforcement specific Human Resources and Legal Department highlighting Recruitment, Hiring, Training, Personnel Management and Policy Development
  - Specialized Services in Records Management, Property and Evidence, Radio Communications, Computer Systems/Software and Fleet Management
  - Industry leading proficiency in SWAT, Negotiator, K9 and Drone Response
- Established and proven Operational Model



## FY 2025 Proposed Member Assessment 70/20/10 Shared Service Formula

Current Shared Service Formula	Kearns Township Fund 20	Magna Township Fund 21	SE Islands District Fund 23	White City Township Fund 24	Copperton Township Fund 25
FY 2024-25 Total Precinct / District Direct Budgets	6,864,050	6,952,260	-	2,036,415	229,500
FY 2024-25 Shared Services Allocation to Members	3,913,370	3,495,903	-	407,856	80,318
<b>Total FY2024-25 Estimated Member Assessment</b>	<b>10,777,420</b>	<b>10,448,163</b>	<b>-</b>	<b>2,444,271</b>	<b>309,818</b>
FY2023-24 Member Assesment	10,071,509	9,812,872	1,560,700	1,445,437	230,709
Difference	705,911	635,292	(1,560,700)	998,834	79,109
% Increase	7.01%	6.47%	-100.00%	69.10%	34.29%

Current Shared Service Formula	Emigration Township Fund 29	SW Islands District Fund 30	Town of Brighton Fund 31	Total SLVLESA
FY 2024-25 Total Precinct / District Direct Budgets	412,620	-	1,327,180	17,822,025
FY 2024-25 Shared Services Allocation to Members	162,924	-	492,869	8,553,239
<b>Total FY2024-25 Estimated Member Assessment</b>	<b>575,544</b>	<b>-</b>	<b>1,820,049</b>	<b>26,375,264</b>
FY2023-24 Member Assesment	432,846	1,148,200	1,609,898	26,312,170
Difference	142,699	(1,148,200)	210,151	63,094
% Increase	32.97%	-100.00%	13.05%	0.24%



# SLVLESA TAX REVENUE FOR 2023

Township/Unicorp	Estimated Tax Value*	Tax Revenue~
Kearns	2,039,785,514	\$ 4,383,499
Magna	2,309,907,055	\$ 4,963,990
White City	396,542,413	\$ 852,170
Copperton	56,912,995	\$ 122,306
Emigration	370,624,235	\$ 796,471
Brighton	598,164,422	\$ 1,285,455
SLCo Unincorporated	5,130,458,293	\$ 11,025,355
<b>SLVLESA Total</b>	<b>10,902,394,927</b>	<b>\$ 23,429,247</b>

~ SLVLESA tax rate .002149

\* Matches Proposed Tax Rate Value on Certified Tax Rates





# MAGNA

METRO  
TOWNSHIP





**MAGNA**  
**COPPERTON**

.95 Deputy Chief

.95 Lieutenant

.95 Office Coord.

**Patrol**

4.75 Sergeants  
20 Officers

**Investigations**

1 Sergeant  
2.25 Detectives  
2 SRO Detectives  
.9 Victim Advocate

**MAGNA ADD ONS**

**DEU**

2 Detectives

**COP**

1 Sergeant  
2 Detectives

**COPPERTON**

.05 Chief  
.05 Lieutenant  
.05 Office Coord.  
.05 Victim Advocate  
.25 Sergeant  
.75 Officers

**KEY REASONS FOR WORKING TOGETHER**

- Partnership with Magna and Copperton for cost savings and economies of scale
  - Base model of 95% Magna- 05% Copperton
- 20 patrol officers assigned specifically to Magna (24/7 dual officer coverage)
- VECC frequency shared with Magna, Copperton as well as Kearns for geographic coverage
- Chief, Lieutenant, Patrol Supervisor assigned to Magna
- Detectives (Property Crimes, Direct Enforcement Unit & Community Oriented Policing) Assigned to Magna
- UPD provides a greater base of Municipal Experience tailored specifically to Magna, lending to higher performance competence in law enforcement duties
- UPD is governed by a board of directors selected by individual municipalities who can control and select a Chief of Police (CEO) and Local Precinct Chief





## Current

- UPD provides much more local control and has a more predictable cost model
  - Operational costs include 46 Crossing Guards (\$379,000)
  - You can build your Police Services to the Level you feel is right for Magna
- UPD is very Flexible and Accommodating
- Community Outreach:
    - Youth Academy
    - School Interaction
    - Magna City Events
  - You can add or subtract Officers to accommodate the needs of your community

Magna Township Fund 21	
Precinct Direct	6,952,260
Shared Services	3,495,903
<b>Total Assessment</b>	<b>10,448,163</b>
2023-24	9,812,872
Difference	635,292
% Increase	6.47%







# UNIFIED **POLICE**

GREATER SALT LAKE



- UPD can also bring a large contingency of resources into Magna in times of additional need
- Cost and service level considerations:
  - You are connected physically and historically to Kennecott
  - Kennecott can benefit from additional allocations to serve mine operations in your area
  - Magna Police Resources will continue to serve Kennecott
- Trust based on public safety, city needs and history of working together



UNIFIED WE STAND  
STRONGER TOGETHER

## HOW WOULD YOU RATE THE OFFICER YOU INTERACTED WITH?

**4.67**  
OUT OF 5  
FROM 6,886 RESPONSES

## HOW SATISFIED ARE YOU WITH THE DEPARTMENT?

**4.43**  
OUT OF 5  
FROM 9,521 RESPONSES

*I found the officers involved were professional, courteous and professional.*

Stolen Vehicle Information/Investigation 2024-02-06 @ 19:51

*Thank you*

Harassment Investigation 2024-01-31 @ 21:34

*Officer was very friendly and courteous.*

Vandalism Information 2024-01-31 @ 11:20

*VIN verification Grateful for the service*

Vin Inspection 2024-01-29 @ 14:14

*Everyone was great! Thank you!*

Road Rage 2024-01-29 @ 07:10

*Keep up the great work! Thanks for everything y'all do!*

Parking Complaint 2024-01-27 @ 14:52

*Warren is a ASSET!*

Health and Safety 2024-02-06 @ 12:21

*The officer that took the call was very respectful, listen to my concerns, identified the problem and offered a great amount of support and information that was related to my case. I commend this officer for his service, hard work and dedication. ...*

Civil Dispute 2024-02-02 @ 12:10

*Very happy*

Fraud 2024-01-30 @ 13:58

*Officer bushel was very courteous and professional.*

Stolen Vehicle Information/Investigation 2024-01-29 @ 13:07

*Dawn Larsen is fantastic!*

Parking Complaint 2024-01-27 @ 15:18

*Perfec*

*Great response time. Great guy and polite and awesome*

Citizen/motorist Assist 2024-02-05 @ 12:12

*It was great.*

Noise Disturbance 2024-02-01 @ 08:25

*I live in a brand new neighborhood and the parking is a huge challenge. The officer that responded was amazing!!!*

Parking Complaint 2024-01-31 @ 12:01

*We are pleased with better police patrols in our industrial park with the road improvements.*

Suspicious Vehicle 2024-01-30 @ 08:13

*I was so impressed with the officer. She was thorough and worked quickly to resolve a potentially very dangerous situation.*

Person With a Weapon 2024-01-28 @ 08:49

*You police officers are the greatest*

Parking Complaint 2024-02-02 @ 18:48

*This call was for a welfare check on my daughter, who lives in a mobile home that I own in Midvale. We actually live in California. I have found the services of the police department to be excellent. The dispatcher was a especially good.*

Welfare Check 2024-02-01 @ 17:11

*The officier was very kind and helpful, retrieves my car and brought it back to my driveway, which I am very thankful for.*

Assist Other Agency 2024-01-30 @ 10:43

*Thank you.*

Suspicious Circumstance Information 2024-01-28 @ 11:10

*Keep up the great job you yare doing*

Burglary 2024-01-26 @ 23:32



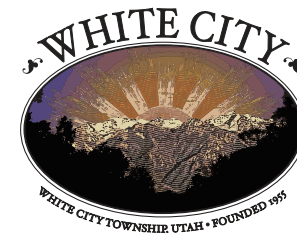
# Value Beyond Money



- Experience and Established Track Record
  - Relationship Built on Trust
- The Value and Depth of Shared Services
  - ~ (For the Community and for LE employees)
- Commitment to Tailor Services to Individual Communities
- Willing to Keep Our Commitments
- Measure Our Service to Improve Visibility and Responsiveness
- Immediate Access to Additional Resources when Needed



City of Holladay



UNIFIED WE STAND



G R E A T E R   S A L T   L A K E

**Municipal Services  
District**

**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)

File # OAM2023-000939

## Ordinance Amendment Summary and Recommendation

<b>Public Body:</b>	<b>Magna Metro Township Council</b>
<b>Meeting Date:</b>	<b>January 23, 2024</b>
<b>Proposal:</b>	<b>An amendment to Magna Municipal Code section 19.42.030 (B)(2). A proposed amendment to Magna Municipal Code to amend the lot size standards of detached accessory dwelling units.</b>
<b>Planner:</b>	<b>Morgan Julian</b>
<b>Recommendation:</b>	<b>Recommend approval of the proposed ordinance</b>

### DESCRIPTION OF THE PROBLEM

The Municipal Services District (MSD) current planning staff is proposing to reduce the lot size standard for detached accessory dwelling units (DADU), delineated in 19.42.030 (B)(2) of the Magna Metro Township Municipal Code. The purpose of these revisions is to make DADU construction more accessible to Magna residents. This report identifies the issues regarding the lot size standard for DADUs, and it outlines a proposed reduction to this standard along with the benefits of reducing this restriction. A reduction in the minimum lot size standard should result in more property owners building detached accessory dwelling units. These detached accessory dwelling units allow a property owner to earn passive income by renting out the resulting units. This passive income helps Magna homeowners by making their properties more affordable and creates additional affordable housing for other members of society.

The current code states “detached ADU may be constructed on lots with an area of 12,000 square feet or greater”. After receiving several inquiries, the MSD current planning staff has recognized that this existing lot size standard for DADUs has created a barrier for Magna residents when constructing DADUs. Currently in Magna, there are 6,823 single-family residential lots. Only 551, or 8%, of those properties are eligible for a DADU per the current lot size requirement. Whereas 5,980 properties or 87% of single-family residential lots would meet a 6,000 square feet lot size standard for DADUs (please see Attachment 1).

Under the light of new state provisions, Magna Metro Township just adopted five strategies to address. One of the strategies adopted is to “create or allow for, and reduce regulations related to, multi-family residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones”. DADUs are part of a range of housing types that can help increase the housing supply with minimal impacts to the scale of an existing neighborhood.

The majority of residential properties in Magna have an area less than 12,000 square feet. The proposed reduction of the lot size requirement for DADUs will give Magna residents more options in utilizing their property. With the current shortage of affordable housing options, creating additional housing opportunities for Magna residents by relaxing the lot size standard for DADUs will benefit the Township of Magna as a whole.

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### **DESCRIPTION OF THE PROPOSED ORDINANCE**

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The MSD staff recommends an amendment to only the lot size requirement for DADUs delineated in 19.42.030(B)(2) (please see Attachment 2). The MSD staff suggest the following lot size standard option for the reduction of the lot size requirements for DADUs; 6,000 sq ft, 6,000 sq ft with a 500 sq ft size limit to the DADU, 7,000 sq ft, 8,000 sq ft, and 9,000 sq ft.

Attachment 3 shows what each lot size standard option may look like.

Please consider that the size of any detached structures is limited to accessory structure development standards in 19.28.050 and lot coverage standards in 19.28.060. 19.28.050 (B) limits a detached structure to a height of 20 feet. 19.28.060 (A) limits the building coverage of an entire lot to 40%. 19.28.060 (B) limits accessory structure coverage of a rear yard, including DADUs, to 25%. The examples in Attachment 3 show potential DADUs that meet these requirements. The MSD staff has also included an example of what a DADU with limited square footage could look like on a lot between 6,000 sq ft and 7,000 sq ft.

---

### **REVIEW PROCEDURE AND CRITERIA**

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The Magna Planning Commission must have held a public hearing and has recommended that the Magna Metro Township Council adopt the ordinance attached to this staff report (attachment #3). The Council must then consider the application in a public meeting, after which they may adopt, adopt with revisions, or reject the ordinance amendment recommended by the Planning Commission.

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### **PLANNING STAFF RECOMMENDATION**

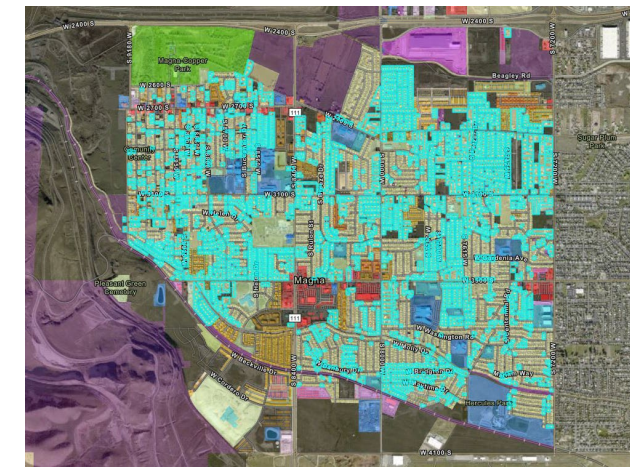
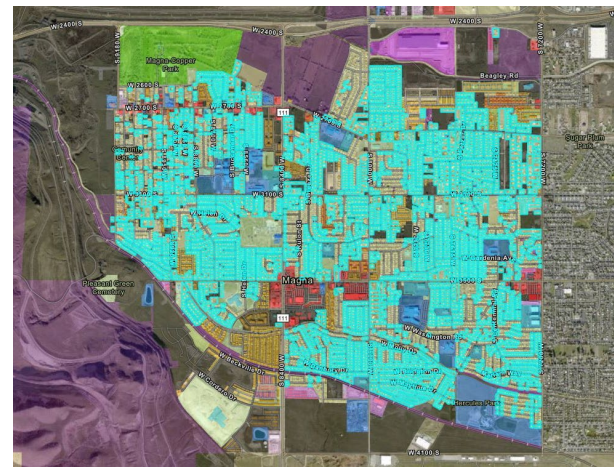
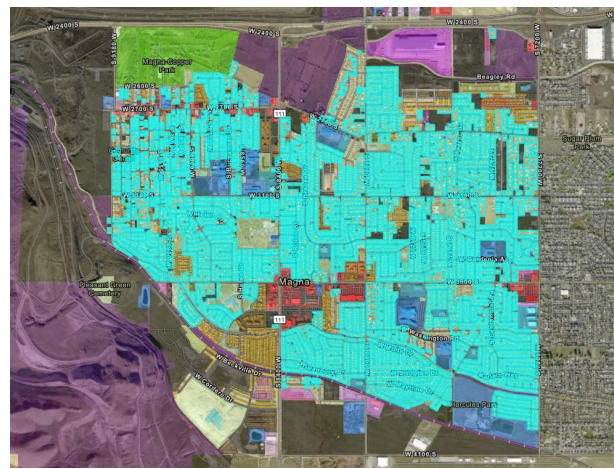
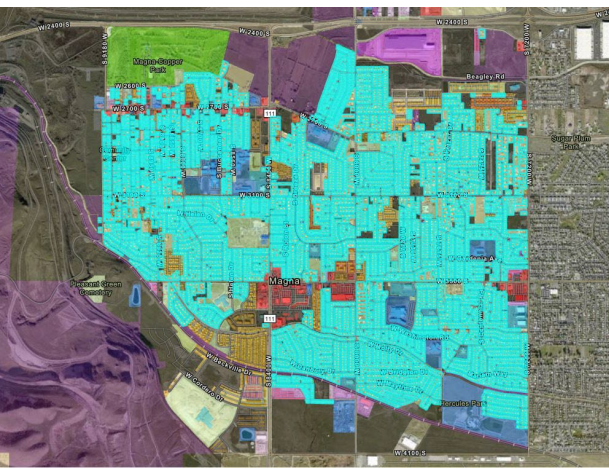
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Staff recommends that the Council adopt of the attached ordinance with a reduced lot size requirement for detached accessory dwelling units (attachment 3). Staff recommend a 350 square foot limit on DADU's on lots between 6,000 and 7,000 sf. Research suggests many more options exist at the 350 sf limit than at the 300 sf limit.

#### **Attachments:**

1. Map of Lot Sizes
2. Lot Size Standard Options
3. Proposed Ordinance





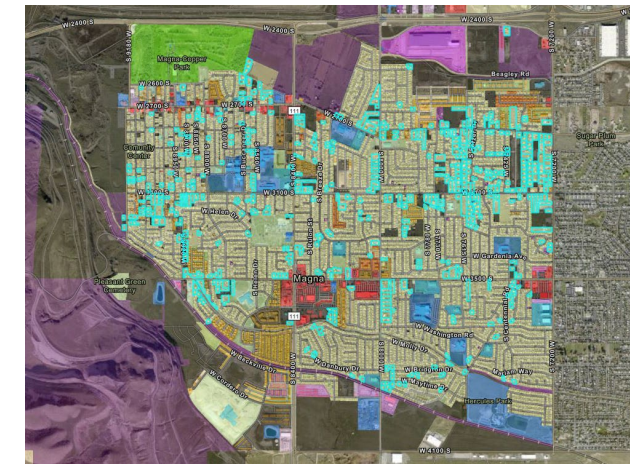
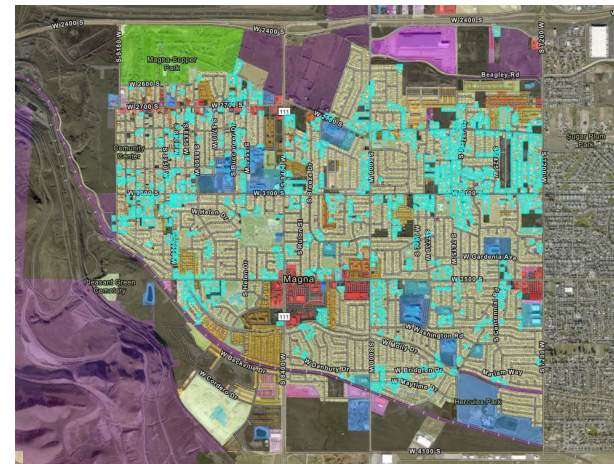
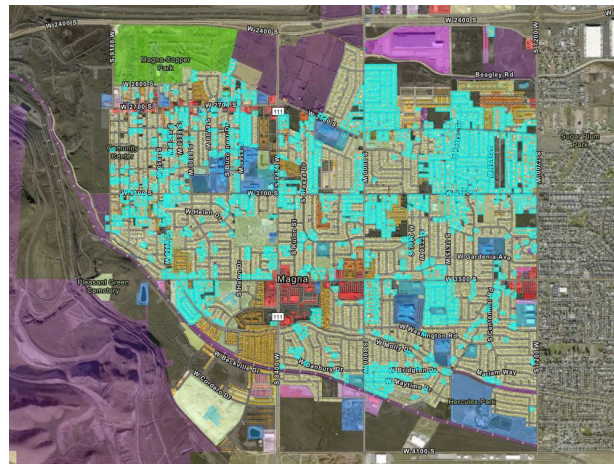
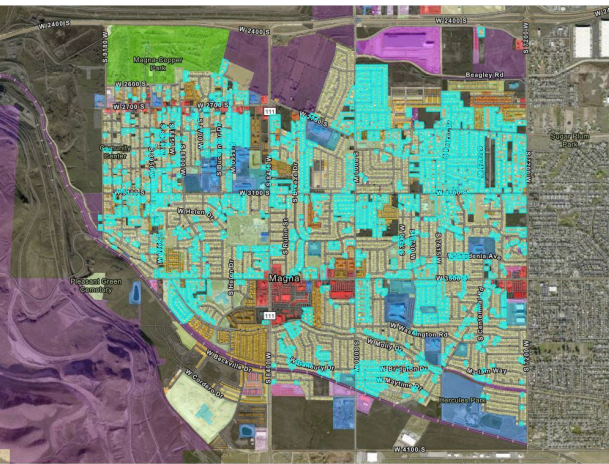
**All Single-Family Residential  
Parcels**  
6,823

**Parcels Equal to or Greater than  
6,000 sqft**  
5,980 (87%)

**Parcels Equal to or Greater than  
7,000 sqft**  
3,979 (58%)

**Parcels Equal to or Greater than  
8,000 sqft**  
2,622 (38%)

Attachment #1 - Map of Lot Sizes



**Parcels Equal to or Greater than  
9,000 sqft**  
1,872 (27%)

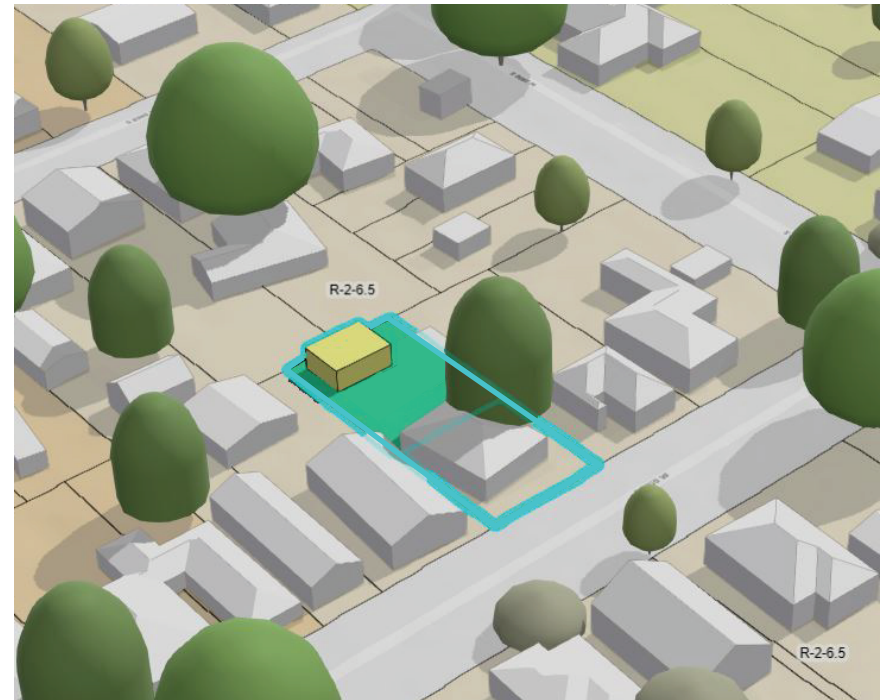
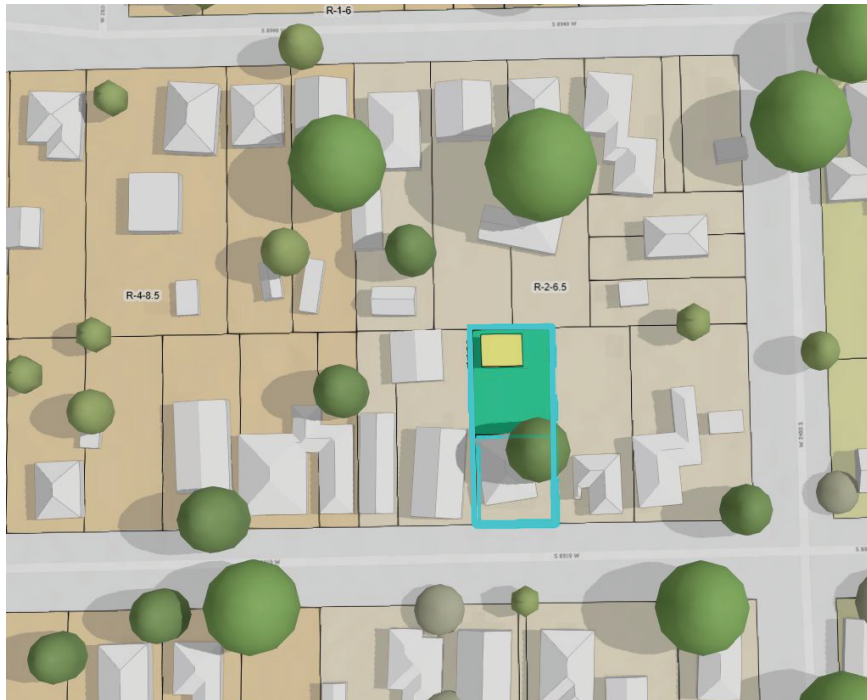
**Parcels Equal to or Greater than  
10,000 sqft**  
1,515 (22%)

**Parcels Equal to or Greater than  
11,000 sqft**  
698 (10%)

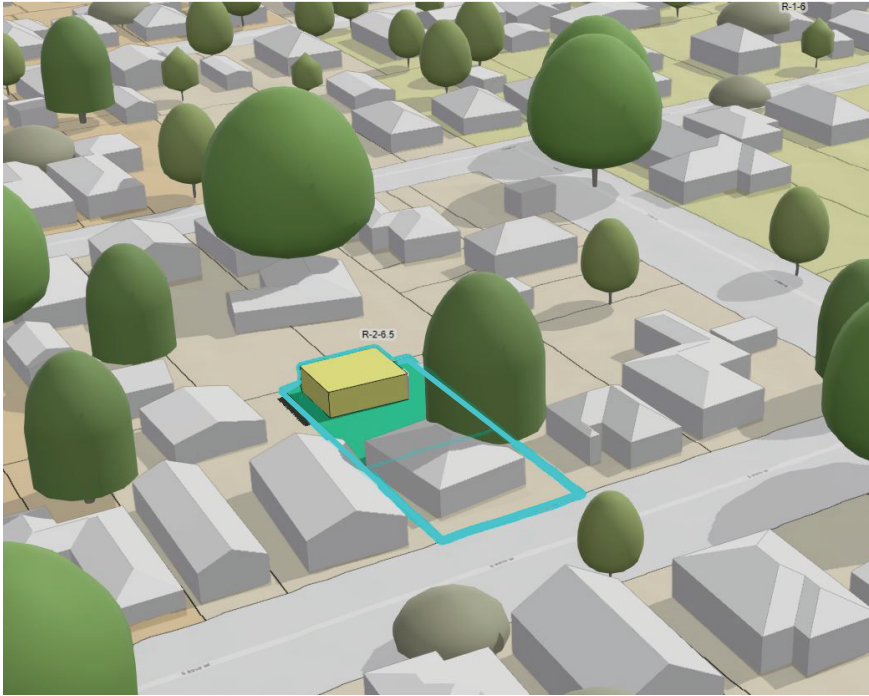
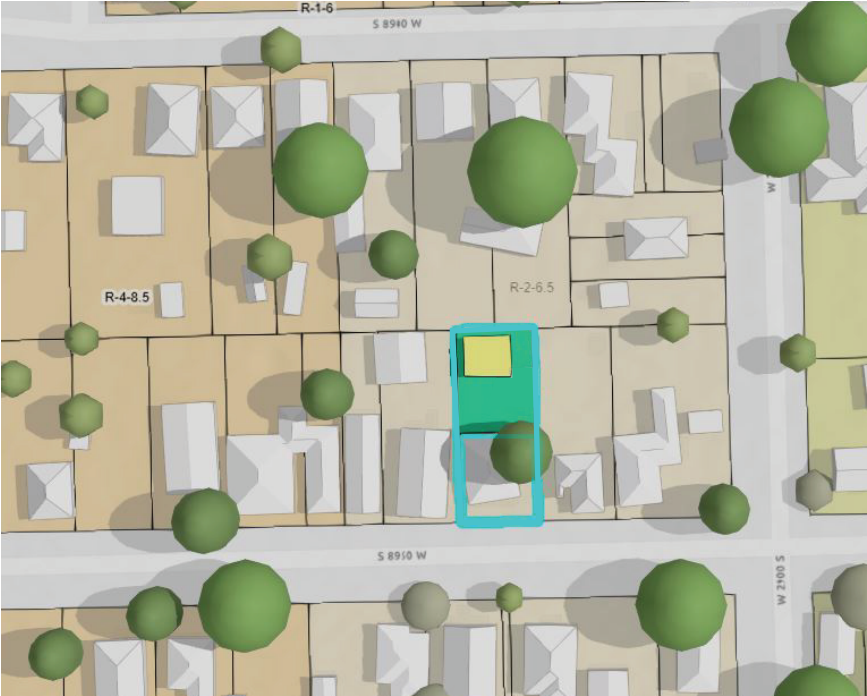
**Parcels Equal to or Greater than  
12,000 sqft**  
551 (8%)



# 6,000 sqft Lot with a 500 sqft ADU



6,000 sq ft lot with ADU that covers 25% of the rear yard

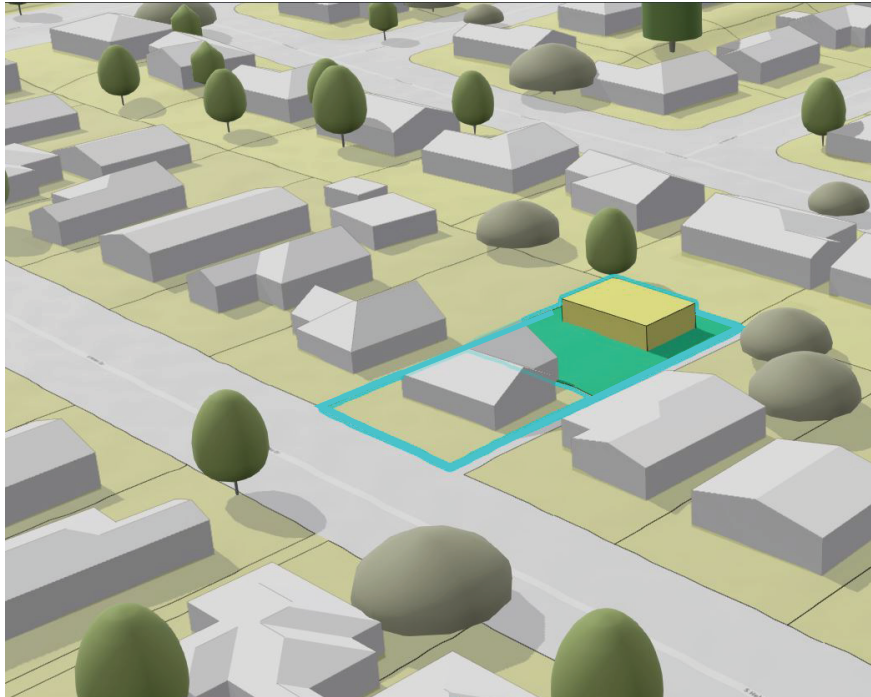


7,000 sq ft lot with ADU that covers 25% of the rear yard

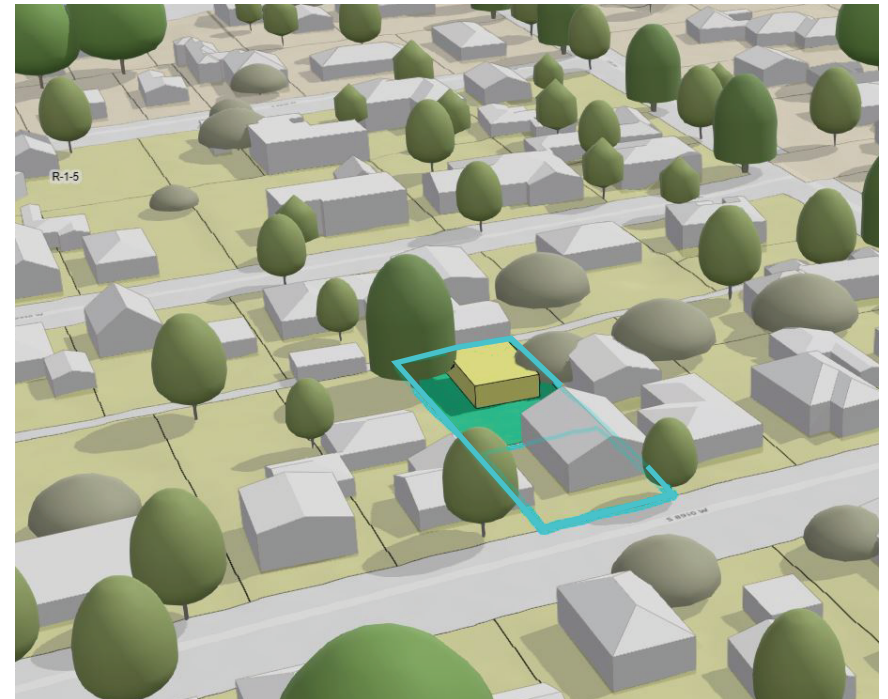




8,000 sq ft lot with ADU that covers 25% of the rear yard



9,000 sq ft lot with ADU that covers 25% of the rear yard



**MAGNA METRO TOWNSHIP**

**Ordinance No. 2024-O-03**

Date: **January 23, 2024**

**AN ORDINANCE OF THE MAGNA METRO TOWNSHIP COUNCIL AMENDING  
MINIMUM LOT SIZE REQUIREMENT PROVISIONS FOR DETACHED ACCESSORY  
DWELLING UNITS**

**WHEREAS**, the Greater Salt Lake Municipal Services District provides services to the five Metro Townships in the Salt Lake Valley, unincorporated areas, and the Town of Brighton; and

**WHEREAS**, the Magna Metro Township adopted each county ordinance in effect at the time of its incorporation pursuant to Utah Code Ann. Subsection 10-2a-414(3) and has authority to amend or repeal the county ordinance when it determines it is necessary; and

**WHEREAS**, the Magna Metro Township is a municipality and has authority to regulate detached accessory dwelling units in general pursuant to Utah Code Ann. Subsection 10-3c-103 (2);

**WHEREAS**, Magna Metro Township has authority to amend zoning ordinances pursuant to Utah Code Ann. § 10-9a-503 in accordance with the Municipal Land Use, Development, and Management Act, (“MLUDMA”), Title 10, Section 9a, Utah Code, to regulate the construction and location of detached accessory dwelling units; and

**WHEREAS**, the Council deems it necessary to amend its ordinances in order to allow Magna residents a reasonable opportunity to build detached accessory dwelling units to increase the affordable housing supply within the community; and for the protection and preservation of the public health, safety and general welfare.

**NOW THEREFORE, BE IT ORDAINED BY THE MAGNA METRO TOWNSHIP COUNCIL** as follows:

1. Title 19 Zoning: The following Section 19.42.030(B)(2) is hereby repealed and replaced in its entirety with the revised Section 19.42.030(B)(2) attached hereto as **Exhibit A**.
2. Severability. If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which shall continue in full force and effect.
3. Effective Date. This Ordinance will take effect immediately upon posting and publication as required by law.

**PASSED AND ADOPTED** this 23<sup>rd</sup> day of January 2024.

MAGNA METRO TOWNSHIP COUNCIL

---

By: Eric G. Barney, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Lannie Chapman, Clerk/Recorder  
Salt Lake County

\_\_\_\_\_  
METRO TOWNSHIP ATTORNEY

Voting:

Mayor Barney	voting _____
Council Member Prokopis	voting _____
Council Member Hull	voting _____
Council Member Sudbury	voting _____
Council Member Pierce	voting _____

**SUMMARY OF**

**MAGNA METRO TOWNSHIP**  
**ORDINANCE NO. 2024-O-03**

On January 23, 2024, the Magna Metro Township Council enacted Ordinance No. 2024-O-03, adopting an amendment to Title 19 Zoning, repealing and replacing Section 19.42.030 (B)(2), reducing the minimum lot size requirement for detached accessory dwelling units to \_\_\_\_\_

A complete copy of Ordinance No. 2024-O-03 is available in the office of the Magna Township Clerk, 2001 South State Street, N2-700, Salt Lake City, Utah. The official zoning map of Magna Metro Township is maintained by the Municipal Services District of Greater Salt Lake and is available for viewing at MSD.utah.gov.

*(Complete as Applicable)*

Date ordinance summary was published on the Utah Public Notice Website per Utah Code §10-3-711: \_\_\_\_\_

Effective date of ordinance: \_\_\_\_\_



## EXHIBIT A

### 19.42.030(B)(2) Allowable Areas and Zones

2. Detached Accessory Dwelling Units (DADU) are a permitted use in the R, A and PC zones as identified in the use tables in this Title. A detached ADU may be constructed on lots with at least 6,000 square feet or greater if the detached ADU does not exceed 300 square feet of floor area. A detached ADU may be constructed on lots with an area of 7,000 square feet or greater. Detached ADUs in a PC Zone are permitted on lots with a minimum area of 6,000 square feet if Magna has approved design standards for the same. A detached ADU is subject to the lot coverage and maximum rear yard coverage limits for accessory structures.



UNIFIED FIRE AUTHORITY QUARTERLY REPORT

# MAGNA METRO TOWNSHIP

Quarter 4 - OCT. 1, 2023 - DEC. 31, 2023

## CALL VOLUME

TOTAL INCIDENTS

**559**

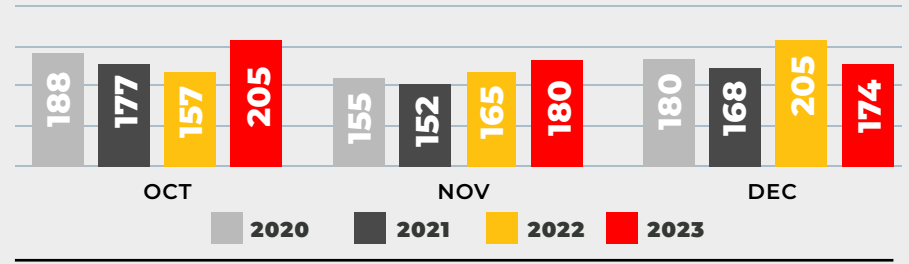
EMERGENT

**217**

% EMERGENT

**39%**

## FOUR YEAR MONTHLY COMPARISON



## YEARLY TOTAL INCIDENT COUNTS



## CALL TYPE



### TOP FIRE DISPATCHES

OUTSIDE RUBBISH FIRE	<b>5</b>
STRUCTURE FIRE	<b>3</b>
FIRE, OTHER	<b>2</b>
NATURAL VEGETATION FIRE	<b>2</b>
MOBILE PROPERTY (VEHICLE)	<b>1</b>



### TOP EMS DISPATCHES

SICK PERSON	<b>64</b>
TRAFFIC INCIDENTS	<b>29</b>
SEIZURE	<b>24</b>
UNCONSCIOUS	<b>24</b>
OVERDOSE	<b>23</b>



### TOP OTHER DISPATCHES

PUBLIC SERVICE ASSISTANCE	<b>19</b>
UNINTENTIONAL DETECTOR	<b>15</b>
FALSE ALARM/FALSE CALL	<b>14</b>
DETECTOR MALFUNCTION	<b>13</b>
CHEMICAL/TOXIC RELEASE	<b>12</b>

## INCOMING UNITS

### TOP ENGINE/TRUCK RESPONSES

FIRE STATION	UNITS	PERCENTAGE
102 - MAGNA	322	55.04%
111 - MAGNA	263	44.96%
<b>TOTAL UNIT RESPONSES</b>	<b>585</b>	<b>100%</b>

### TOP AMBULANCE RESPONSES

FIRE STATION	UNITS	PERCENTAGE
111 - MAGNA	400	91.74%
109 - KEARNS	27	6.19%
118 - TAYLORSVILLE	6	1.38%
117 - TAYLORSVILLE	3	0.69%
<b>TOTAL UNIT RESPONSES</b>	<b>436</b>	<b>100%</b>



## EMERGENT TOTAL TIME

50TH PERCENTILE 90TH PERCENTILE

**04:37 06:51**

*\*Dispatch to Arrival (does not include call processing time)*

## MAGNA METRO TOWNSHIP LIAISON

Battalion Chief Steve Prokopis

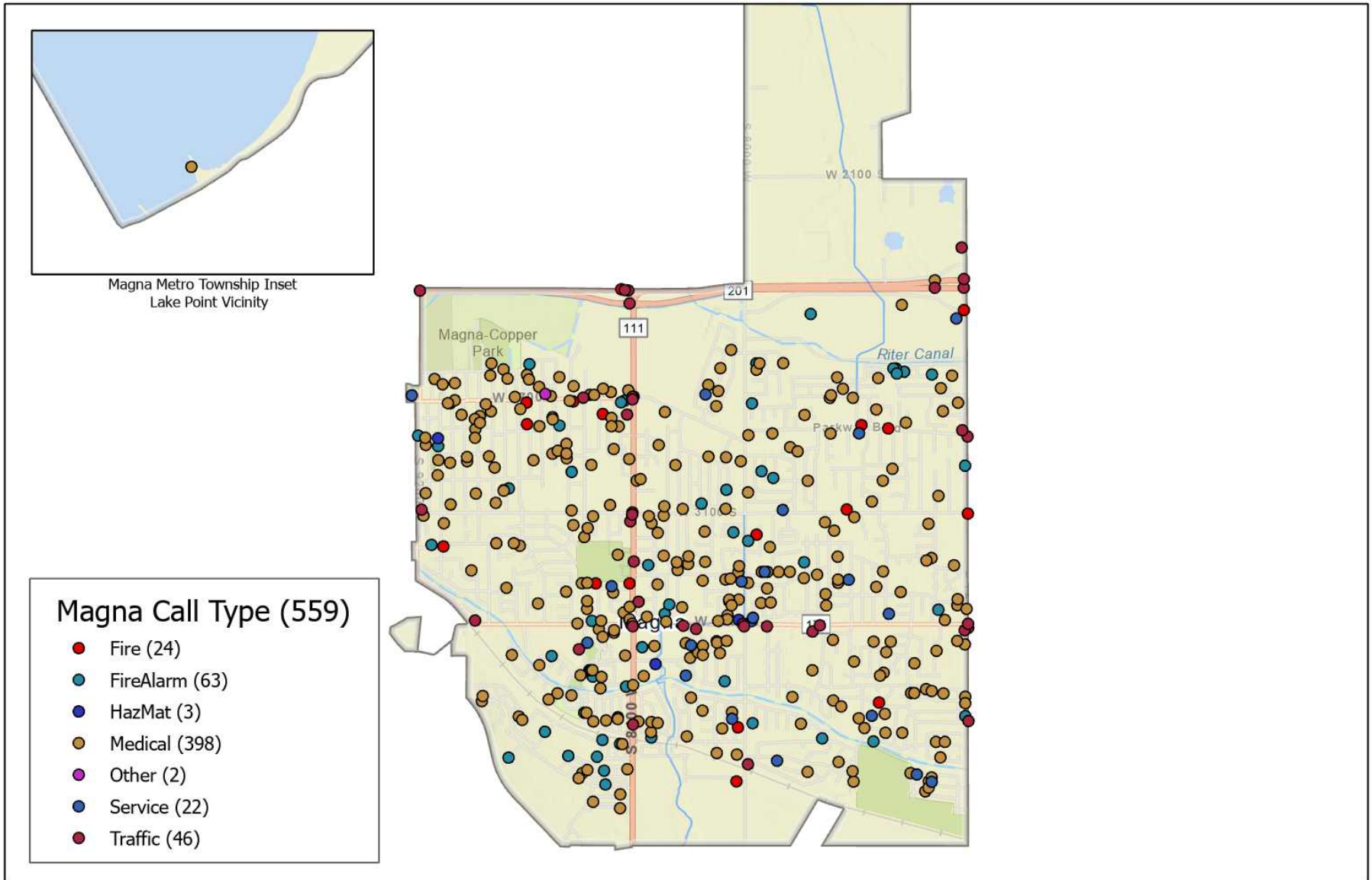
(801) 550-4338

[sprokopis@unifiedfire.org](mailto:sprokopis@unifiedfire.org)

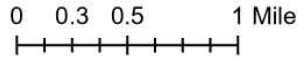


\*Most incidents require multiple unit responses (top three shown)

# UFA CALL TYPE October 1 to December 31 2023



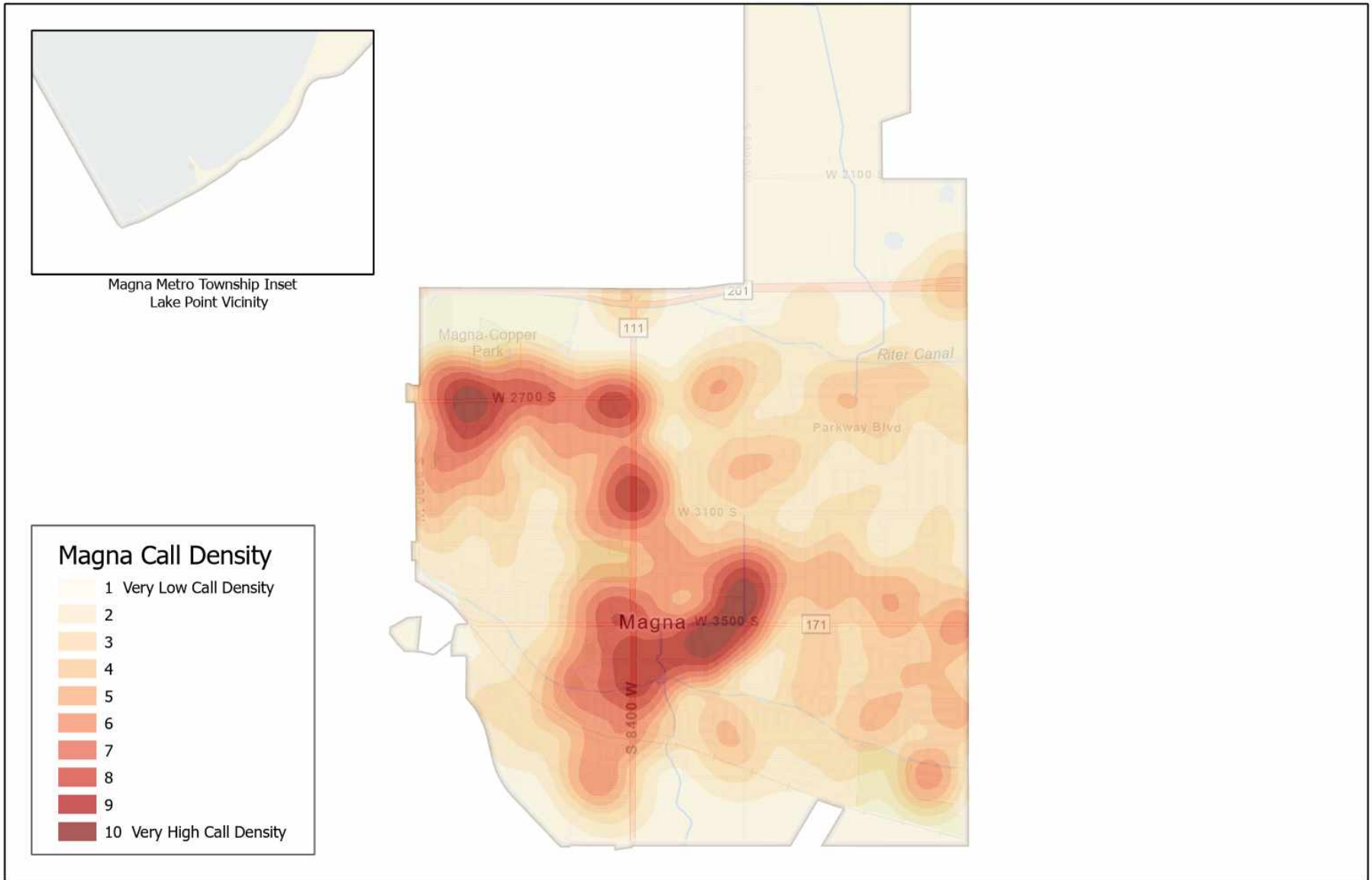
## Magna Metro Township



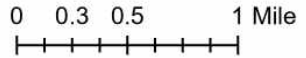
1/3/2024



# UFA CALL DENSITY October 1 to December 31 2023



## Magna Metro-Township



1/3/2024

