



Public Works
Planning & Development Services Division
<http://www.pwpds.slco.org/agendas>

Magna Township Planning Commission

Public Meeting Agenda

October 9, 2008

4:00 P.M.

THE MEETING WILL BE HELD IN THE COUNTY COUNCIL CHAMBERS, COUNTY GOVERNMENT CENTER, MAIN FLOOR, ROOM #N1100, 2001 SOUTH STATE STREET.
ANY QUESTIONS, CALL 468-2000

REASONABLE ACCOMMODATIONS FOR INDIVIDUALS WITH DISABILITIES WILL BE PROVIDED UPON REQUEST. FOR ASSISTANCE, PLEASE CALL 468-2120 OR 468-2351: TDD 468-3600.

The purpose of the Planning Commission Meeting is to allow the Planning Commission to hear applicant and public comment, as well as agency and staff recommendations, prior to making a recommendation or decision on land use applications filed with Salt Lake County. A Pre-meeting with the Planning Commission will be held at 3:00 PM, in the Planning and Development Services conference room N3500.

Discussion Item Only

General Plan Update Presentation

Planning staff will provide a brief update on the current status of the plan. There will also be an opportunity for community council input as well as a chance to answer any questions and record additional feedback relating to the general plan process. Planner: Max Johnson.

The above presentation will begin at 4:00 pm and end at 4:30 pm. Any subsequent agenda items will commence at 4:30 pm.

Decision Items

Conditional Uses

24310 – Rick Hellstrom, on behalf of Questar Gas Company - 8003 W 2700 S. - Zone: A-1/zc (Agriculture) with a zoning condition that prohibits duplex and dwelling group development. - Community Council: Magna - Planner: Carol Wong - The applicant is applying for a conditional use permit to construct a gas regulation station. This is to replace the existing station across the street. The subject property is approximately 0.12 acres in size.

Subdivision

24204 – Steve Disera – 2885 South Truscott Court (7320 West) - Zone: A-1 z/c (Agricultural; 10,000 sq. ft. minimum lot size) - Planner: Todd A. Draper - The applicant requests Preliminary Plat approval for the Truscott Phase II 2nd Amended Subdivision.

Ordinance Amendment

23546 – Amendment to Title 18 (Subdivisions) of the Salt Lake County Code of Ordinances which requires the installation of street lights as part of all new subdivisions following the standards in chapter 14.12 (Standards for Roadway Development). - Planner: Curtis Woodward.

24090 – Amendment to Title 19 (Zoning) of the Salt Lake County Code of Ordinances which amends the requirements for bicycle parking as part of the on-site parking requirement of the ordinance. - Planner: Curtis Woodward.

Discussion Only Items – No Decision will be rendered at this meeting.

Conditional Uses

24446 -Chris Layton - 12288 West I-80 Freeway -Zone: CV (Commercial) - Community Council - Magna - Planner: Carol Wong - The applicant is requesting conditional use approval to amend the site plan for building at Salt Air. They are proposing to add an outside deck including emergency exit doors and stairs from the second level of the building. The entire Salt Air property is 420 acres in size, however the affected area is approximately 0.07 acres in size.

24420 – Mike Pittman – 7415 W U-201 Highway. - Zone: A-1/zc (Agriculture) - Community Council: Magna - Planner: David Gellner - The applicant is requesting approval of a warehouse/storage facility with an associated office. The property is 4.31 acres in size.

Zoning Map Amendment (ReZoning)

24462 – Brian Zehnder – The applicant is requesting a rezone from A-1 (Agricultural, minimum 10,000 square foot lots) to RM (Residential High Density) – 3665 South 8400 West – Community Council: Magna – Planner: Todd A. Draper

Adjournment

Rules of Conduct for the Planning Commission Meeting

- First: Applications will be introduced by a Staff Member.
- Second: The applicant will be allowed up to 15 minutes to make their presentation.
- Third: The Community Council representative can present their comments.
- Fourth: Persons in favor of, or not opposed to, the application will be invited to speak.
- Fifth: Persons opposed to the application will be invited to speak.
- Sixth: The applicant will be allowed 5 minutes to provide concluding statements.

- Speakers will be called to the podium by the Chairman.
- Because the meeting minutes are recorded it is important for each speaker to state their name and address prior to making any comments.
- All comments should be directed to the Planning Commissioners, not to the Staff or to members of the audience.
- For items where there are several people wishing to speak, the Chairman may impose a time limit, usually 2 minutes per person, or 5 minutes for a group spokesperson.
- After the hearing is closed, the discussion will be limited to the Planning Commission and the Staff.