



Planning & Development Services Division

<http://pwpds.slco.org/agendas/index.html>

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Magna Township Planning Commission

Public Meeting Agenda

Thursday, July 17, 2014 6:30 P.M.

THE MEETING WILL BE HELD IN THE MEETING ROOM AT THE SALT LAKE COUNTY MAGNA LIBRARY, 8950 WEST MAGNA MAIN STREET, MAGNA, UT 84044.

ANY QUESTIONS, CALL (385) 468-6700

REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED UPON RECEIPT OF A REQUEST WITH 5 WORKING DAYS NOTICE. PLEASE CONTACT WENDY GURR AT 385-468-6707. TTY USERS SHOULD CALL 711.

The Planning Commission Public Meeting is a public forum where the Planning Commission receives 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. Action may be taken by the Planning Commission on any item listed on the agenda which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

BUSINESS MEETING

- 1) Approval of Minutes from the May 15, 2014 and June 12, 2014 Meetings.
- 2) Other Business Items (as needed)

PUBLIC HEARINGS

28929 – Megan Olsen – Requesting preliminary approval of the Preliminary Plat for the 3-lot Harding Subdivision Amendment (modifying survey errors on 2 lots and adding 1 new lot to the subdivision). **Location:** 2620 South 8590 West. **Zone:** A-1 (Agricultural Zone, 10,000 Square Foot min. lot size). **Planner:** Spencer Hymas

28933 – Steve Glezos is requesting preliminary approval of the Preliminary Plat for phase 3 of Oquirrh View Estates, a 40-lot Subdivision of 7.74 Acres. **Location:** 3848 South 8000 West. **Zone:** R-1-5 (Residential Single Family - 5,000 Square Foot min. lot size). **Planner:** Spencer Hymas

ADJOURN



MEETING MINUTE SUMMARY

Magna Township Planning Commission Meeting

Thursday, May 15, 2014 6:30 p.m.

Approximate meeting length: 58 minutes
Number of public in attendance: 15
Summary Prepared by: Wendy Gurr
Meeting Conducted by: Commissioner Cripps (Vice Chair)

***NOTE:** Staff Reports referenced in this document can be found on the State and County websites, or from Salt Lake County Planning & Development Services.

ATTENDANCE

Commissioners and Staff:

Commissioners	Public Mtg	Business Mtg	Absent	Planning Staff / DA	Public Mtg	Business Mtg
Paul Kunz			x			
Dan Cripps – Chair	x	x		Spencer Hymas	x	x
John Bodenhofer			x	Wendy Gurr	x	x
Michael Brooks - Alternate	x	x		Max Johnson	x	x
Kelly Harman			x	Patrick Leary		
Nathan Pilcher	x	x		Chris Preston (DA)	x	x
Carl Duckworth – Vice Chair	x	x				

BUSINESS MEETING

Meeting began at – 6:35 p.m.

- 1) Approval of Minutes from the March 13, 2014 meeting.
Motion: to approve minutes from the March 13, 2014 meeting.
Motion by: Commissioner Duckworth
2nd by: Commissioner Brooks
Vote: unanimous in favor (of commissioners present)

- 2) Township Services Introduction, Patrick Leary
Continued to the next meeting on June 12th.

- 3) Election of Chair and Vice Chair for 2014

Appointment of Chair:

- Nomination **for:** Dan Cripps

Motion by: Commissioner Duckworth

2nd by: No second

Vote: unanimous in favor (of commissioners present). Commissioner Cripps accepted the position.

Appointment of Vice-Chair:

- Nomination **for:** Carl Duckworth

Motion by: Commissioner Pilcher

2nd by: Commissioner Brooks

Vote: unanimous in favor (of commissioners present). Commissioner Duckworth accepted the position.

4) Other Business Items (as needed)

No other Business to discuss.

PUBLIC HEARINGS

Hearings began at – 6:39 p.m.

28896 –Jared White with Verizon is requesting approval of a conditional use for the development of an 80' Cellular Tower to be located at Cyprus High School. **Location:** 8623 West 3000 South. **Zone:** R-1-6. **Community Council:** Magna. **Planner:** Spencer Hymas

Staff Spencer Hymas provided an analysis of the Staff Report.

Commissioners and Staff had a brief discussion.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Verizon Contractor

Name: Jared White

Address: 1894 West 1690 South, Woods Cross

Comments: He stated when you are putting in the tower, you need to make sure it does its job. With the designs proposed, he can no longer do a flag pole. He can do a monopine design and they work well surrounded by trees. If you build something really big, it can defeat the purpose. They are proposing the lighting, due to the high school. They would put lights at 60 feet and the antenna would be above. The lights would be owned by the district. They pay to offset and have a contract with the district and pay each month. The demand is too high for a tower and it can't sit in the outskirts of the city. The existing towers are overloaded and at capacity. One tower doesn't just benefit a small area, it takes the trickle off. The preliminary discussed with the district and the school will have to accept it. The district doesn't like it unfenced.

Commissioner Cripps had concerns with safety. Mr. White confirmed it is easy with a monopole and the pegs will start at 20 feet. They prefer to fence it off to keep people out, if not fenced it would be a target for graffiti. They provide the school a key for the janitor if they need to gain access. Commissioner Cripps proposed signage with phone numbers. Mr. White advised they will provide the number to their operations center. They will only have one light and it would be the only light to light the field, because there are other lights there. The school is so old, they can't replace the lights. Staff Spencer Hymas thought with the one light, it will not facilitate lighting the field. They may do fewer lights, make it smaller or point to light the road. The district controls and owns the lights. Staff Max Johnson showed concern introducing the lighting where they aren't effective. Commissioner Cripps concern is if the district wanted it scaled back it would have an effect of the aesthetics of the field. Mr. White confirmed the major component of the light is a stealth fixture. Commissioner Duckworth asked to have the lights shine on the school sign and Commissioner Pilcher was concerned with the residence living nearby and the light needs to stay within the field.

Speaker # 2: Citizen

Name: Arleen Patterson

Address: not provided

Comments: She is concerned with how far they are digging down.

Applicant confirmed they will dig down 30 feet and massively test the soil. The engineering record will be public record as part of their building permit.

Speaker # 3: Citizen

Name: Clare Collard

Address: 8429 West 3370 South, Magna

Comments: She had concerns with maintenance and if they anticipate other carriers will use the same pole.

Applicant maintenance is minimal and last indefinitely. Self-protections to avoid litigation and show they did everything right. After construction, very little construction except for testing and is very self-sustaining. They have mass agreements with each other, they would allow it.

Speaker # 4: Magna Town Council

Name: Todd Richards

Address: 2783 South 8400 West

Comments: The Town Council recommends approval. They prefer not to have the stealth added to the tower.

Speaker # 5: Magna Community Council

Name: Dan Peay

Address: not provided

Comments: Concerns of height, but all concerns have been answered tonight and the community council tentatively approved the request.

Staff recommends decorative fencing to keep items and people out. Commissioners had questions for applicant. Mr. White confirmed a solid fence is problematic at the high school. At a recent tower at a school, they couldn't shelter around the lights, so the tower was placed under the bleachers.

PUBLIC PORTION OF MEETING CLOSED

Motion: to approve application #28896 with staff recommendations and approval with coordination through the district and ensure maintains lighting standards per code and appropriate fencing with the district and staff.

Motion by: Commissioner Pilcher

2nd by: Commissioner Brooks

Vote: unanimous in favor (of commissioners present)

28840 – Kyle Christensen is requesting approval of a 21-lot subdivision. The 21 lots vary in size from 6,000 square feet to 11,000 square feet. The subdivision is proposing a 50' wide Right of Way that will connect 7900 West into 7780 West. **Location:** 3151 South 7900 West. **Zone:** R-1-6. **Planner:** Spencer Hymas

Staff Spencer Hymas provided an analysis of the Staff Report.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Kyle Christensen

Address: 5421 Alpine Drive, Murray

Comments: This property was in the entitlement process in 2008. Ms. Draper nearly lost this property. She put the property on the market and they are under contract to buy it. They are doing the exact same project as presented in 2008 and they are moving forward with the 21 lots. The average lot size is 9000 square feet. Well above the requirements.

Speaker # 2: Citizen

Name: David Triplett

Address: 3186 South 7900 West

Comments: He is here to oppose the access. 7900 West is a dead end road and is 22 feet wide, barely wide enough for 2 cars. The majority of homes aren't even curb and gutter and no side walk. He feels by allowing access will be creating a situation the road was not designed for.

Speaker # 3: Magna Town Council

Name: Todd Richards

Address: 2783 South 8400 West

Comments: The applicant didn't show to the council meeting. Council did recommend approval.

Commissioners and Staff had a brief discussion. Mr. Christensen confirmed they will meet the County standards.

Speaker # 4: Magna Town Council

Name: Todd Richards

Address: 2783 South 8400 West

Comments: He confirmed historically 7900 was a private lane and has been deeded over to the county for garbage and mail service. The road is very narrow.

Staff Spencer Hymas confirmed the road was connected at 7920 and will need to meet all codes at technical review. He will point out to engineering the narrow road to make a safe road. Mr. Christensen confirmed this is standard to do for connectivity. The fire department will have to approve for the width, will have traffic engineer and fire department.

PUBLIC PORTION OF MEETING CLOSED

Commissioners had a brief discussion.

Motion: to approve application #28840 with Staff Recommendations.

Motion by: Commissioner Brooks

2nd by: Commissioner Pilcher

Vote: Commissioner Duckworth nay, all other commissioners in favor (of commissioners present)

Commissioner Name	For Motion	Against Motion
Dan Cripps	x	
Carl Duckworth		x
Nathan Pilcher	x	
Michael Brooks	x	

MEETING ADJOURNED

Time Adjourned – 7:33 p.m.



MEETING MINUTE SUMMARY
Magna Township Planning Commission Meeting

Thursday, June 12, 2014 6:30 p.m.

Approximate meeting length: 40 minutes
Number of public in attendance: 0
Summary Prepared by: Wendy Gurr
Meeting Conducted by: Commissioner Cripps

***NOTE:** Staff Reports referenced in this document can be found on the State and County websites, or from Salt Lake County Planning & Development Services.

ATTENDANCE

Commissioners and Staff:

Commissioners	Public Mtg	Business Mtg	Absent	Planning Staff / DA	Public Mtg	Business Mtg
Dan Cripps – Chair		x		Spencer Hymas		
Carl Duckworth – Vice Chair			x	Wendy Gurr		x
John Bodenhofer			x	Max Johnson		
Michael Brooks - Alternate			x	Chris Preston (DA)		x
Kelly Harman		x				
Nathan Pilcher			x			
Paul Kunz			x			

BUSINESS MEETING

Meeting began at – 6:36 p.m.

- 1) Planning Commissioner Training by District Attorney’s Office.

Counsel Chris Preston opened the training and gave an overview of what they will be covering today regarding the Planning Commissioner Resource Manual. Commissioner Cripps asked if he has to recuse himself for personal interest, if he could participate as a Citizen. Counsel Chris Preston advised that now they are trying to be consistent and ask that they do not participate. Counsel Chris Preston referred the Commissioners to sections 19.05 and 19.060. These chapters refer to Planning Commissioners and Township Planning Commissions Authority and responsibilities. Counsel Chris Preston also advised they should familiarize themselves with the following chapters, 19.84, 19.88, 19.90, 19.83, and 19.78. Commissioner Harman confirmed his term expires in November. Commissioner Cripps confirmed he has started to receive updates from Code Enforcement, and appreciates the information.

Counsel Chris Preston handed out an outline of additional information to be added to the Resource Manual. Counsel Chris Preston advised that the Commissioners create a new section for training in their manual, as there would be a 30 page outline provided in the near future. Counsel Chris Preston confirmed that next month they hope to have training on Conditional Uses.

Additional discussion among Counsel and the Commissioners was had on the following topics:

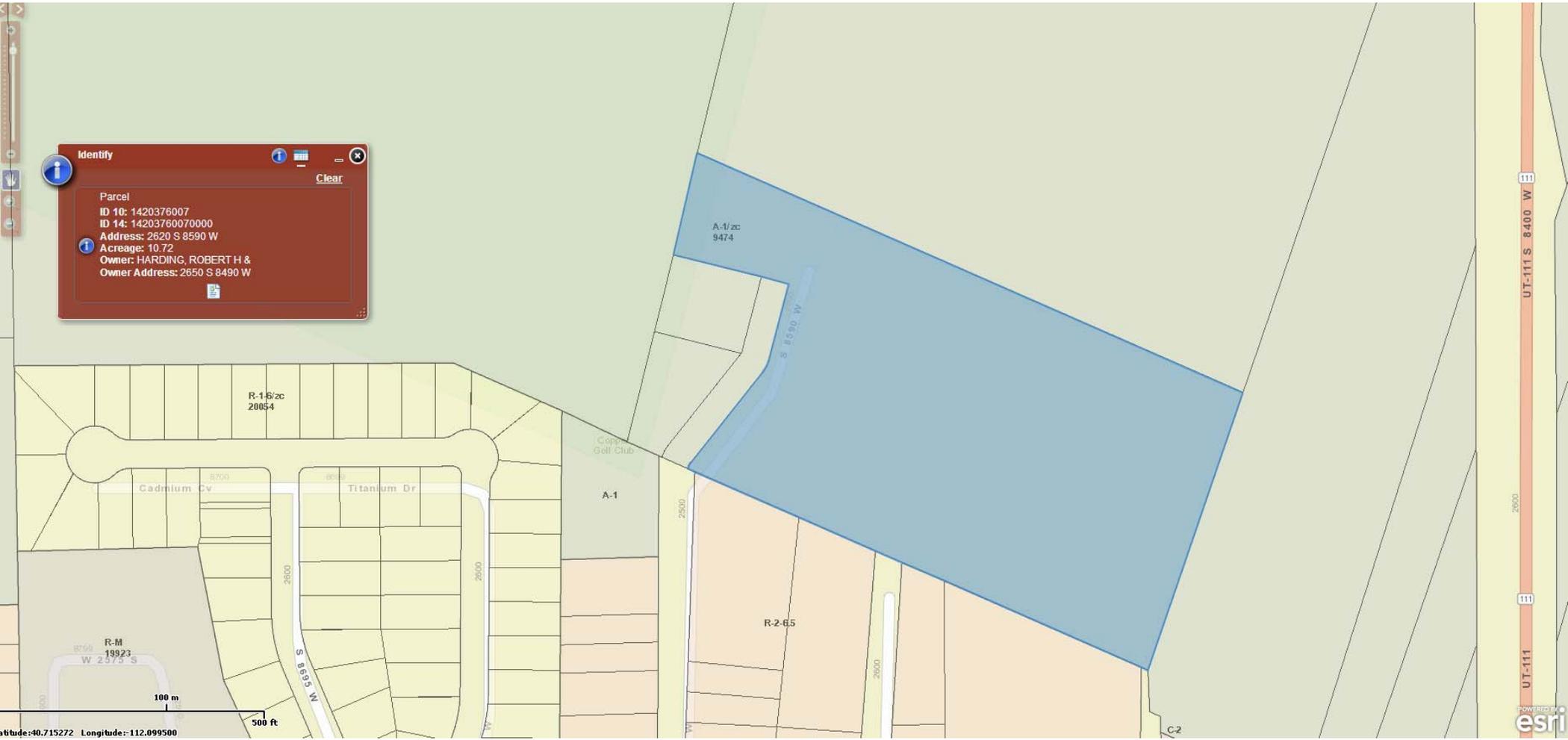
- Ethics
 - Due-Process
 - Ex-Parte Communication
 - Site Visits
 - Government Records Access and Management Act (GRAMA)
 - Email Communications
- 2) Approval of Minutes from the May 15, 2014 meeting.
Continue to the July 17th meeting.
- 3) Township Services Introduction, Patrick Leary
Continue to the July 17th meeting.
- 4) Other Business Items (as needed)
No other business to discuss.

MEETING ADJOURNED

Time Adjourned – 7:16 p.m.

Identify Clear

Parcel
ID 10: 1420376007
ID 14: 14203760070000
Address: 2620 S 8590 W
Acreage: 10.72
Owner: HARDING, ROBERT H &
Owner Address: 2650 S 8490 W



Latitude: 40.715272 Longitude: -112.099500



Identify ↑ ☰ ☒ ✕

Clear

Parcel

ID 10: 1420376007
ID 14: 14203760070000
Address: 2620 S 8590 W
Acreage: 10.72
Owner: HARDING, ROBERT H &
Owner Address: 2650 S 8490 W



100 m
500 ft
Latitude: 40.714068 Longitude: -112.093567



STAFF REPORT

Executive Summary									
Hearing Body:	Magna Township Planning Commission								
Meeting Date and Time:	Thursday, July 17, 2014	06:30 PM	File No:	2	8	9	2	9	
Applicant Name:	Megan Olsen	Request:	Subdivision						
Description:	3-Lot Harding Subdivision Amendment								
Location:	2620 South 8590 West								
Zone:	A-1 Agriculture	Any Zoning Conditions?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>					
Zoning Condition:	Excluding duplexes and dwelling groups								
Staff Recommendation:	Approval with Conditions								
Planner:	Spencer Hymas								

1.0 BACKGROUND

1.1 Summary

Megan Olsen is seeking approval of the preliminary plat for the 3-lot Harding Subdivision Amendment. The amendment will update discovered survey errors on the two previously approved lots and add an additional lot to the subdivision.

1.2 Neighborhood Response

No neighborhood response has been received at the time of this report.

2.0 ANALYSIS

2.1 Applicable Ordinances

A-1 Zone

Required Proposed

Lot Area

Required - 10,000 sq. ft.

Proposed - 26,000+ sq. ft.

Lot Width

Required - 65 ft. at 25-foot setback

Proposed - 144+ ft. at 25-foot setback

Setbacks

Front

Required - 30 ft.

Proposed - 30 ft.

Side

Required - 8 ft. min and no less than 18 total ft. on both sides

Proposed - 8 & 10 ft. (18 Total)

Rear

Proposed - 15 feet w/Garage 30 feet w/o
Required - 15 feet w/Garage 30 feet w/o

Parking

The County's parking ordinance requires that 2 parking spaces be provided for each dwelling unit.

2.2 Subdivision Requirements

Preliminary and Final Plat

The project will need to satisfy the technical requirements of the Preliminary Plat Process before a Final Preliminary Plat can be issued. At this time, there do not appear to be any major issues raised by the other reviewers and outside agencies that would significantly affect the layout of the proposed subdivision.

2.3 Other Agency Recommendations or Requirements

Complete technical review process with County staff.

2.4 Other Issues

Bonding - Bonding for any required public improvements will need to be posted prior to Final Plat recording.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed Subdivision with the following conditions:

- 1) The applicant shall comply with all applicable ordinances, recommendations, and requirements of the individual reviewers as part of the technical review to complete the preliminary and final plat approval with staff.
- 2) Final approval is subject to Mayor's review and approval.

3.2 Reasons for Recommendation

- 1) The project will comply with subdivision and zoning requirements once all applicable ordinances and agency recommendations have been adhered to.
- 2) The amendments/updates to the subdivision improve the accuracy of the lot lines and eliminate previously identified gaps.

4.0 PROJECT PHOTOS



Image 1 : Looking East of the proposed lots



Image 2 : Vacant land east of proposed lots



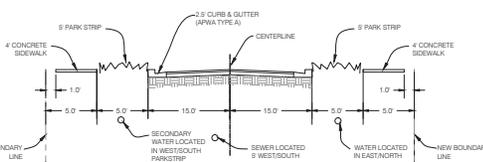
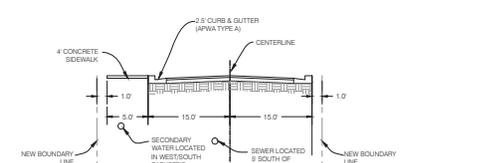
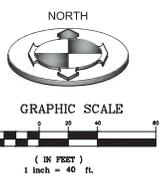
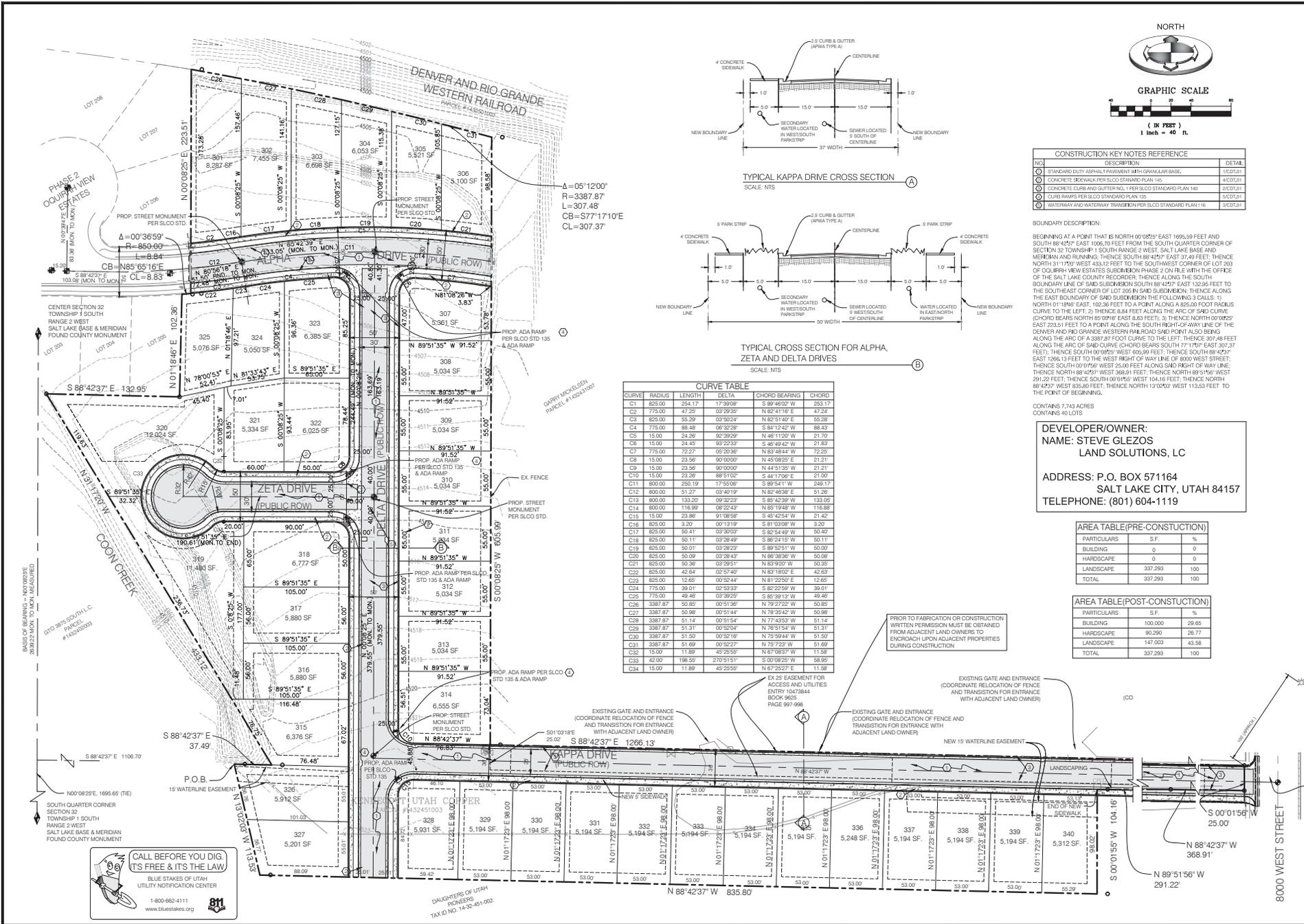
Image 3 : Proposed lot 3 looking west.



Image 4 : Proposed lot 3 looking west.



Image 5 : Existing houses on lot 1 and 2 looking south west.



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	825.00	254.17	17.3908°	S 89°48'02" W	253.17
C2	775.00	47.25	03°29'36"	N 82°41'16" E	47.24
C3	825.00	35.29	03°50'24"	N 82°14'40" E	35.28
C4	775.00	88.48	06°32'36"	S 84°12'42" W	88.43
C5	15.00	24.26	92°39'29"	N 48°11'20" W	21.70
C6	15.00	24.45	89°22'33"	S 48°42'42" W	21.83
C7	775.00	72.27	05°20'36"	N 83°44'44" W	72.25
C8	15.00	23.56	90°00'00"	N 45°08'25" E	21.21
C9	15.00	23.56	90°00'00"	N 44°51'30" W	21.21
C10	15.00	23.26	88°51'02"	S 44°17'06" E	21.00
C11	800.00	280.19	17°55'08"	S 89°23'11" W	249.17
C12	800.00	51.27	03°40'19"	N 82°46'38" E	51.26
C13	800.00	133.20	09°22'29"	S 85°42'39" W	133.05
C14	800.00	116.99	08°22'42"	N 85°19'48" W	116.88
C15	15.00	23.89	91°08'56"	S 42°42'24" W	21.42
C16	825.00	3.20	00°13'19"	S 81°03'08" W	3.20
C17	825.00	50.41	03°30'07"	S 82°54'49" W	50.40
C18	825.00	50.11	03°28'49"	S 85°16'19" W	50.11
C19	825.00	50.01	03°28'27"	S 89°52'31" W	50.00
C20	825.00	50.09	03°28'43"	N 89°38'36" W	50.08
C21	825.00	50.36	03°29'51"	N 89°20'20" W	50.35
C22	825.00	42.84	02°57'40"	N 83°18'02" E	42.83
C23	825.00	12.65	00°52'44"	N 81°22'50" E	12.65
C24	775.00	39.01	02°53'30"	S 82°22'59" W	39.01
C25	775.00	49.48	03°39'25"	S 85°39'19" W	49.48
C26	3387.87	53.85	00°51'50"	N 79°22'22" W	53.85
C27	3387.87	50.98	00°51'44"	N 78°34'42" W	50.98
C28	3387.87	51.14	00°51'54"	N 77°43'52" W	51.14
C29	3387.87	51.31	00°52'04"	N 76°51'54" W	51.31
C30	3387.87	51.50	00°52'16"	N 75°59'44" W	51.50
C31	3387.87	51.69	00°52'27"	N 75°27'23" W	51.69
C32	15.00	11.89	45°25'59"	N 67°08'37" W	11.88
C33	42.00	198.39	27°01'51"	S 07°00'25" W	198.39
C34	15.00	11.89	45°25'59"	N 67°25'22" W	11.88

CONSTRUCTION KEY NOTES REFERENCE

NO.	DESCRIPTION	DETAIL
1	STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE	1(C)2(2)
2	CONCRETE SIDEWALK PER SLO STANDARD PLAN 145	4(C)3(2)
3	CONCRETE CURB AND GUTTER NO. 1 PER SLO STANDARD PLAN 140	3(C)3(2)
4	CURB RAMPS PER SLO STANDARD PLAN 135	3(C)3(2)
5	WATERWAY AND WATERWAY TRANSITION PER SLO STANDARD PLAN 116	3(C)3(2)

BOUNDARY DESCRIPTION:
BEGINNING AT A POINT THAT IS NORTH 00°09'25" EAST 1895.39 FEET AND SOUTH 88°42'37" EAST 1006.70 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 32 TOWNSHIP 1 SOUTH RANGE 2 WEST SALT LAKE BASE AND MERIDIAN AND RUNNING: THENCE SOUTH 88°42'37" EAST 37.49 FEET; THENCE NORTH 31°17'00" WEST 433.07 FEET TO THE SOUTHWEST CORNER OF LOT 303 OF OQUIRRH VIEW ESTATES SUBDIVISION PHASE 2 ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID SUBDIVISION SOUTH 88°42'37" EAST 133.25 FEET TO THE SOUTHEAST CORNER OF LOT 206 IN SAID SUBDIVISION; THENCE ALONG THE EAST BOUNDARY OF SAID SUBDIVISION THE FOLLOWING 3 CALLS: 1) NORTH 01°18'48" EAST, 102.38 FEET TO A POINT ALONG A 825.00 FOOT RADIUS CURVE TO THE LEFT; 2) THENCE 8.84 FEET ALONG THE ARC OF SAID CURVE (CHORD BEARS NORTH 89°29'16" EAST & 8.83 FEET); 3) THENCE NORTH 00°09'25" EAST 223.51 FEET TO A POINT ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD SAID POINT ALSO BEING ALONG THE ARC OF A 3387.87 FOOT CURVE TO THE LEFT; THENCE 307.48 FEET ALONG THE ARC OF SAID CURVE (CHORD BEARS SOUTH 77°17'07" EAST 307.37 FEET); THENCE SOUTH 00°09'25" WEST 25.00 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTH 88°42'37" WEST 368.91 FEET; THENCE NORTH 89°51'35" WEST 291.22 FEET; THENCE SOUTH 00°01'55" WEST 104.16 FEET; THENCE NORTH 88°42'37" WEST 833.60 FEET; THENCE NORTH 13°20'20" WEST 1153.53 FEET TO THE POINT OF BEGINNING.

CONTAINS 7,743 AREAS
CONTAINS 40 LOTS

DEVELOPER/OWNER:
NAME: STEVE GLEZOS
LAND SOLUTIONS, LC

ADDRESS: P.O. BOX 571164
SALT LAKE CITY, UTAH 84157
TELEPHONE: (801) 604-1119

AREA TABLE (PRE-CONSTRUCTION)

PARTICULARS	S.F.	%
BUILDING	0	0
HARDSCAPE	0	0
LANDSCAPE	337,293	100
TOTAL	337,293	100

AREA TABLE (POST-CONSTRUCTION)

PARTICULARS	S.F.	%
BUILDING	100,000	29.65
HARDSCAPE	90,290	26.77
LANDSCAPE	147,003	43.58
TOTAL	337,293	100

NO.	DATE	DESCRIPTION
1	04/23/2014	ISSUED FOR PERMITS
2	04/23/2014	ISSUED FOR PERMITS
3	04/23/2014	ISSUED FOR PERMITS
4	04/23/2014	ISSUED FOR PERMITS
5	04/23/2014	ISSUED FOR PERMITS
6	04/23/2014	ISSUED FOR PERMITS
7	04/23/2014	ISSUED FOR PERMITS
8	04/23/2014	ISSUED FOR PERMITS
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46	04/23/2014	ISSUED FOR PERMITS
47	04/23/2014	ISSUED FOR PERMITS
48	04/23/2014	ISSUED FOR PERMITS
49	04/23/2014	ISSUED FOR PERMITS
50	04/23/2014	ISSUED FOR PERMITS



BENCHMARK ENGINEERING & LAND SURVEYING
144 SOUTH STATE STREET, SUITE 100
SANDY, UTAH 84070 (801) 642-7192
www.benchmarkeng.com

OQUIRRH VIEW ESTATES SUBDIVISION PHASE 3
DELTA DRIVE KAPPA DRIVE
MAGNA, SALT LAKE COUNTY, UTAH

SITE PLAN
CSP.01
3 OF 5



Identify [Close] [Clear]

Parcel
ID 10: 1432431013
ID 14: 14324310130000
Address: 3848 S 8000 W
Acres: 7.74
Owner: RINDLESBACH, KEN W, TR
Owner Address: 360 S FORT LN # 109



Latitude: 40.688488 Longitude: -112.076869

Layer Options Basemaps

POWERED BY
esri



Layer Options

Basemaps

Identify ↑ ☰ ✕

Clear

Parcel!

ID 10: 1432431013
 ID 14: 14324310130000
 Address: 3848 S 8000 W
 Acreage: 7.74
 Owner: RINDLESBACH, KEN W, TR
 Owner Address: 360 S FORT LN # 109

300 m
1000 ft

Latitude: 40.690140 Longitude: -112.076761

POWERED BY
esri



STAFF REPORT

Executive Summary									
Hearing Body:	Magna Township Planning Commission								
Meeting Date and Time:	Thursday, July 17, 2014	06:30 PM	File No:	2	8	9	3	3	
Applicant Name:	Steve Glezos	Request:	Subdivision						
Description:	40 Lot Single Family Subdivision								
Location:	3848 south 8000 west								
Zone:	R-1-5 Residential Single-Family	Any Zoning Conditions?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>					
Staff Recommendation:	Approval with Conditions								
Planner:	Spencer Hymas								

1.0 BACKGROUND

1.1 Summary

Steve Glezos is seeking approval of a preliminary plat for the proposed Oquirrh View Phase 3 subdivision located at 3848 South 8000 West. The subdivision is on a 7.74 acre site and contains 40 lots proposed for single family dwellings. The property is zoned R-1-5.

1.2 Neighborhood Response

No neighborhood response has been received at the time of this report.

2.0 ANALYSIS

2.1 Applicable Ordinances

R-1-5 Zone

Required Proposed

Lot Area

Required - 5,000 sq. ft.

Proposed - 5,000+ sq. ft.

Lot Width

Required - 25 feet

Proposed - 50+ feet

Setbacks

Front

Required - 20 feet

Proposed - 20 feet

Side

Required - 5 feet unless attached to a dwelling on an adjacent lot

Proposed - 5 feet unless attached to a dwelling on an adjacent lot

Rear

Proposed - 15 feet w/Garage 20 feet w/o

Required - 15 feet w/Garage 20 feet w/o

Parking

The County's parking ordinance requires that 2 parking spaces be provided for each dwelling unit.

18.12.030 - Preliminary plat approval or disapproval.

Following a review of the preliminary plat the planning commission shall act on the preliminary plat as submitted or modified. If the plat is approved, the director or director's designee shall sign the plat. One copy of the preliminary plat shall be provided to the subdivider. One signed copy shall be retained by the planning and development services division, and one copy of the approved plat shall be returned to the developer's engineer. If the preliminary plat is disapproved, the director or director's designee shall notify the developer in writing and give reasons for such disapproval. The receipt of a signed copy of the approved preliminary plat shall be authorization for the subdivider to proceed with the preparation of specifications for the minimum improvements required in [Chapter 18.24](#) of this title and with the preparation of the final plat.

2.2 Subdivision Requirements

Preliminary and Final Plat

The project will need to satisfy the technical requirements of the Preliminary Plat Process before a Final Preliminary Plat can be issued.

2.3 Other Agency Recommendations or Requirements

Planning -Spencer Hymas

1. Complying dimensions of building setback lines to be shown on the plat.
2. Applicant will need to amend the conditional use permit for phase 1 to incorporate additional phases.

Unified Fire Authority - Tom Smolka

1. Approval from UDOT that road access from 8400 West may continue to stay open.
2. Meet the fire flow requirements.

2.4 Other Issues

Bonding - Bonding for any required public improvements will need to be posted prior to Final Plat recording.

A new flood control permit will need to be acquired, or project will need to be engineered to maintain storm water on site.

An approval/easement for the road (Kappa Drive) needs to be acquired from Salt Lake Valley Fire.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed Subdivision with the following conditions:

- 1) The applicant shall comply with all applicable ordinances and the recommendations and requirements of the individual reviewers as part of the technical review, including completing the preliminary and final plat approval with staff.
- 2) Applicant will modify conditional use approval with staff to incorporate additional phases.
- 3) Any deviations from existing conditional use approval will require planning commission approval.

3.2 Reasons for Recommendation

1) The project will comply with subdivision and zoning requirements once all applicable ordinances and agency recommendations have been adhered to.







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