SALT LAKE COUNTY
TOWNSHIPS

OFFICE OF TOWNSHIP SERVICES
Planning and Development Services
2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050
Phone: (385) 468-6700 • Fax: (385) 468-6674
www.pwpds.slco.org

Magna Township Planning Commission

Public Meeting Agenda

Thursday, September 17, 2015 6:30 P.M.

REVISED

Location

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

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

The Planning Commission Public Meeting is a public forum where 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 which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

BUSINESS MEETING

1) Approval of Minutes from the June 11, 2015 meeting.
2) Upcoming Utah APA Fall Conference
3) Other Business Items (as needed)

PUBLIC HEARINGS

Administrative

29191 – Chris Drent is requesting approval of a Conditional Use for a PUD Subdivision. The project is proposing 50 units within the Planned Unit Development. The parcel is approximately 7.4 acres. **Location:** 3151 South 7900 West. **Zone:** R-4-8.5 (Medium Density Residential). **Community Council:** Magna. **Planner:** Spencer Hymas

29595 – Jose Rodriguez is seeking approval for a conditional use to sell Used Cars. **Location:** 2660 South 7200 West. **Zone:** C-3. **Community Council:** Magna. **Planner:** Spencer Hymas

28933 – Steve Glezos is requesting preliminary approval of the redesigned Preliminary Plat for phase 3 of Oquirrh View Estates. This subdivision has been amended from 40 lots to 26 lots. As

part of this application, the applicant is applying for an exception from roadway standards. The property is 7.74 Acres. **Location:** 3848 South 8000 West. **Zone**: R-1-5 (Residential Single Family - 5,000 Square Foot min. lot size). **Community Council:** Magna. **Planner**: Spencer Hymas

29599 – Halim Kurti is requesting preliminary plat approval for a 2 lot subdivision. **Location:** 8829 West 3100 South. **Zone:** R-1-6. **Planner:** Spencer Hymas

ADJOURN

SALT LAKE COUNTY TOWNSHIPS

MEETING MINUTE SUMMARY
MAGNA TOWNSHIP PLANNING COMMISSION MEETING

Thursday, June 11, 2015 6:30 p.m.

Approximate meeting length: 1 hour 1 minute
Number of public in attendance: 18
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.

Commissioners	Public Mtg	Business Mtg	Absent
Dan Cripps – **Chair**	x	x	
Carl Duckworth – **Vice Chair**			x
Michael Brooks	x	x	
Nathan Pilcher			x
Paul Kunz	x	x	
Kim Gilbert	x	x	

ATTENDANCE

Township Services Planning Staff / DA	Public Mtg	Business Mtg
Spencer Hymas	x	x
Wendy Gurr	x	x
Max Johnson	x	x
Zach Shaw (DA)	x	x

BUSINESS MEETING

Meeting began at – 6:39 p.m.

1) Planning Commissioner Training – Procedures when commissioners cannot attend meetings.

County Counsel Zach Shaw explained the process if a commissioner cannot attend the meeting and what the process would be. Commissioner Kunz said the general public can supply information to the Staff and the information will be shared at the meeting. An email to staff would suffice. Mr. Shaw wanted to share a couple other options.

2) Approval of Minutes from the April 16, 2015 meeting.

Motion: To Approve the minutes from the April 16, 2015 meeting as presented.
Motion by: Commissioner Kunz
2nd by: Commissioner Gilbert
Vote: unanimous in favor (of commissioners present)

3) Approval of Minutes from the May 14, 2015 meeting.

Motion: To Approve the minutes from the May 14, 2015 meeting as presented.
Motion by: Commissioner Gilbert
2nd by: Commissioner Kunz
Vote: unanimous in favor (of commissioners present)

4) Other Business Items (as needed)

Commissioner Cripps asked about the email addresses and how quickly they would be expanded to the remainder of the Commissioners. County Township Services Planning Coordinator Wendy Gurr advised they have been created for all commissioners and will be distributed possibly within a month. Commissioner Cripps asked about additional training. Ms. Gurr confirmed they are in the process of creating a commissioner handbook.

Commissioners and Staff had a brief discussion regarding two applications on 7200 West that have gone to the County Council with their recommendations. Magna Town Council Chair Todd Richards mentioned that one property site is so small, C-3 won't be appropriate and the applicant is planning to apply for a used car lot.

PUBLIC HEARINGS

Hearings began at – 6:55 p.m.

29339 – Brandon Whallon is requesting to rezone 1.91 acres of land. The current zone is A-1 (Agriculture). The applicant is requesting to rezone the property to C-2 (Community Commercial). **Location:** 7975 West 3500 South. **Community Council**: Magna. **Planner:** Spencer Hymas

County Township Services Planner Spencer Hymas provided an analysis of the Staff Report.

Commissioner Cripps asked if it is too early to discuss geological issues? Mr. Hymas said that those details are evaluated at the site plan review stage. Commissioner Kunz asked why a conditional use was necessary? Mr. Hymas said that the property is over one acre in size.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant
Name: Brandon Whallon
Address: 855 West Broad Street. Boise, ID
Comments: Mr. Whallon said they have relationships with several retailers that are seeking stores within Magna and is requesting that the Planning Commission forward a positive recommendation to the County Council.

Commissioner Cripps asked to see the proposed renderings. Mr. Whallon said they have done site plans and kept a fifty-two foot wide landscaping buffer, with a fourteen thousand square foot building to the rear of the property with access to 3500 South and 8000 West. This plan will be refined through the conditional use process.

Speaker # 2: Magna Town Council
Name: Todd Richards
Address: 2783 South 8400 West
Comments: Mr. Richards said the Council heard this item and recommended approval.

Speaker # 3: Citizen
Name: Robert McCauley
Address: 3557 South 8000 West
Comments: Mr. McCauley said he has concerns of traveling south on 8000 West to turn into his driveway. He added that traffic issues will have to be addressed. He is also concerned with the garbage at

Smith's, as they haven't made an effort to control garbage on their property. They continually fight the blowing debris. Mr. McCauley said that he picks up two thirty-gallon bags of garbage every few weeks, and that they need fencing to keep the garbage in the confined.

Mr. Hymas said that maintaining the garbage could be a condition of approval. Mr. McCauley said third issue is a ditch on the property that has issues and needs to be addressed.

Speaker # 4: Citizen
Name: Brian Kevyn Gallagher
Address: 3535 South 8000 West
Comments: Mr. Gallagher said he shares Mr. McCauley's concerns. He added that the ditch is his biggest concern. Debris collects in the ditch, causing the ditch to fill up in an hour. Mr. Gallagher would like a privacy fence, and worries what the zoning would do to his property value and privacy. He is also concerned about the safety of his animals.

Speaker # 5: Applicant
Name: Brandon Whallon
Address: 855 West Broad Way. Boise, ID
Comments: Mr. Whallon said they would love to work out these issues with the neighbors, adding that they will be long term partners and have a property management team to address any problems.

Speaker # 6: Citizen
Name: Brian Kevyn Gallagher
Address: 3535 South 8000 West
Comments: Mr. Gallagher said they don't want to see the neighbors leave and wants them to keep the property up while it's in development.

PUBLIC PORTION OF MEETING CLOSED

Commissioners and Staff had a brief discussion.

Motion: To recommend approval of application #29339 to the County Council as presented.

> **Motion by**: Commissioner Kunz
> **2nd by:** Commissioner Brooks
> **Vote**: Unanimous in favor (of commissioners present)

29218 – Scott Gailey is requesting approval of a Conditional Use for a PUD Subdivision of 80 Townhome/Twin-home units (40 lots). The parcel is approximately Ten acres and is zoned A-1 z/c (Agricultural). This application is subject to approval of 29237 – a rezone to remove the zoning condition that does not allow duplexes. **Location:** 2802 South 7200 West. **Community Council:** Magna. **Planner:** Spencer Hymas

County Township Services Planner Spencer Hymas provided an analysis of the Staff Report and clarified some typos in the Staff Report.

Commissioners and Staff had a brief discussion.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant
Name: Dee Bates
Address: 12100 South 1400 East
Comments: Mr. Bates said this will be one of their showcases. He added that several people want basements and have been testing the water levels.

Commissioner Cripps asked for the test results. Mr. Hymas said Greg Baptist at the County has them and will be reviewing them. Mr. Bates said they did five tests and went twelve to fourteen feet. Mr. Baptist asked them to do a forty-five foot core test because they are raising the ground by three feet.

Speaker # 2: Magna Town Council
Name: Todd Richards
Address: 2783 South 8400 West
Comments: Mr. Richards said the Council recommended approval.

PUBLIC PORTION OF MEETING CLOSED

Motion: To Approve application #29218, subject to adoption of the rezone, with staff recommendations.
Motion by: Commissioner Kunz
2nd by: Commissioner Brooks
Vote: Unanimous in favor (of commissioners present)

MEETING ADJOURNED

Time Adjourned – 7:40 p.m.

Minutes reviewed by:

9-11-15

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File # 29191

Magna Planning Commission Summary and Recommendation

Public Body: Magna Township
Meeting Date: September 17, 2015
Current Zone: R-4-8.5
Property Address: 3151 South 7900 West
Request: 50 Unit PUD

Community Council: Magna
Planner: Spencer Hymas
Community Council Recommendation: Approval
Planning Staff Recommendation: Approval
Applicant Name: Chris Drent

PROJECT DESCRIPTION

This is a conditional use, planned unit development for 50 subdivided lots. There is a mix of single family, two family, and four-family dwellings within the project. All of the units will look and feel like single family residential, but are technically multi-family because of the units sharing common walls in the garage space.

The site will include necessary amenities based upon the magnitude of the project. The proposal also includes professionally landscaped open space, modern architecture, and building materials.

This site recently went through a rezoning process from R-1-6 to R-4-8.5 to accommodate this proposal.

SITE & VICINITY DESCRIPTION (see attached map)

All of the adjacent property is single family residential.

GENERAL PLAN CONSIDERATIONS

This development satisfies objectives within the following goals of the general plan.

Goal 2: (Community) Develop communities with quality urban design that encourage social interaction and support family and community relationships, as well as healthy, active lifestyles.

Goal 3: (Mobility) Promote land use development patterns that provide a high quality of life to all and offer choice in mobility.

Goal 5: (Housing Choices) Provide diverse housing choices for a variety of needs and income levels to create places where all citizens are welcome to live.

LAND USE CONSIDERATIONS

Requirement	Standard	Proposed	Compliance Verified
Height	35 Feet	> 35 Feet	Yes
Front Yard Setback	25 Feet	15 Feet	Yes – With PC Approval
Side Yard Setback	18 Feet (10' & 8')	5 Feet	Yes – With PC Approval
Rear Yard Setback	15 Feet	10 Feet	Yes – With PC Approval
Parking	2 Per Dwelling Unit	< 2 Per Dwelling Unit	Yes

Compatibility with existing buildings in terms of size, scale and height.	Yes
Compliance with Landscaping Requirements Verified.	Yes
Compliance with the General Plan.	Yes

ISSUES OF CONCERN/PROPOSED MITIGATION

Issue of Concern: Planned Unit Developments require an appropriate amount of amenity credits in addition to a required playground. The applicant does not believe that a playground is appropriate for an active adult community.

Proposed Mitigation: The Planning Commission requires either adherence to the standard or identifies an equivalent amenity be added in lieu of the playground.

NEIGHBORHOOD RESPONSE

There have been no negative responses to this application at the time of this report August 3, 2015.

COMMUNITY COUNCIL RESPONSE

This item was discussed at Magna Town Council's and Magna Community Council's last month's meetings.

REVIEWING AGENCIES RESPONSE

Compliance with current building, construction, engineering, fire, health, landscape and safety standards will be verified prior to final approval.

PLANNING STAFF ANALYSIS

19.78.030 - Planned unit development defined.

"Planned unit development" for the purpose of this chapter, means an ***integrated design for development of residential****, commercial or industrial uses, or combination of such uses, in which* ***one or more of the regulations****, other than use regulations, of the district in which the development is to be situated,* ***is waived or varied to allow flexibility and initiative in site and building design and location*** *in accordance with an approved plan and imposed general requirements as specified in this chapter. A planned unit development may be:*

A. The development of compatible land uses arranged in such a way as to provide desirable living environments that may include private and common open spaces for recreation, circulation and/or aesthetic uses;

B. The conservation or development of desirable amenities not otherwise possible by typical development standards;

C. The creation of areas for multiple use that are of benefit to the neighborhood.

D. The adaptive improvement of an existing development.

Staff believes that the developer's proposal meets the definition of a planned unit development. Staff has worked with the applicant to ensure the appropriate amounts/ratios of open space, landscaping, and amenities will be provided. Currently the standard requires the applicant to add a Playground, but the applicant did not think a playground was appropriate for an active adult community, which leaves the applicant 1 credit short of satisfying the regular standard. The Planning Commission may deviate from this standard or require the applicant to add the playground or approve an alternative to this requirement.

19.40.100 – Density

The allowable density for planned unit developments and dwelling groups shall be determined by the planning commission on a case by case basis, taking into account the following factors: recommendations of the county and non-county agencies; site constraints; compatibility with nearby land uses; and the provisions of the applicable general plan. Notwithstanding, the planning commission shall not approve a planned unit development with density higher than the following:

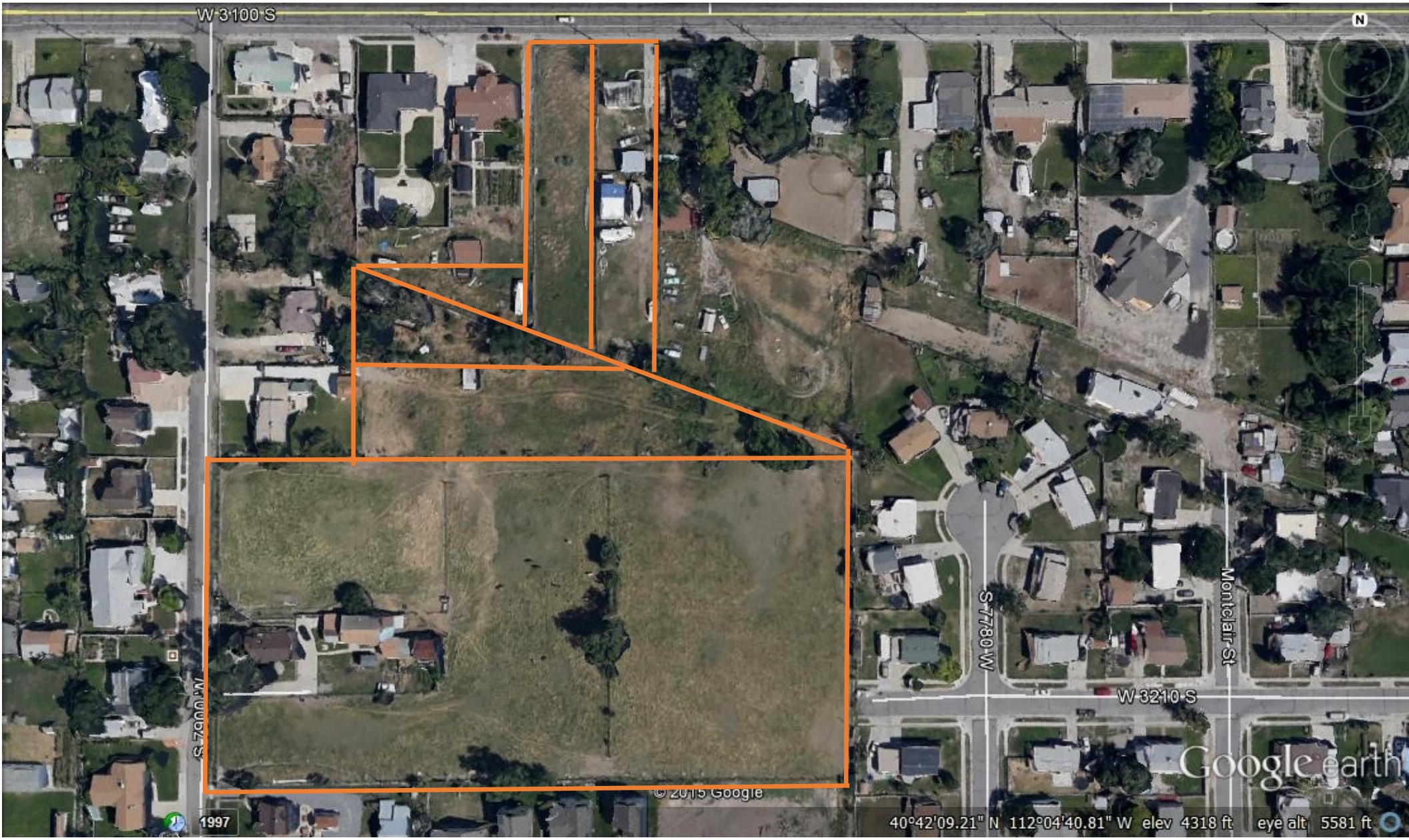
Single-family dwellings	*7.0 units per acre*
Two-family dwellings	*12.0 units per acre*
Three-family dwellings	*15.0 units per acre*
Four-family dwellings	*18.0 units per acre*

Staff has reviewed this submittal and can validate this proposal is under 7 units per acre for the entire development.

PLANNING STAFF RECOMMENDATION

Staff recommends approval of this project subject to the following:

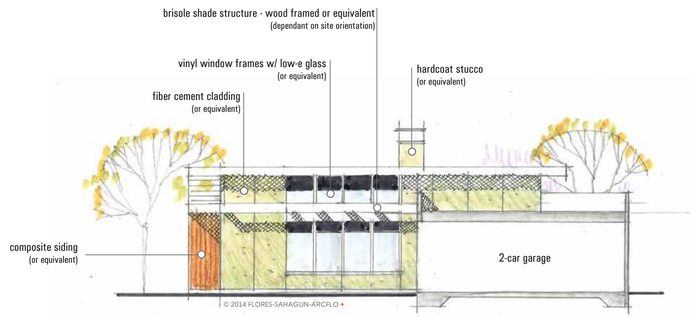
1. Applicant demonstrates compliance with a technical review, which includes a more detailed analysis of the proposed landscaping.
2. Applicant obtains a private late agreement with Wasatch Front Waste District
3. Applicant works with staff to add the additional amenity required (unless waived by the Planning Commission).


W 3100 S
S 7900 W
S 7780 W
Montclair St
W 3210 S
© 2015 Google
1997
Google earth
40°42'09.21" N 112°04'40.81" W elev 4318 ft eye alt 5581 ft

A-1/zc
9474
Wolfrey Way
Britain Dr
R-1-7
London Ln
W 3060 S
R-1-8
S 7750 W
W 3100 S
R-2-6.5
Harker Canyon Dr
Coon Canyon Way
S 8000 W
S 7945 W
S 7900 W
R-1-6
S 7760 W
Gompers Ave
Cumingo Ln
200 m
500 ft

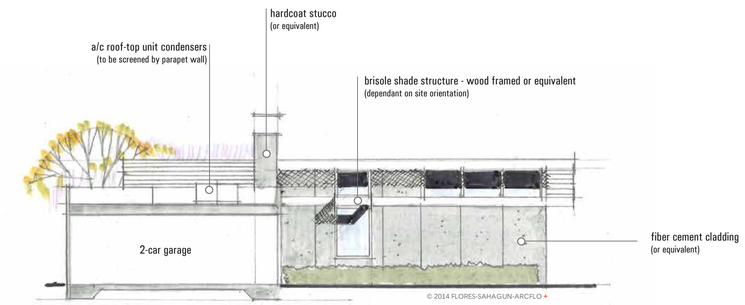
MILL POINT

CONCEPTUAL BUILDING ELEVATIONS



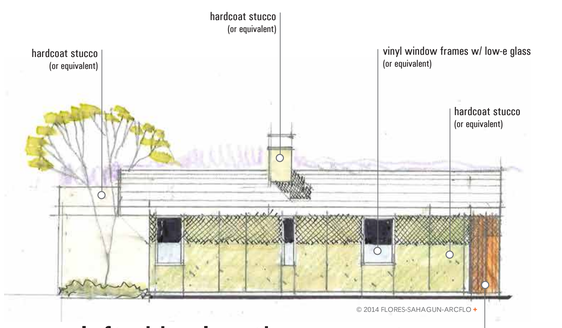
left-side drive elevation concept

scale: 1/8″ = 1′-0″



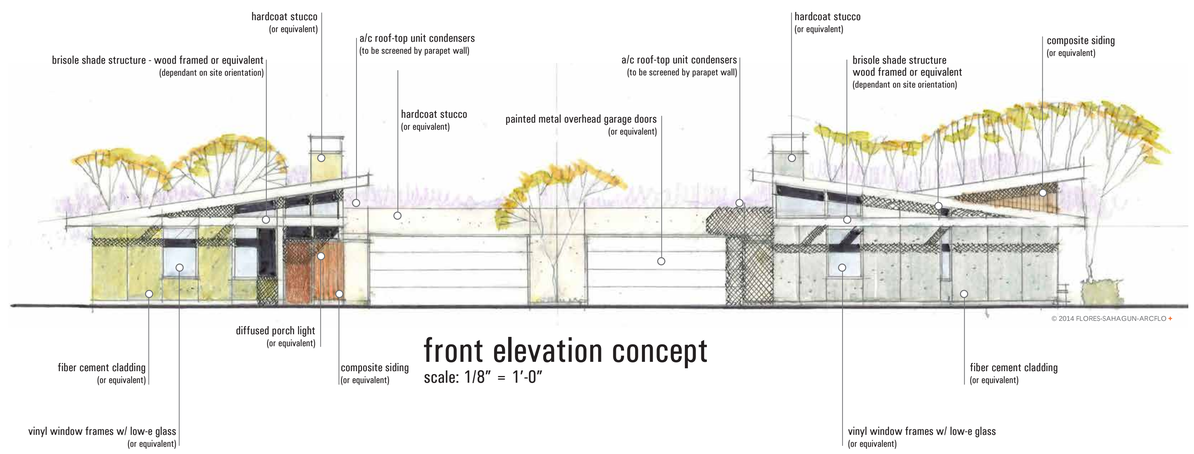
right-side drive elevation concept

scale: 1/8″ = 1′-0″



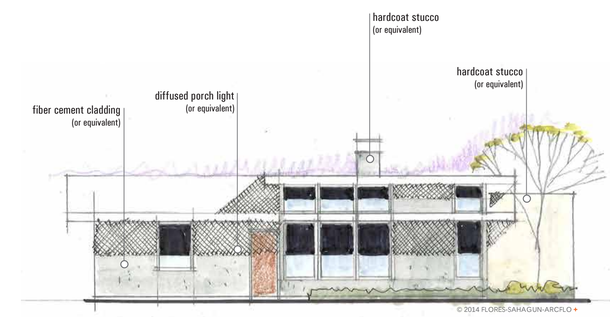
left-side elevation concept

scale: 1/8″ = 1′-0″



front elevation concept

scale: 1/8″ = 1′-0″



right-side elevation concept

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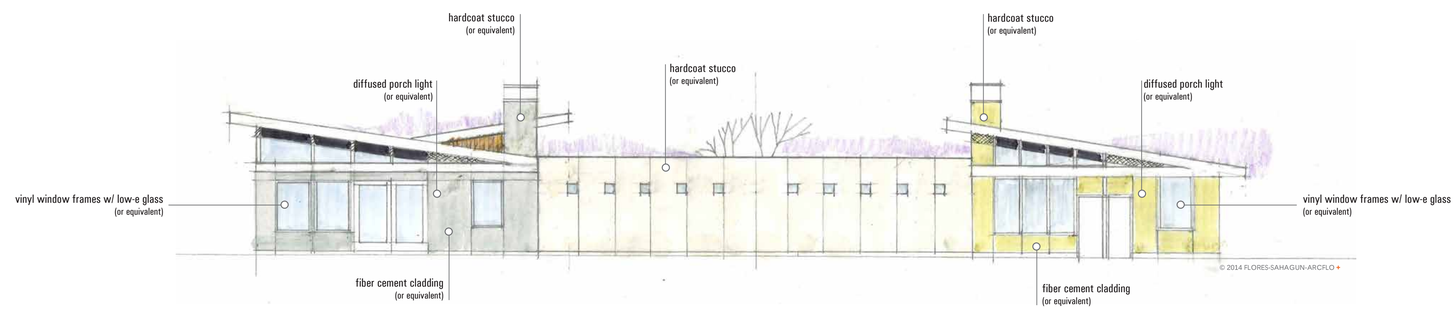
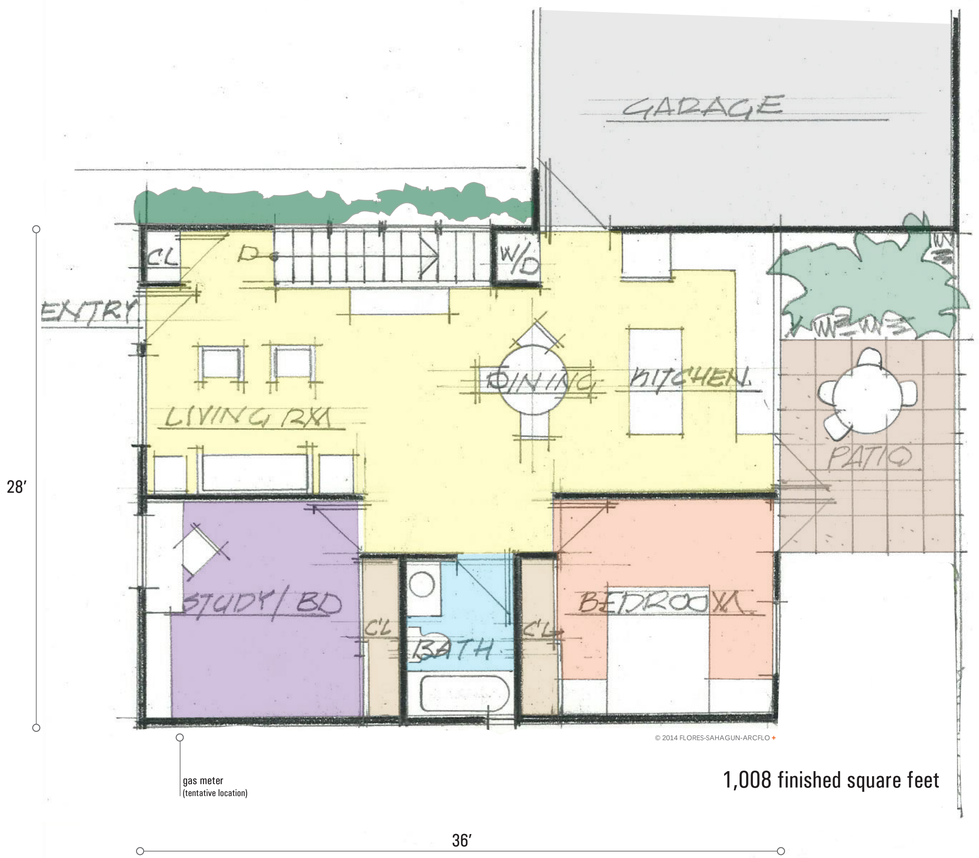


rear elevation concept

scale: 1/8″ = 1′-0″

MILL POINT

CONCEPTUAL FLOOR PLANS



1,008 finished square feet

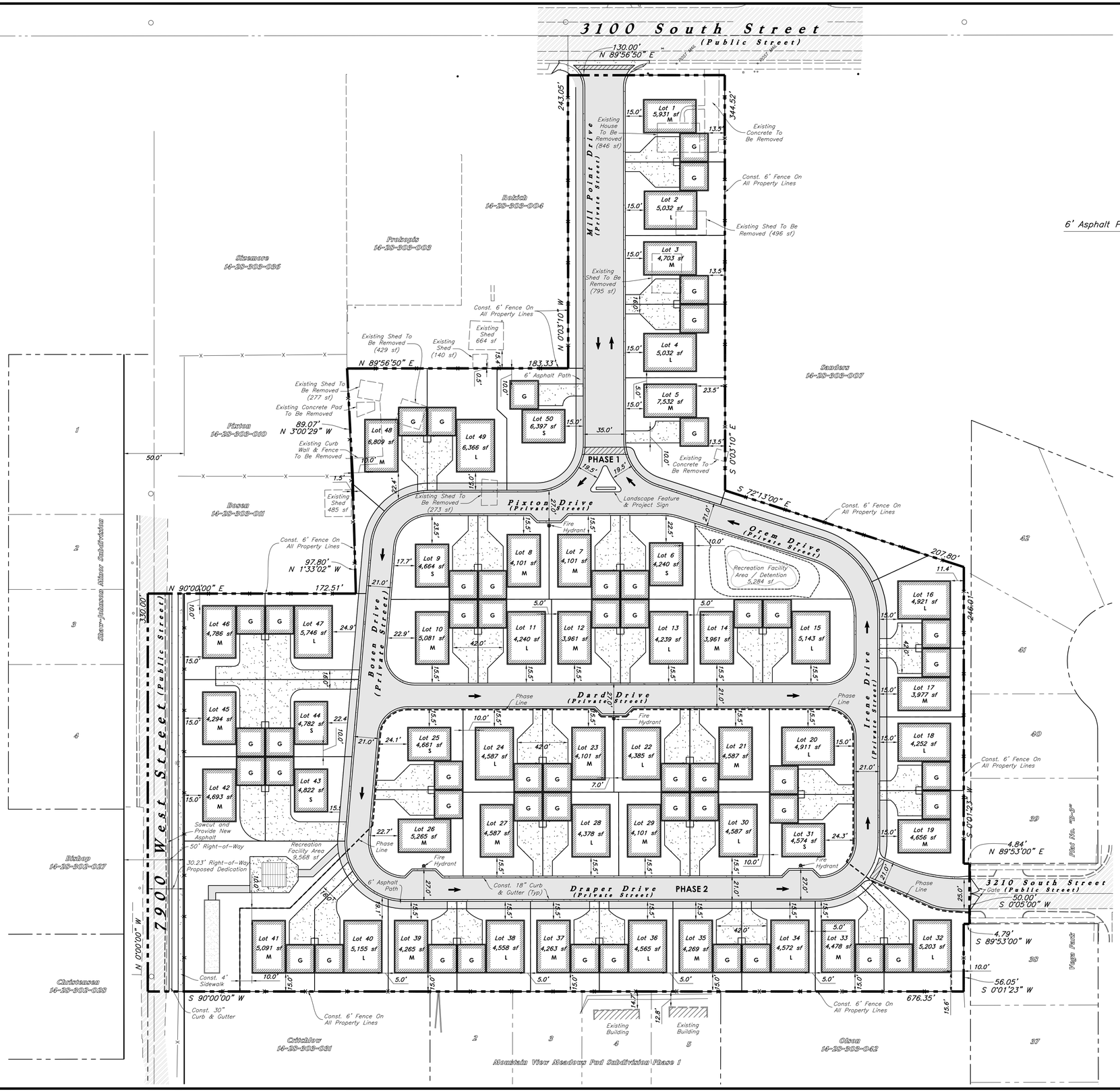
small unit concept layout

scale: 1/4" = 1'-0"

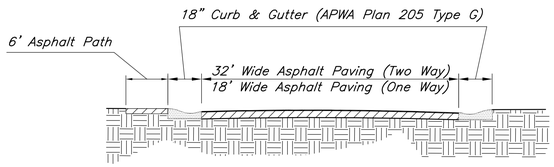
large unit concept layout

scale: 1/4" = 1'-0"

1,408 finished square feet



Scale: 1" = 40'



Typical Street Section

NTS

Legend

- Existing Fence
- Existing Light Pole
- Centerline
- Existing Contour
- Proposed Asphalt
- Proposed Concrete

Unit Sizes

S = Small Unit (1,008 sf)
M = Medium Unit (1,232 sf)
L = Large Unit (1,408 sf)
G = 2-Car Garage (576 sf)

Minimum Setbacks

Front Yard:	15'
Rear Yard:	10'
Side Yard:	5'
Garage:	0'

Site Data Table

Total Project Area	323,463 sf or 7.426 ac
Net Project Area	313,488 sf or 7.197 ac
Roads & Driveways	88,720 sf (27.6%)
Total Building Coverage	92,176 sf (29.4%)
Total Units	50
Unit Density	6.95 units/ac
Recreation Facilities	6 (See Landscape Plan & Summary Below)
Open Space Required	42%
Open Space Provided	132,592 sf (42.2%)
Open Space Needed = (Credits)	8% Open Space or 4 Recreational Facilities

4 Recreational Facilities Provided:
1) 6' Wide 1,780 l.f. Asphalt Path (1 Credit)
2) 1,500 s.f. Bocce Ball Court (1 Credit)
3) 1,000 s.f. Putting Green (2 Credits)

119 Bedrooms = 2 Required Recreational Facilities

Unit Type:	Quantity:
Small	7
Medium	24
Large	19
2-Car Garage	50

2 Recreational Facilities Provided:
1) Picnic Area @ 1,000 s.f. w/ 1 (20'x20') Pavilion,
3 Picnic Tables, 2 Barbeque Grills, 2 Trash Receptacles (2 Credits)

Chris Drent
New Earth Land Development
801-680-0870

REV	DATE	DESCRIPTION

Designed by: KR
Drafted by: JC
Client Name: New Earth
15-15 OV

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWAengineering.net

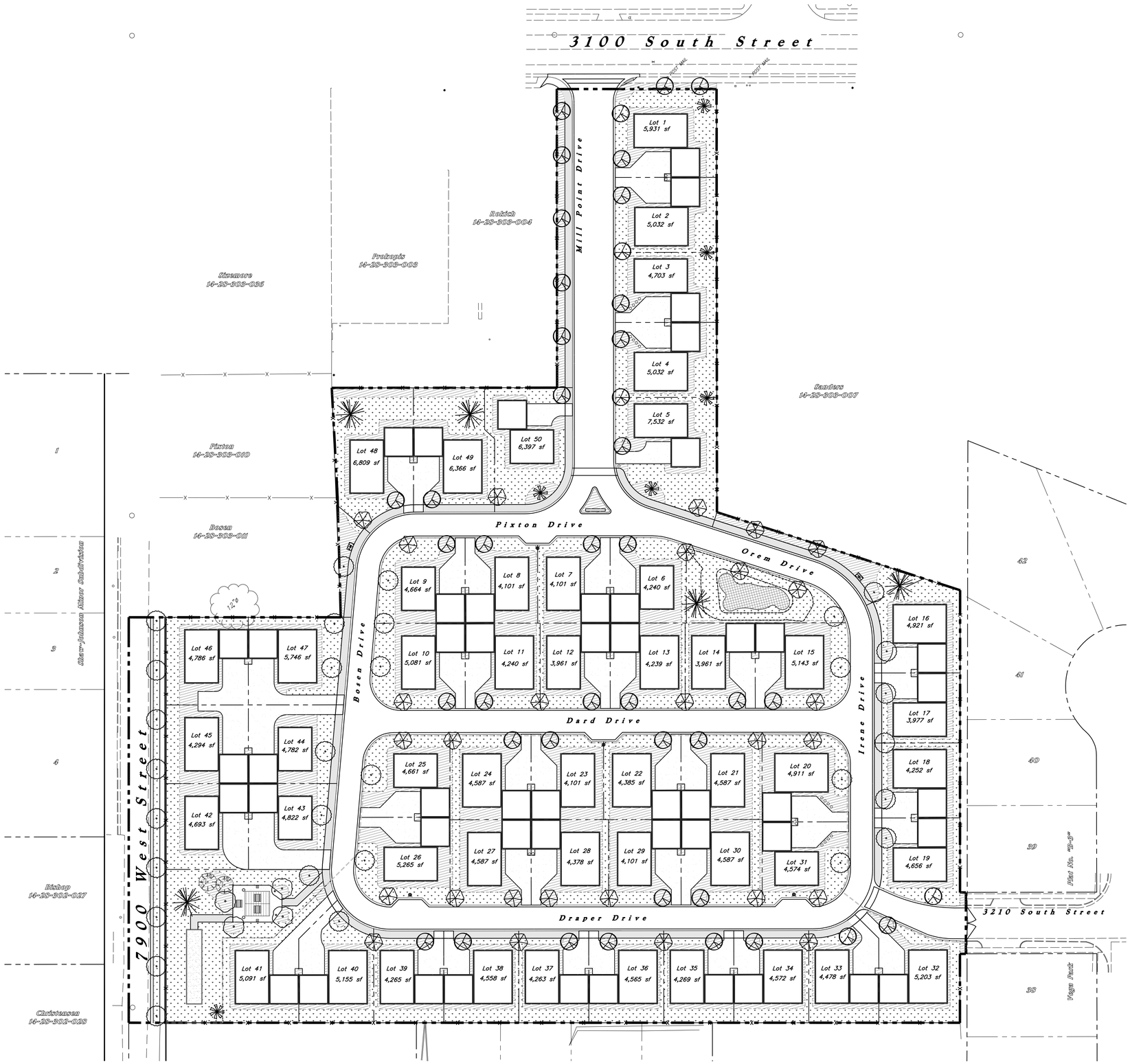
Site Plan

Mill Point
7847 West 3100 South
Magna, UT

PRELIMINARY

19 Jun, 2015

SHEET NO.
SP



General Landscape Design Intent:

The General Landscape Design Intent for this Development is to Create a Pleasing Place for Residences & Visitors. The Landscape will Provide Year Round Color, Compliment Proposed Buildings and Site Amenities. Water Conserving Plant Material will be Used with Drip Irrigation for Shrub Areas & Popup Water Efficient Rotors for Lawn Areas.

Scale: 1" = 40'

40' 0 40' 80'

Site Data

Total Site Area = 323,463 s.f. (7.43 ac.)
Net Site Area = 313,488 s.f. (7.20 ac.)
Impervious Area Provided = 88,720 s.f. (28.3%)
Landscape Area Provided = 120,658 s.f.
Lawn Area = 67,730 s.f. (56.1%)
Shrub Area = 52,928 s.f. (43.9%)
Open Space Area Required = 156,744 s.f. (50.0%)
Open Space Area Provided = 132,592 s.f. (42.2%)
Open Space Needed = 8% Open Space or 4 Recreational Facilities (Credits)

4 Recreational Facilities Provided:

1) 6' Wide 1,780 l.f. Asphalt Path (1 Credit)*
2) 1,500 s.f. Bocce Ball Court (1 Credit)*
3) 1,000 s.f. Putting Green (2 Credits)*

119 Bedrooms = 2 Required Recreational Facilities

2 Recreational Facilities Provided:

1) Picnic Area @ 1,000 s.f. w/ 1 (20'x20') Pavilion, 3 Picnic Tables, 2 Barbeque Grills, 2 Trash Receptacles* (2 Credits)

* See Landscape Plan Sheets L1.1-L1.3 for Proposed Recreational Facility Locations

Landscape Notes:

1. See Sheet L1.0 for Overall Landscape Plan. & L1.1–L1.3 for Landscape Layout. See Sheet L1.1 for Landscape Notes, L1.2 for Plant Schedule, & L1.3 for Landscape Details.
2. All Landscape Material shall be Fully Irrigated by an Automatic Irrigation System. Drip Irrigation for Shrub Areas & Popup Sprayheads & Rotors for Lawn Areas.
3. All Landscape to be Installed & comply w/ Salt Lake County Landscape Requirements.

Preliminary Landscape Water Allowance

Hydrozone	Plant Factor	Area (s.f.)	Annual ETO	Plant Value Factor	Conversion to (Gallons/s.f.)	Total Gallons Annually
1	High	67,730	x 31.17	x 1.00	x .62	1,308,909
2	Low	52,928	x 31.17	x 0.50	x .62	511,427
	Total Area	120,658 s.f.			Total Gallons	1,820,336
Water Allowance: 1,820,336 / 120,658 = 15.0 gals/s.f./year						

High Plant Factor Areas = All Lawn Areas

Low Plant Factor Areas = All Shrub Planting Areas

811 Know what's below. Call before you dig.

Chris Drent
New Earth Land Development
801-680-0870

REV	DATE	DESCRIPTION

Designed by: KR
Drafted by: JC
Client Name: New Earth
15-15 LS

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 – AWAengineering.net

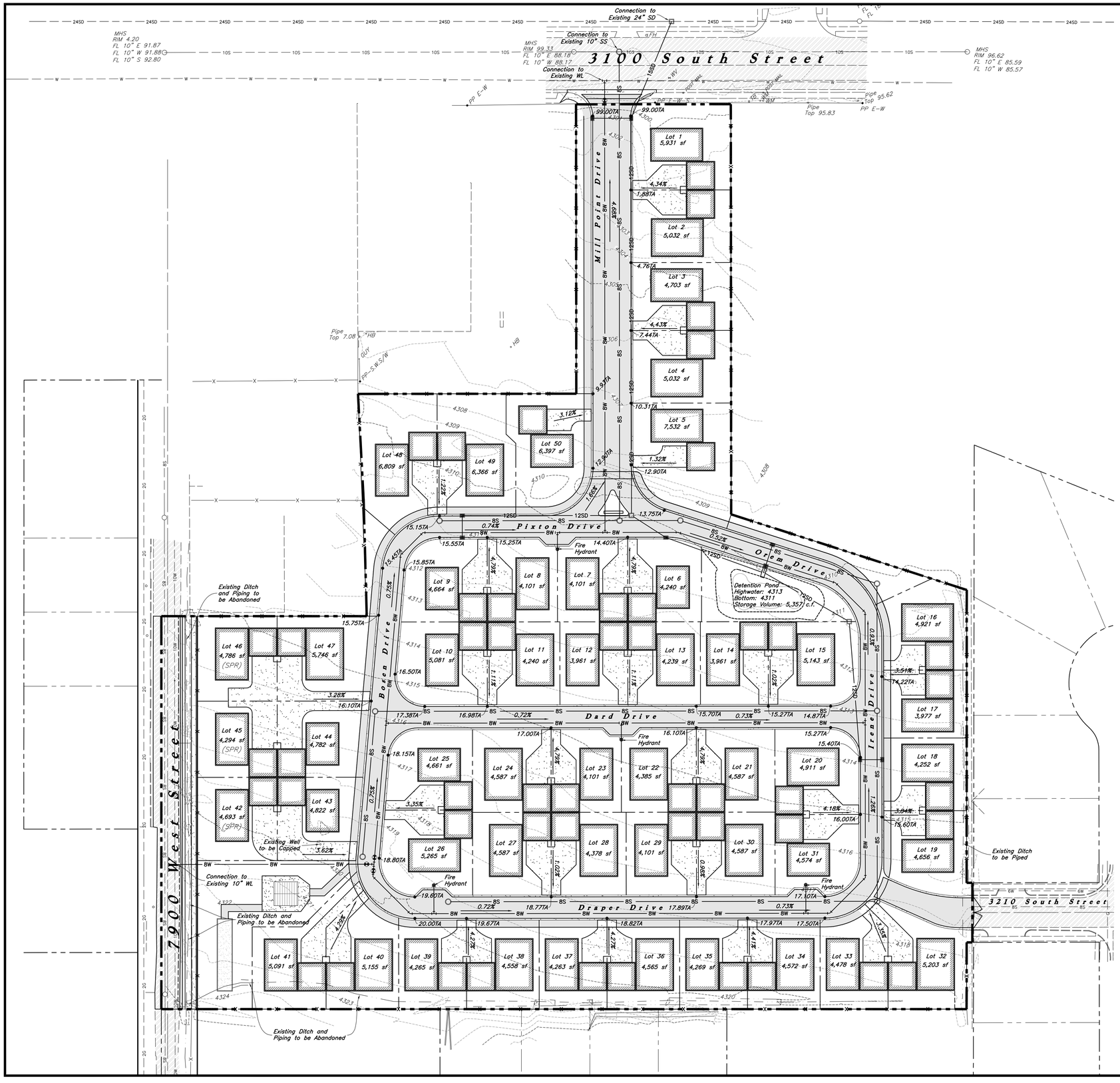
Overall Landscape Plan

Mill Point
7847 West 3100 South
Magna, UT

PRELIMINARY

19 Jun, 2015

SHEET NO. L1.0



Scale: 1" = 40'

40' 0 40' 80'

Legend

- Existing Manhole
- Proposed Manhole
- Existing Manhole
- FH Existing Fire Hydrant
- Proposed Fire Hydrant
- WV Existing Water Valve
- Proposed Water Valve
- WM Existing Water Meter
- TB Existing Telephone Box
- HB Existing Hose Bib
- T Buried Phone Cable
- S Sanitary Sewer Line
- W Culinary Water Line
- G Existing Gas Line
- SD Storm Drain Line
- P Buried Power Line
- Sign
- PP Existing Power Pole
- SP Existing Signal Pole
- Existing Power Pole w/Guy
- X Existing Fence
- Overhead Power, Telephone & Cable TV Line
- Post
- LP Existing Light Pole
- Flowline
- ℄ Centerline
- Existing Contour
- Proposed Asphalt
- Proposed Concrete
- Inlet Box
- TA Proposed Top of Asphalt Grade
- (SPR) Fire Sprinkler Required

FEMA Flood Plain Zone

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Salt Lake County, Utah and Incorporated Areas Map Number 49035C0275G dated September 25, 2009. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain." (no shading)

Benchmark

The West Quarter Corner of Section 28, Township 1 South, Range 2 West, Salt Lake Base and Meridian as surveyed by Great Basin Engineering on November 9, 2007 in reference to Salt Lake County Monument Reference Sheet last observed February 27, 2015 with published elevation of 1313.81 meters NAVD 88 (4310.39 ft.)

Elevation = 4310.39 feet

Developed Conditions

Area Type	Area (ft^2)	C
Roof	92176	0.85
Hard Surface	86454	0.9
Landscape	134858	0.2
Subtotal	313488	
Total (acres)	7.197	
$C_{average}$	0.584	

Frequency: 10 Year **Release Rate (cfs)= 2.52** (0.35 cfs/acre)

Time (min)	Intensity (in/hr)	Acc.Vol (ft^3)	Rel.Vol (ft^3)	Req. Stor. (ft^3)	Peak Flow (cfs)
5	3.07	3872	756	3116	12.91
10	2.33	5877	1511	4366	9.80
15	1.93	7302	2267	5036	8.11
30	1.30	9838	4534	**5304**	5.47
60	0.80	12153	9068	3085	3.38
120	0.47	14287	18136	-3849	1.98
180	0.34	15437	27204	-11766	1.43
360	0.20	18434	54407	-35973	0.85
720	0.12	21976	108814	-86838	0.51
1440	0.07	26153	217628	-191475	0.30

Chris Drent
New Earth Land Development
801-680-0870

REV	DATE	DESCRIPTION

Designed by: KR
Drafted by: JC
Client Name: New Earth
15-15 Utility & Drainage

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWAengineering.net

Preliminary Utility & Drainage Plan

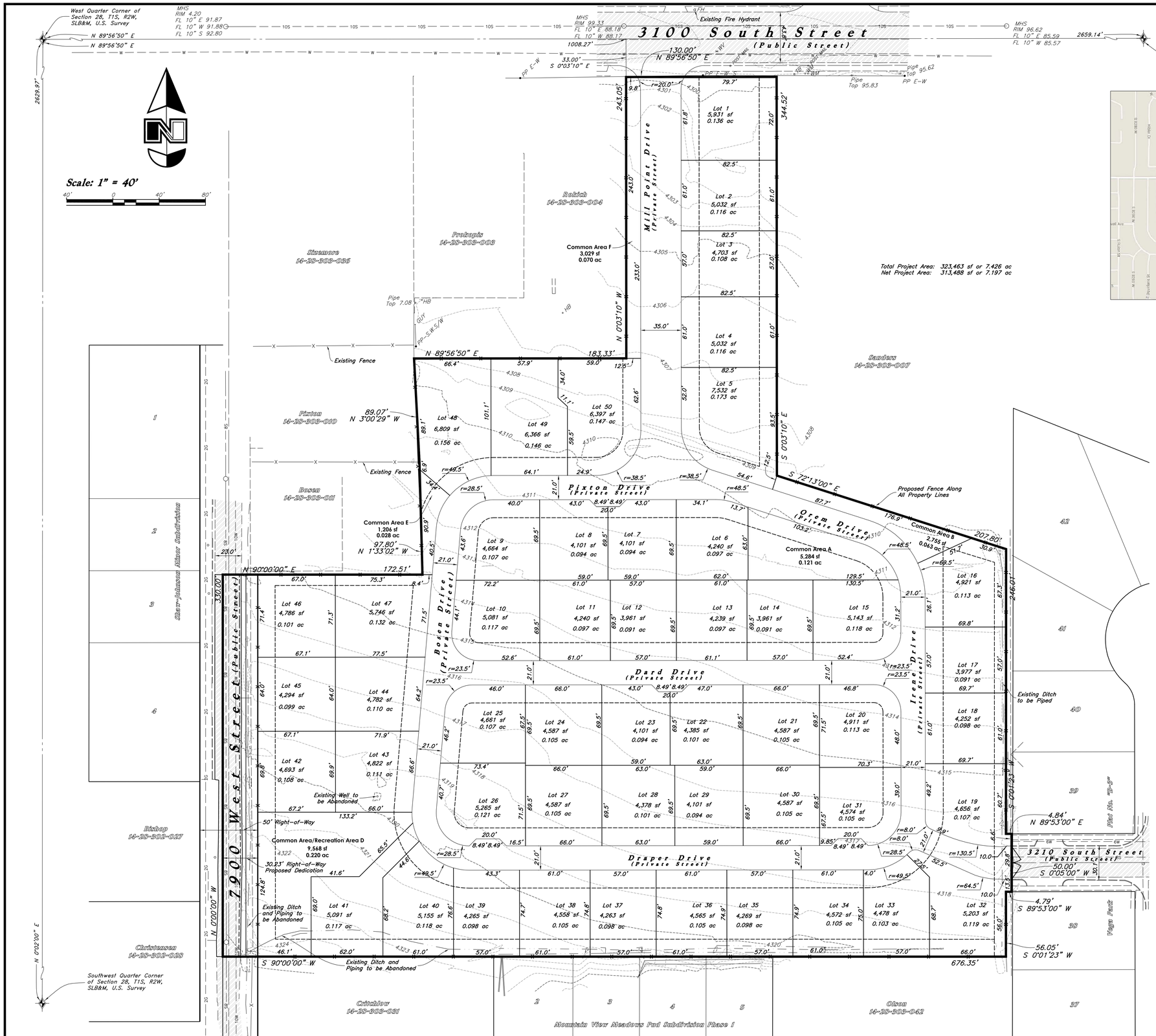
Mill Point

7847 West 3100 South
Magna, UT

PRELIMINARY

19 Jun, 2015

SHEET NO.
UT



Vicinity Map

NTS

Legend

- Existing Manhole
- Existing Manhole
- FH Existing Fire Hydrant
- WV Existing Water Valve
- WM Existing Water Meter
- TB Existing Telephone Box
- HB Existing Hose Bib
- T Buried Phone Cable
- S Sanitary Sewer Line
- W Culinary Water Line
- G Existing Gas Line
- SD Storm Drain Line
- P Buried Power Line
- Sign
- PP Existing Power Pole
- SP Existing Signal Pole
- Existing Power Pole w/Guy
- X Existing Fence
- Overhead Power, Telephone & Cable TV Line
- Post
- LP Existing Light Pole
- Flowline
- Centerline
- Existing Contour

Legal Description

A part of the Southwest Quarter of Section 28, Township 1 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at an existing Boundary Line fence corner on the South Line of 3100 South located 1008.27 feet North 89°56'50" East along the Quarter Section Line and 33.00 feet South 0°03'10" East from the West Quarter Corner of said Section 28; and running thence North 89°56'50" East 130.00 feet along said South Line; thence South 0°03'10" East 344.52 feet along an existing Boundary Line fence; thence South 72°13'00" East 207.80 feet along an existing Boundary Line fence; thence South 0°01'23" West 246.01 feet along an existing Boundary Line fence to the North Line of 3210 South Street; thence North 89°53'00" East 4.84 feet to the West Line of Vega Park Plat No. "B-3"; thence South 0°05'00" West 50.00 feet along said West Line to the South Line of 3210 South Street; thence South 89°53'00" West 4.79 feet along said South Line; thence South 0°01'23" West 56.05 feet along an existing Boundary Line fence; thence West 676.35 feet to and along the North Line of Mountain View Meadows PUD Subdivision Phase 1 and said North Line extended to the Center of 7900 West Street; thence North 330.00 feet along the Center of 7900 West Street; thence East 172.51 feet; thence North 1°33'02" West 97.80 feet; thence North 3°00'29" West 89.07 feet; thence North 9°56'50" East 183.33 feet to an existing Boundary Line fence; thence North 0°03'10" West 243.05 feet along said fenceline to the point of beginning.

Contains 323,463 sf or 7.426 ac

FEMA Flood Plain Zone

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Salt Lake County, Utah and Incorporated Areas Map Number 49035C0275C dated September 25, 2009. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain." (no shading)

Benchmark

The West Quarter Corner of Section 28, Township 1 South, Range 2 West, Salt Lake Base and Meridian as surveyed by Great Basin Engineering on November 9, 2007 in reference to Salt Lake County Monument Reference Sheet last observed February 27, 2015 with published elevation of 1313.81 meters NAVD 88 (4310.39 ft.)

Elevation = 4310.39 feet

Chris Drent
New Earth Land Development
801-680-0870

REV	DATE	DESCRIPTION

Designed by: KR
Drafted by: JC
Client Name: New Earth

15-15 PRELIMINARY PLAT

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 – AWAengineering.net

Preliminary Plat

Mill Point
7847 West 3100 South
Magna, UT

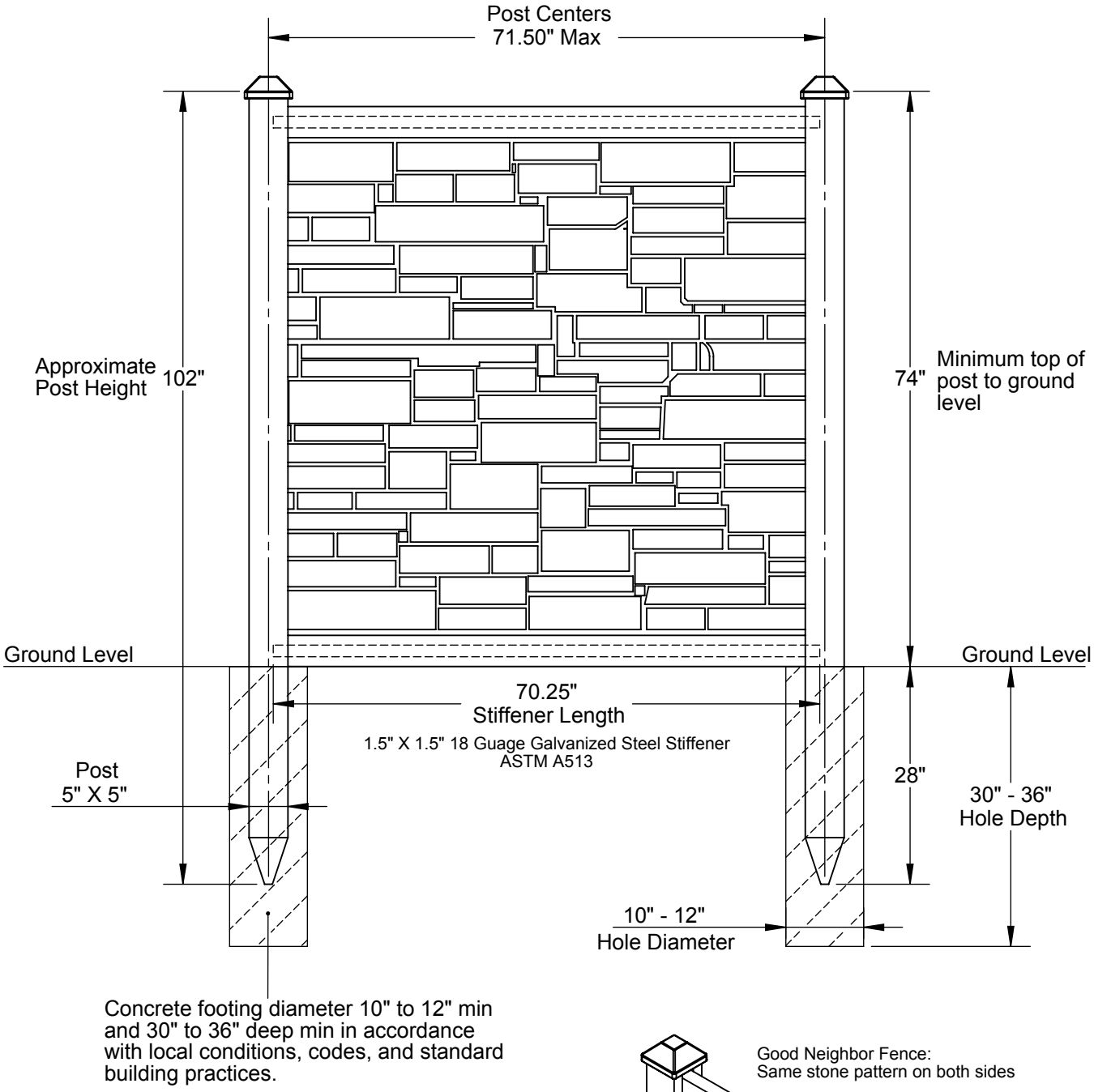
A Part of the Southwest Quarter of Section 28, T1S, R2W, SLB&M

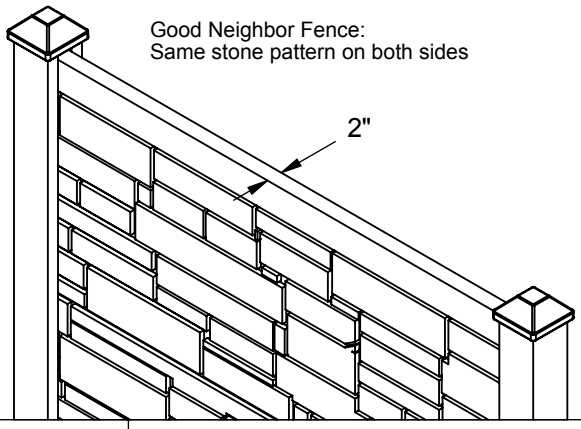
PRELIMINARY

19 Jun, 2015

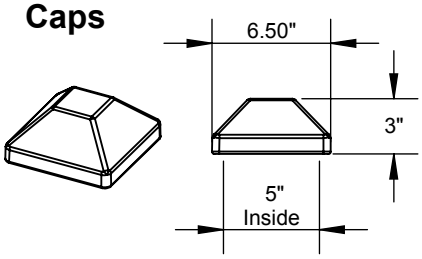
SHEET NO.
PL

6'H X 6'W Panel





Caps



- Actual Panel Dimensions: 72"H X 69.75"W
- Panel Weight: 56 lbs
- Tolerances are: ±.5"

Model #:FP72X72	This drawing may not be altered or reproduced without the permission of SimTek™ Fence	
Date: Oct 15, 2013	Scale: not to scale	REV: D Barlocker
Sheet 1 of 1	**U.S. Patents: 7,478,797 / 7,635,114 Foreign Patents Pending**	

SimTek™ FENCE

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Composite Fencing
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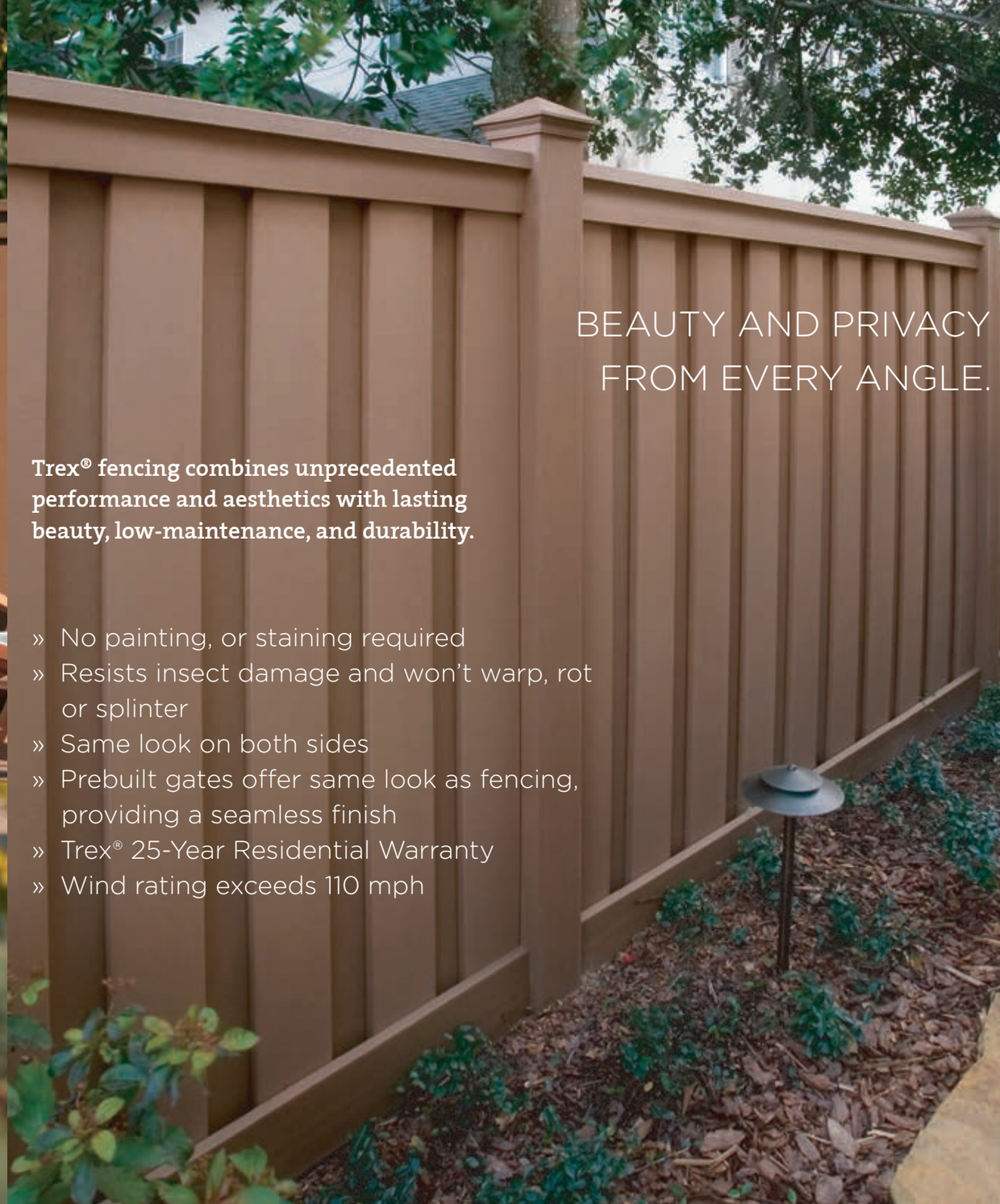
Trex® Seclusions®
Composite Fencing

REFINED BEAUTY. DURABILITY. STRENGTH



BEAUTY AND PRIVACY FROM EVERY ANGLE.

Trex® fencing combines unprecedented performance and aesthetics with lasting beauty, low-maintenance, and durability.

- » No painting, or staining required
- » Resists insect damage and won't warp, rot or splinter
- » Same look on both sides
- » Prebuilt gates offer same look as fencing, providing a seamless finish
- » Trex® 25-Year Residential Warranty
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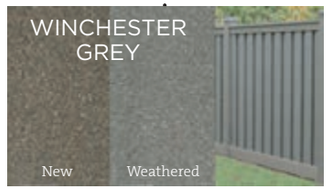
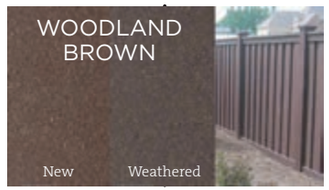
Trex Seclusions® offers unprecedented performance and aesthetics. With lasting beauty and low maintenance, it's exactly what you expect from Trex®, the perfect fencing solution for any community.

ALWAYS GREEN

Trex® is made from 95% recycled wood and plastics.

NATURAL MATTE COLOR FINISHES.





Variable heights. Superior strength.

RESIDENTIAL. COMMERCIAL GOVERNMENT...
there are no limits.

PEACE OF MIND FROM THE TRUSTED BRAND.

Trex LIMITED RESIDENTIAL 25 YEAR WARRANTY

INNOVATIVE DESIGN.

» Unique interconnecting picket design provides unprecedented strength.

» Clean, finished appearance on both sides- no structural boards visible inside or out.

A TREX® FENCE. HOW NEIGHBORLY.

Whether the goal is privacy, safety, or a stunning garden backdrop, a Trex® fence makes for grateful neighbors indeed. Our low maintenance, beauty, and lasting durability outperforms the unsightly, peeling wood variety, while our rich, warm finish enhances backyards miles beyond shiny white vinyl.

THE LOOK OF WOOD WITHOUT THE HASSLES.

	TREX FENCING	WOOD	VINYL
STUNNING LOOKS	●		
LOW MAINTENANCE	●		●
LASTING DURABILITY	●		
EASY TO INSTALL	●		●
MIAMI / DADE WIND LOAD CERTIFICATION*	●	SOME	SOME
RICH COLOR CHOICES	●		
TRUE PRIVACY (no gaps between pickets)	●		●
GOOD NEIGHBOR FENCE (no one gets bad side of fence)	●		●
NON-REFLECTIVE SURFACE	●	●	
STANDARD 5" NOMINAL POSTS	●		
LIMITED RESIDENTIAL WARRANTY (number of years)	25	0 - 12	20+
TOP OUTDOOR LIVING BRAND	●		

* Trex Seclusions® passes Miami/Dade wind load certification tests of 110 mph steady winds and 130 mph wind gusts.

SALT LAKE COUNTY
TOWNSHIPS

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Planning and Development Services
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www.pwpds.slco.org

File # 29595

Magna Township Planning Commission Summary and Recommendation

Public Body: Planning Commission
Meeting Date: September 17, 2015
Parcel ID: 14-21-479-040
Current Zone: C-3 Commercial
Property Address: 2660 South 7200 West
Request: Conditional Use – Used Auto Sales

Community Council: Magna
Planner: Spencer Hymas
Community Council Recommendation: Approval
Planning Staff Recommendation: Approval
Applicant Name: Jose Rodriguez

PROJECT DESCRIPTION

Jose Rodriguez is seeking approval for used auto sales in an existing building.

SITE & VICINITY DESCRIPTION (see attached map)

To the east and west of the subject property is medium and low density residential. To the north and south there is commercial zoning - C-2 to the north and C-3 to the south. There is an existing used auto sales business operating on the C-3 zoned property to the south. The C-2 zoned property to the north is currently vacant.

GENERAL PLAN CONSIDERATIONS

Approving this proposal may contribute to Goal 4 of the general plan.

Goal 4: (Activity Centers) Promote the development of viable commercial, employment, and activity centers to serve the community.

LAND USE CONSIDERATIONS

Requirement	Standard	Proposed	Compliance Verified
Parking	Two Spaces Plus One per 400 SF of Building	Unknown	
Compatibility with existing buildings in terms of size, scale and height.			N/A

Compliance with Landscaping Requirements Verified.	N/A
Compliance with the General Plan.	Yes

ISSUES OF CONCERN/PROPOSED MITIGATION

Issue of Concern: It has been identified that dismantling vehicles may be associated with this business.
Proposed Mitigation: A condition of approval that prohibits dismantling vehicles and revocation of the conditional use and business license if a documented case is created through Salt Lake County code enforcement.

Issue of Concern: It has been identified that junk may accumulate on the property in association to this approval.
Proposed Mitigation: A condition of approval that may revoke the conditional use if a documented case is created through Salt Lake County code enforcement.

Issue of Concern: The adjacent used car lot has sited security issues as a reason to put up unapproved, abrasive, barbed wire fencing and lighting along the sidewalk to protect cars from vandalism and theft.
Proposed Mitigation: A condition of approval that requires cars to be moved behind the building within the existing fencing if security issues are present. A condition of approval that requires any new fencing to be brought back to the planning commission if staff deems fencing to be an issue to pedestrian activity. A condition of approval that requires any additional lighting to be approved by staff which demonstrates light being contained on property.

Issue of Concern: Business may use obnoxious measures of illegal signage and flags to attract business. Proposed Mitigation: A condition of approval that may revoke the conditional use if a documented case is created through Salt Lake County code enforcement.

Issue of Concern: For new development, the development standards and landscaping ordinance would require a 20 foot landscaping buffer from the rear property line and landscaping along the side property lines to screen the storage yard.
Proposed Mitigation: A condition of approval which requires the submittal and execution of a landscaping plan that shows one tree per 25 feet with trees that meet County Size Requirements 19.77.040 E.8.

Issue of Concern: The site plan was created by staff to help facilitate the processing of this application. The site plan does not include details to confirm parking requirements are met.
Proposed Mitigation: The applicant works with staff to add appropriate amounts of parking to site plan that meets County Standards and executes the approved plan.

NEIGHBORHOOD RESPONSE

No negative responses have been received at the time of this report (September 9, 2015).

COMMUNITY COUNCIL RESPONSE

This item was discussed at the last Town Council and Community Council meetings.

REVIEWING AGENCIES RESPONSE

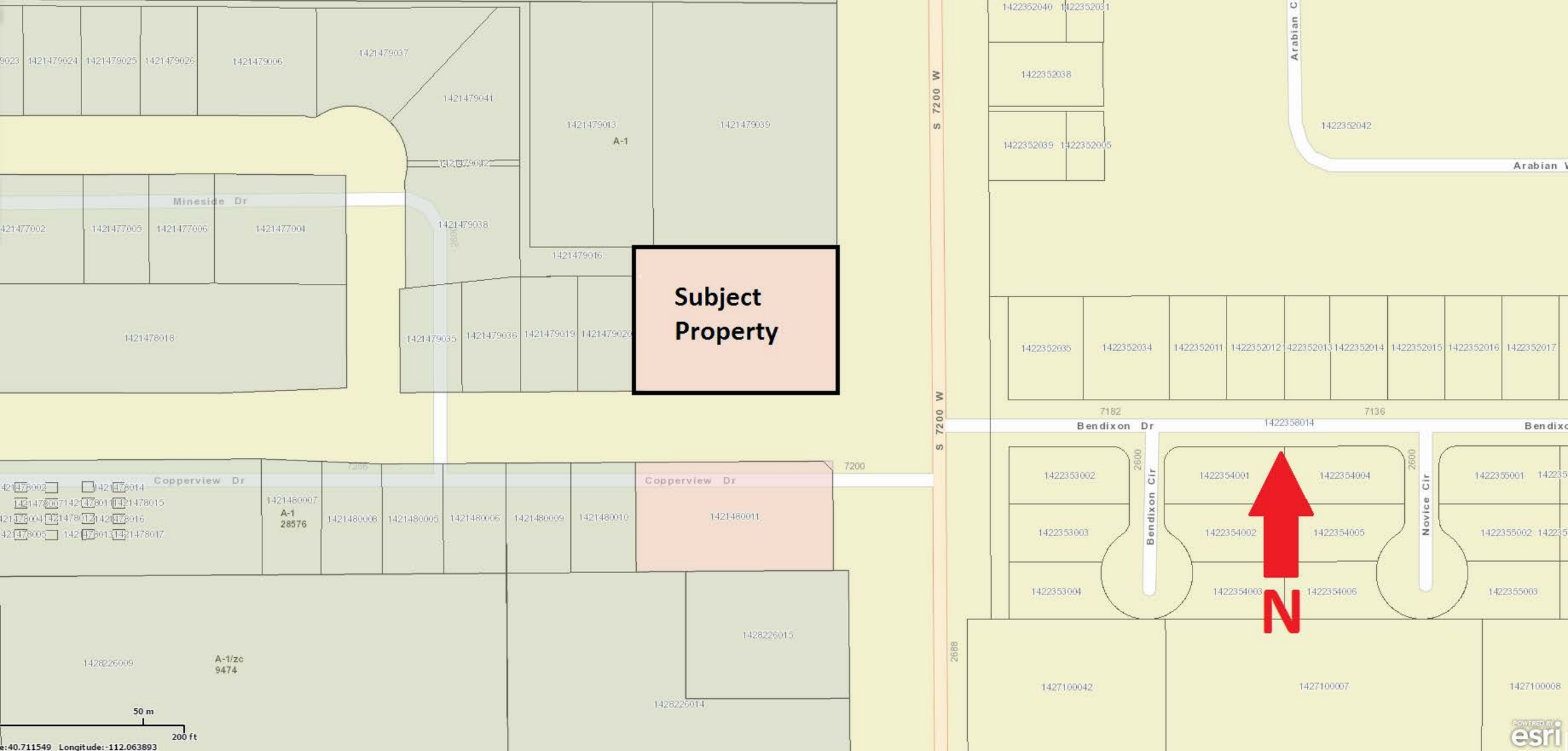
Compliance with current building, construction, engineering, fire, health, landscape and safety standards will be verified prior to final approval of the business license.

PLANNING STAFF RECOMMENDATION

Staff recommends approval subject to the staff's issues of concern being appropriately mitigated.

AVAILABLE

1- Are there any signs proposed?
2- Is there fencing being added to the site?
3- How will the back area of the property be used? (Storage, dismantling cars, repairing cars)
4- How many cars will be displayed out front for sale?
5- How many stalls for customer parking will there be (stalls need to be dimensioned to County standard 9' X 18')
6- How many employees will there be and where will they park?
7- Landscaping along the rear property line is typically required to buffer your use from the adjacent residential.
8- Property is near a well and compliance with Drinking Water Source Protection ordinance must be verified.


Subject Property
Mineside Dr
Copperview Dr
Bendixon Dr
Bendixon Cir
Novice Cir
Arabian C
Arabian W
S 7200 W
A-1
A-1/zc
9474
A-1
28576
7200
7182
7136
2600
2688
1421479024
1421479025
1421479026
1421479006
1421479037
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1422354006
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1422355002
1422355003
1427100042
1427100007
1427100008
N
50 m
200 ft
e:40.711549 Longitude:-112.063893
esri

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File # 28933

Magna Township Planning Commission Summary and Recommendation

Public Body: Planning Commission
Meeting Date: September 17, 2015
Parcel ID: 14-32-431-013
Current Zone: R-1-5
Property Address: 3848 South 8000 West
Request: 26 Lot Subdivision & Exception to Roadway Standards

Community Council: Magna
Planner: Spencer Hymas
Community Council Recommendation: Not Required
Planning Staff Recommendation: Approval
Applicant Name: Steve Glezos

PROJECT DESCRIPTION

Steve Glezos is seeking preliminary approval of a preliminary plat for the proposed Oquirrh View Estates Phase 3 Subdivision. The subdivision in on a 7.74 acre site and contains 26 single family dwellings. In conjunction with this request, is an application for an exception to roadway standards. The access to 8000 West is only 25 feet wide which does not provide sufficient width for both vehicle and pedestrian traffic. The exception would allow the developer the ability to not install curb, gutter, and sidewalk along the portion of road which fronts the United Fire Authority's property, approximately 663 feet. The rest of the roads within the development would still meet County requirements.

SITE & VICINITY DESCRIPTION (see attached map)

The property to the east and west of the subject property is zoned M-1 and is currently being used for storage and manufacturing. The two parcels to the south are zoned A-20 (Agricultural) with one parcel being vacant and the other being used as a training facility for the United Fire Authority.

LAND USE CONSIDERATIONS

Requirement	Standard	Proposed	Compliance Verified
Height	30 Feet	30 Feet	Yes
Front Yard Setback	20 Feet	20 Feet	Yes
Side Yard Setback	5 Feet	5 Feet	Yes
Rear Yard Setback	15 Feet	15 Feet	Yes
Lot Width	25 Feet	25 Feet	Yes
Lot Area	5000 Square Feet	5000 Square Feet	Yes
Parking	2 Spaces Per Unit	2 Space Per Unit	Yes

NEIGHBORHOOD RESPONSE

No negative responses have been received as of September 9, 2015

REVIEWING AGENCIES RESPONSE

AGENCY: Planning DATE: 9/9/15
RECOMMENDATON: The applicant will need to provide updated details to amend the conditional use file 24593.

AGENCY: Traffic Engineer DATE: 9/9/15
RECOMMENDATON:

Compliance with current building, construction, engineering, fire, health, landscape and safety standards will be verified prior to final approval.

PLANNING STAFF ANALYSIS

The applicant has demonstrated the ability to meet the basic subdivision requirements of the R-1-5 zone for lot size, lot width, setback and height requirements.

PLANNING STAFF RECOMMENDATION

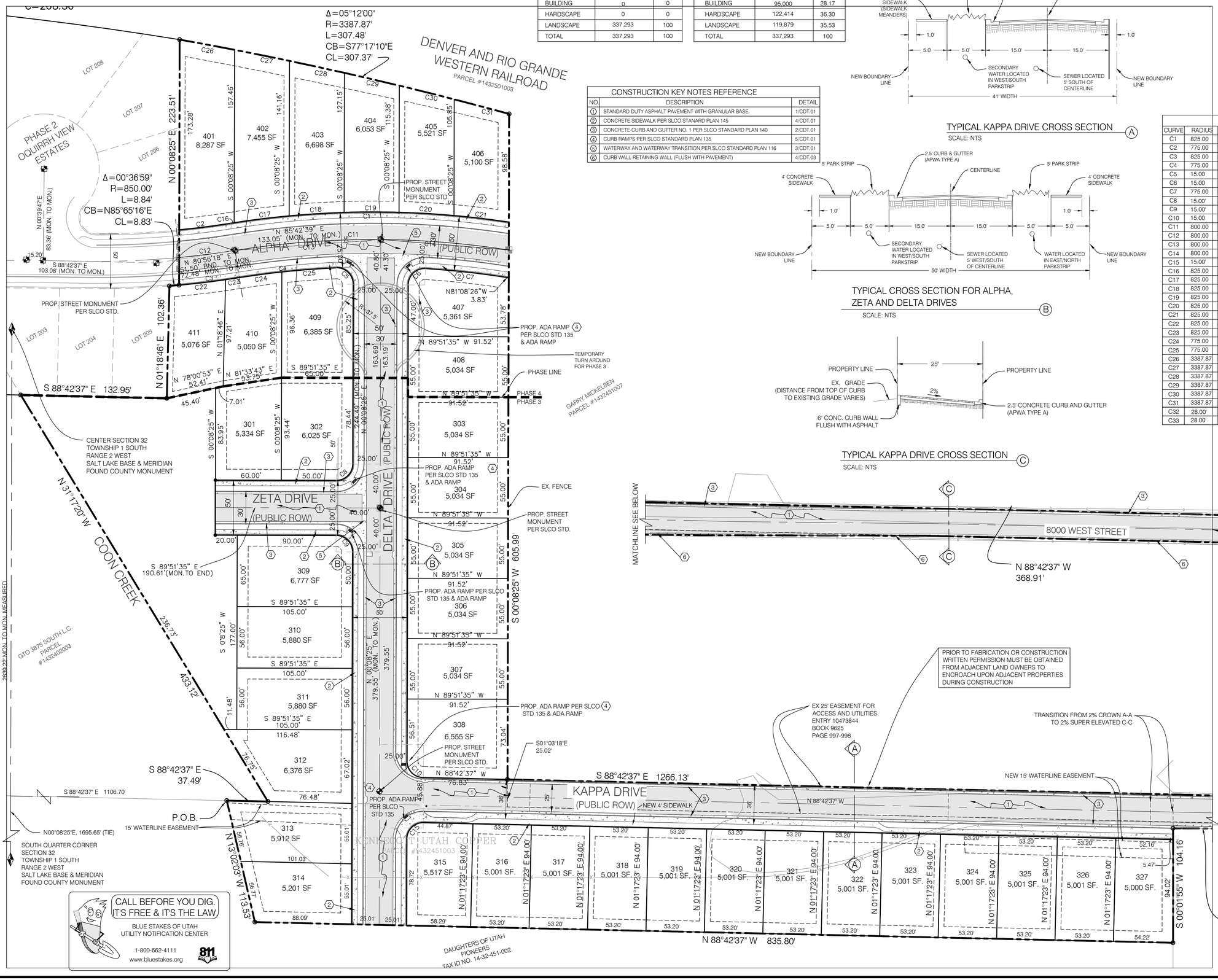
Planning Staff recommends approval subject to following:

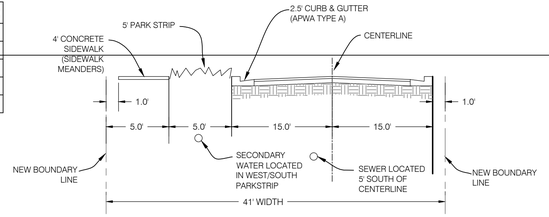
1. The applicant shall comply with all applicable ordinances and the recommendations and requirements of the individual reviewers as part of the technical review, including completing the preliminary and final plat approval with staff.
2. The applicant shall demonstrate compliance with the outcome of the exception request.
3. The applicant shall provide appropriate documentation and receive staff approval for the amendment of conditional use file 24593. Any deviations from the previously approved conditions of approval shall be reviewed and approved by the planning commission.
4. The recommendation is for Phase 3 only, any subsequent phases or amendments shall be brought forward to the planning commission for review and approval.

AREA TABLE(PRE-CONSTUCTION)		
PARTICULARS	S.F.	%
BUILDING	0	0
HARDSCAPE	0	0
LANDSCAPE	337,293	100
TOTAL	337,293	100

AREA TABLE(POST-CONSTUCTION)		
PARTICULARS	S.F.	%
BUILDING	95,000	28.17
HARDSCAPE	122,414	36.30
LANDSCAPE	119,879	35.53
TOTAL	337,293	100

CONSTRUCTION KEY NOTES REFERENCE		
NO.	DESCRIPTION	DETAIL
1	STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE.	1/CDT.01
2	CONCRETE SIDEWALK PER SLCO STANARD PLAN 145	4/CDT.01
3	CONCRETE CURB AND GUTTER NO. 1 PER SLCO STANDARD PLAN 140	2/CDT.01
4	CURB RAMPS PER SLCO STANDARD PLAN 135	5/CDT.01
5	WATERWAY AND WATERWAY TRANSITION PER SLCO STANDARD PLAN 116	3/CDT.01
6	CURB WALL RETAINING WALL (FLUSH WITH PAVEMENT)	4/CDT.03





TYPICAL KAPPA DRIVE CROSS SECTION (A)

SCALE: NTS

TYPICAL CROSS SECTION FOR ALPHA, ZETA AND DELTA DRIVES (B)

SCALE: NTS

TYPICAL KAPPA DRIVE CROSS SECTION (C)

SCALE: NTS

NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	825.00	254.17'	17°39'08"	S 89°46'02" W	253.17'
C2	775.00	47.25'	03°29'35"	N 82°41'16" E	47.24'
C3	825.00	55.29'	03°50'24"	N 82°51'40" E	55.28'
C4	775.00	88.48'	06°32'28"	S 84°12'42" W	88.43'
C5	15.00	24.26'	92°39'29"	N 46°11'20" W	21.70'
C6	15.00	24.45'	93°22'33"	S 46°49'42" W	21.83'
C7	775.00	72.27'	05°20'36"	N 83°48'44" W	72.25'
C8	15.00'	23.56'	92°00'00"	N 45°08'25" E	21.21'
C9	15.00'	23.56'	92°00'00"	N 44°51'35" W	21.21'
C10	15.00	23.26'	88°51'02'	S 44°17'06' E	21.00'
C11	800.00	250.19'	17°55'06'	S 89°54'1" W	249.17'
C12	800.00	51.27'	03°40'19"	N 82°46'38' E	51.26'
C13	800.00	133.20'	09°32'23"	S 85°42'39' W	133.05'
C14	800.00	116.99'	08°22'43'	N 85°19'48' W	116.88'
C15	15.00'	23.86'	91°08'58'	S 45°42'54' W	21.42'
C16	825.00	3.20'	00°13'19'	S 81°03'08' W	3.20'
C17	825.00	50.41'	03°30'03'	S 82°54'49' W	50.40'
C18	825.00	50.11'	03°28'49'	S 86°24'15' W	50.11'
C19	825.00	50.01'	03°28'23'	S 89°52'51' W	50.00'
C20	825.00	50.09'	03°28'43'	N 86°38'36' W	50.08'
C21	825.00	50.36'	03°29'51'	N 83°9'20' W	50.35'
C22	825.00	42.64'	02°57'40'	N 83°18'02' E	42.63'
C23	825.00	12.65'	00°52'44'	N 81°22'50' E	12.65'
C24	775.00	39.01'	02°53'33'	S 82°22'59' W	39.01'
C25	775.00	49.46'	03°39'25'	S 85°39'13' W	49.46'
C26	3387.87'	50.85'	00°51'36'	N 79°27'22' W	50.85'
C27	3387.87'	50.98'	00°51'44'	N 78°35'42' W	50.98'
C28	3387.87'	51.14'	00°51'54'	N 77°43'53' 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°7'23' W	51.69'
C32	28.00'	44.60'	91°15'39'	N 45°39'34' E	44.43'
C33	28.00'	43.37'	88°44'21'	S 44°20'26' E	39.16'

No.	DATE	DESCRIPTION
1	6/15	MODIFIED KAPPA DRIVE
2	9/8/15	MODIFIED KAPPA DRIVE TO 25'

SCALE MEASURES 1 INCH ON FULL SIZE SHEETS AS LIST FOR ALL OTHER SHEETS PER REDUCED SIZE SHEETS

DRAWN BY FBA/GDG
CHECKED BY DKB
FIELD CREW KD/DS
DATE 04/23/2014
DWG. FILE 1001008.Ast6

PROFESSIONAL ENGINEER No. 9249169-2202 BROCK D. LOOMIS 9/8/15 STATE OF UTAH

BENCHMARK ENGINEERING & LAND SURVEYING
9130 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070, (801) 542-7192
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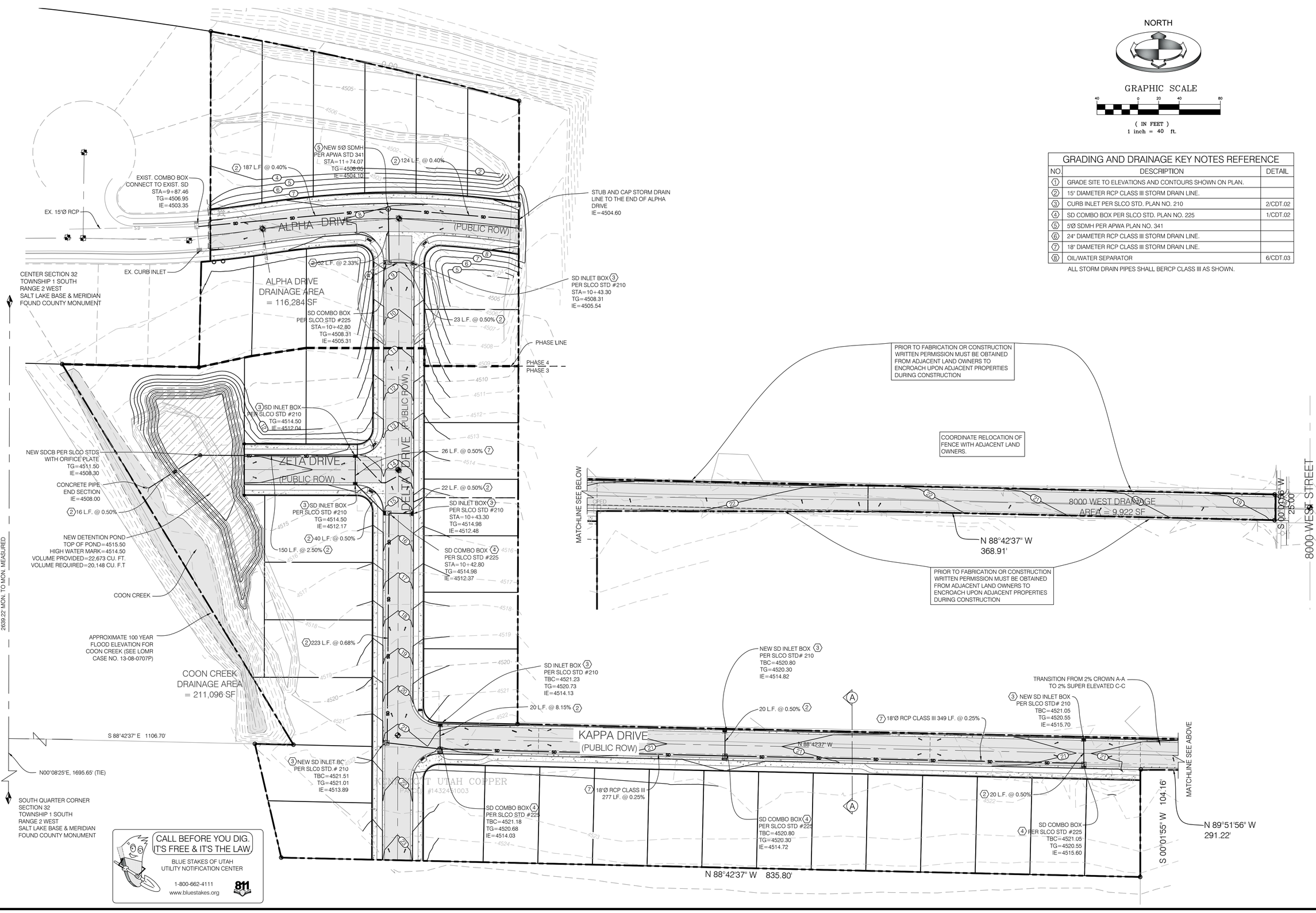
OQUIRRH VIEW ESTATES SUBDIVISION PHASE 3
LAND SOLUTIONS
DELTA DRIVE KAPPA DRIVE
MAGNA, SALT LAKE COUNTY, UTAH

PROJECT NO. 1001008.A

SITE PLAN

CSP.01



NORTH

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

GRADING AND DRAINAGE KEY NOTES REFERENCE		
NO.	DESCRIPTION	DETAIL
1	GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.	
2	15" DIAMETER RCP CLASS III STORM DRAIN LINE.	
3	CURB INLET PER SLCO STD. PLAN NO. 210	2/CDT.02
4	SD COMBO BOX PER SLCO STD. PLAN NO. 225	1/CDT.02
5	5'Ø SDMH PER APWA PLAN NO. 341	
6	24" DIAMETER RCP CLASS III STORM DRAIN LINE.	
7	18" DIAMETER RCP CLASS III STORM DRAIN LINE.	
8	OIL/WATER SEPARATOR	6/CDT.03

ALL STORM DRAIN PIPES SHALL BERCP CLASS III AS SHOWN.

No.	DATE	DESCRIPTION
1	6/15	MODIFIED KAPPA DRIVE
2	9/8/15	MODIFIED KAPPA DRIVE TO 25'

DRAWN BY FBA/GDG
CHECKED BY DKB
FIELD CREW KD/DS
DATE 04/23/2014
DWG. FILE 1001008.Ast6

SCALE MEASURES 1 INCH ON FULL SIZE SHEETS
ADJUST FACTOR ACCORDINGLY FOR REDUCED SIZE SHEETS

0 0.5 1

PROFESSIONAL ENGINEER
No. 9249169-2202
BROCK D. LOOMIS
9/8/15
STATE OF UTAH

BENCHMARK ENGINEERING & LAND SURVEYING
9130 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

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

PROJECT NO. 1001008.A

GRADING & DRAINAGE PLAN

CGD.01

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
R-1-7/zc
11471
R-4-8.5
Tranquil Ln
Elk Ridge Dr
Copper Ridge Dr
Deer Valley Dr
Copper Hollow Dr
Antelope Hills Dr
S 8400 W
UT-111
UT-111 S 8400 W
S 8370 W
Sage Brook Cir
S 8300 W
W 3735 S
S 8235 W
S 8200 W
Armoridge Ln
Armoridge Cir
Armoridge Dr
Bowler Cir
Danbury Dr
W 3790 S
Westbury Dr
S 8070 W
S 8035 W
S 8000 W
Molly Dr
Stable Bay Dr
Filly Bay Dr
Dunn Ct
Tail Trail Ct
Roan Cir
R-1-7
W Beta Dr
W 3845 S
W Alpha Dr
R-1-5
22865
R-1-5
24246
R-1-5
25090
A-20
A-1
Bridgton Dr
Maytime Dr
Belfast Dr
M-1
300 m
1000 ft
Latitude:40.688488 Longitude:-112.076869
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

UNIFIED FIRE
AUTHORITY
FIRE TRAINING

SALT LAKE COUNTY
TOWNSHIPS

OFFICE OF TOWNSHIP SERVICES
Planning and Development Services
2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050
Phone: (385) 468-6700 • Fax: (385) 468-6674
www.pwpds.slco.org

File # 29599

Magna Township Planning Commission Summary and Recommendation

Public Body: Planning Commission
Meeting Date: September 17, 2015
Parcel ID: 14-30-427-067
Current Zone: R-1-6
Property Address: 8829 West 3100 South
Request: 2 lot flag lot subdivision

Community Council: Magna
Planner: Spencer Hymas
Planning Staff Recommendation: Approval with Conditions
Applicant Name: Halim, Kurti

PROJECT DESCRIPTION

The applicant is proposing a two lot subdivision with the back lot being a flag lot. The property is 0.48 acres in size. The property is currently vacant. The zone requires the front lot to be a minimum of 6,000 square feet. The flag lot policy requires the back lot to be a minimum of 9,000 square feet. The applicant has demonstrated his ability to meet the size requirements of the zone and flag lot policy.

SITE & VICINITY DESCRIPTION (see attached map)

The surrounding neighborhood is zoned R-1-6. Cyprus high school is just north east of this parcel.

GENERAL PLAN CONSIDERATIONS

This proposal may contribute to Goal 5: Housing Choices within the general plan, "Provide diverse housing choices for a variety of needs and income levels to create places where all citizens are welcome to live."

LAND USE CONSIDERATIONS

Requirement	Standard	Proposed	Compliance Verified
Lot Width	65 feet	65 feet	Yes
Lot Area	6,000 & 9,000 square feet	7,000+ & 11,000+ square feet	Yes
Parking	2 stalls per dwelling unit	2 stalls per dwelling unit	Yes

Compatibility with existing buildings in terms of size, scale and height.	N/A
Compliance with Landscaping Requirements Verified.	No – Flag lot policy requires 4 feet of landscaping on both sides of the driveway to the back lot (8' total). Currently the proposal does not have any landscaping.
Compliance with the General Plan.	Yes

NEIGHBORHOOD RESPONSE

As of September 2, 2015, no response has been received from the neighborhood.

COMMUNITY COUNCIL RESPONSE

Community Council recommendations are not required for subdivisions.

REVIEWING AGENCIES RESPONSE

AGENCY: Hydrology DATE: 9/2/15
RECOMMENDATON: To use Low Impact Development best management practices on side to handle storm water.

AGENCY: Planning DATE: 9/2/15
RECOMMENDATON: The proposal currently shows a 20 foot access to the back lot. The flag lot policy requires 4 feet of landscaping on both sides of. Planning staff recommends that the applicant follows the flag lot policy and redesigns the proposal to accommodate the policy and also submits a landscaping plan.

AGENCY: Building DATE: 9/2/15
RECOMMENDATON: Case 20998 needs to be resolved with completed inspections. A geotechnical report will be required to ensure that proper compaction was done where the former foundation was filled in.

Compliance with current building, construction, engineering, fire, health, landscape and safety standards will be verified prior to final approval.

PLANNING STAFF ANALYSIS

In order to subdivide an existing lot or parcel so as to create two or more separate lots or parcels (the base lot adjacent to the street and flag lot to their rear), sufficient land area must be available to maintain;

a. For the base lot, compliance with the required area and width requirements of the zone in which the properties are situated (6,000 square feet), and

b. For flag lots less than one half acre in size;
   1. One and one half times the area requirements for the zone in which the properties are situated if ownership of the land providing access to the flag lots is retained by or conveyed to the owner of those lots

Discussion: The flag lot proposal is over 6,000 square feet required for the base lot and over 9,000 square feet required for the flag lot.

The access cannot be closer than;

a. Five feet to a neighboring property line at the intersection with the street right of way or easement line so as to provide adequate area for satisfaction of county driveway radius requirements, and
b. Four feet to a neighboring property line for the entire length of the improved travel way on private property; and in compliance with county standards at its intersections with the street right of way or easement; and
c. The land area that is not encumbered by required travel way surface improvements within the access connection from the flag lots to the street right of way or easement shall be planted in its entirety and maintained as landscaped buffers on each side of the travel way in accordance with plans reviewed and approved as part of the flag lot approval process.

Discussion: The proposal would need to be modified to meet this section of the policy. As proposed, it does not meet a, b, or c, of the above requirements. Staff believes that slight modifications could be made to the proposal to easily accommodate these items without significantly changing the site plan.

PLANNING STAFF RECOMMENDATION

Staff recommends approval subject to the applicant demonstrating full compliance with the flag lot policy, completing a technical review with staff, and satisfying agency recommendations stated within this staff report.

CALL BLUESTAKES @ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

LLA HALIM SUBDIVSION

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

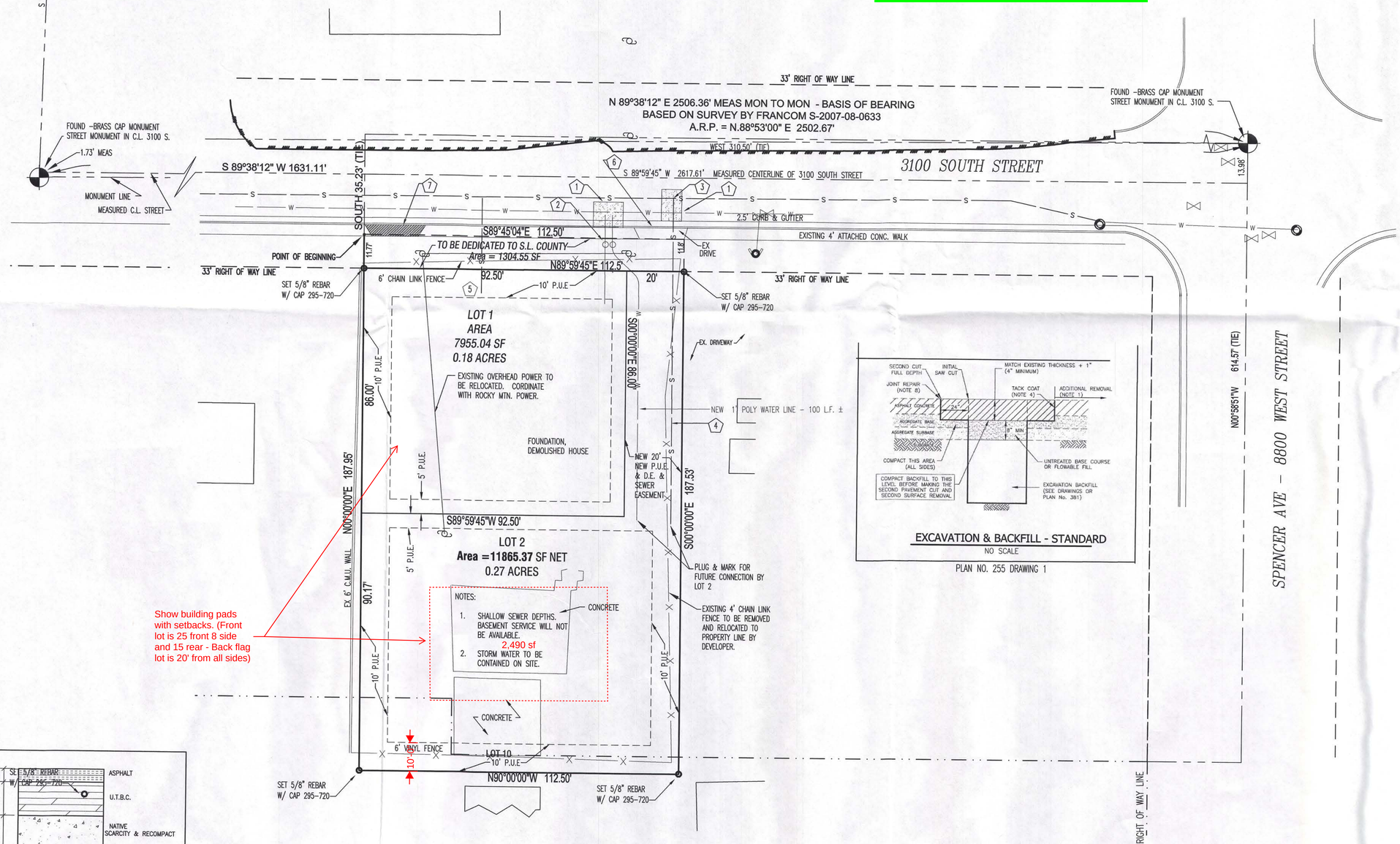
GRADING NOTE:

PROVIDE SLOPE AWAY FROM BUILDINGS THAT COMPLIES WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (2% MINIMUM / 12% MAXIMUM ON HARD SURFACES; 5% MINIMUM / 2:1 MAXIMUM IN LANDSCAPE AREAS - FOR A MINIMUM 10 FEET IN ANY CASE). CONTRACTOR TO OBTAIN APPROVAL FROM THE BUILDING DIVISION (801)-568-7251 FOR GRADING ADJACNG TO BUILDINGS.

SALT LAKE COUNTY TOWNSHIPS

Conceptual Site Plan Approval

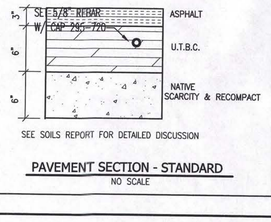
Planning	Approved SHYMAS: 29599_Submittal 07/27/2015
Grading	Approved- See Comments Sheet SHYMAS: 29599_Submittal 08/11/2015
Geology	Approved- See Comments Sheet SHYMAS: 29599_Submittal 08/11/2015
Hydrology	Approved- See Comments Sheet mfrancisco: 29599_Submittal 07/27/2015
Boundary	Approved- See Comments Sheet djeffreys: 29599_Submittal 07/20/2015
Traffic	Approved jcarver: 29599_Submittal 07/29/2015
UFA	Approved- See Comments Sheet TSmolka: 29599_Submittal 07/22/2015
Health	Approved- See Comments Sheet adilbb: 29599_Submittal 08/04/2015
Building	Approved - See Comments Sheet T Sorensen: 29599_Submittal 07/23/2015
Operations	Approved ksmeltzer: 29599_Submittal 07/28/2015



EXCAVATION & BACKFILL - STANDARD

NO SCALE

PLAN NO. 255 DRAWING 1



SEE SOILS REPORT FOR DETAILED DISCUSSION

PAVEMENT SECTION - STANDARD

NO SCALE

RECORD DESCRIPTION

BEGINNING 310.5 FEET WEST AND SOUTH 35.23 FEET FROM THE NORTHEAST CORNER OF SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 187.95 FEET; THENCE EAST 112.5 FEET; THENCE NORTH 187.53 FEET; THENCE NORTH 89°45'04" WEST 112.5 MORE OR LESS TO THE POINT OF BEGINNING.

Said property is also known by the street address of:
8829 West 3100 South, Magna, UT 84044

Contains 21124.51 Sq. Ft. OR 0.48 Acres OR 2 Lots

NARRATIVE

THE SURVEY WAS REQUESTED BY DANNY EARNEST FOR THE PURPOSE OF PREPARING A SUBDIVISION PLAT. THE BASIS OF BEARING FOR THIS SURVEY IS N89°38'12"E 2506.36' MEASURED MONUMENT TO MONUMENT ALONG 3100 SOUTH

GENERAL NOTES:

1. ALL WORK WITHIN PROJECT TO BE ACCORDING TO SALT LAKE COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS. WATER & SEWER LINE INSTALLATION SHALL BE ACCORDING TO MAGNA WATER STANDARDS.
2. CONTRACTOR TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH MAGNA WATER DEPARTMENT PRIOR TO ANY WORK.
3. CONTRACTOR TO KEEP A SET OF PLANS ON WHICH ALL CHANGES ARE CLEARLY SHOWN. THIS "AS-BUILT" SET OF PLANS TO BE TURNED INTO MAGNA WATER AND SALT LAKE COUNTY PRIOR TO FINAL SIGN OFF ON PROJECT.
4. CONTRACTOR TO KEEP 3100 SOUTH CLEAN AND FREE OF DIRT, MUD, ROCKS AND CONSTRUCTION DEBRIS. FLUSHING STREET WITH WATER WILL NOT BE ALLOWED.
5. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PREVENT MIGRATION OF SILT & MUD INTO STORM DRAIN BOXES.
6. ALL TRAFFIC CONTROL DEVICES TO BE ACCORDING TO THE LATEST EDITION OF THE M.U.T.C.D. AND ARE TO BE MAINTAINED AT ALL TIMES.
7. ALL SCHEDULED INSPECTIONS WILL REQUIRE 24 HOUR ADVANCE NOTICE.
8. ANY WORK DONE IN 3100 SOUTH WILL REQUIRE A PERMIT FROM THE SALT LAKE COUNTY.
9. ALL DEBREE AND CONCRETE TO BE REMOVED FROM THIS PROPOSED LOT 2 BY DEVELOPER.

KEYED NOTES:

1. SAWCUT AS REQUIRED EXCAVATION AND BACKFILL ACCORDING TO SALT LAKE COUNTY STANDARDS. REPLACE ASPHALT PER T-PATCH DETAIL PROVIDED HEREON IF AVAILABLE DETAIL NOT PROVIDED FROM SALT LAKE COUNTY STDS.
2. 2 NEW 1" HOT-TAP CONNECTIONS METERS. PER MAGNA WATER STANDARDS AND SPECIFICATIONS.
3. NEW SEWER LATEREAL CONNECTION PER MAGNA WATER STANDARDS AND SPECIFICATIONS.
4. NEW 4" SDR 35 SAN. SEWER LATERAL. DUE TO SHALLOW DEPTHS. RUN LATERAL AT MINIMUM OF 1 PERCENT GRADE.
5. CONTRACTOR TO VERIFY EXACT LOCATION, ELEVATION, AND CONDITION OF EXISTING SEWER LATERAL. CONTACT ENGINEER (DAVID PETERSON 801-859-7150) FOR INSPECTION WHEN EXISTING LATERAL IS EXPOSED.
6. EXISTING DRIVE APPROACH TO REMAIN IN PLACE FOR ACCESS TO LOT 2
7. NEW 16' FLARED CONCRETE DRIVE APPROACH. MATCH ADJOINING DRIVE APPROACHES TYPE AND STYLE.

REGISTERED LAND SURVEYOR DAVID PETERSON 295720 STATE OF UTAH

LEGEND

	SECTION CORNER		EX. FIRE HYDRANT
	MONUMENT		NEW FIRE HYDRANT
	FENCE		WATER VALVE
	EDGE OF ASPHALT		WATER METER
	EX WATER LINE		SEWER MAN HOLE
	PROPOSED WATER LINE		STORM DRAIN CLEAN OUT
	OVERHEAD UTILITY LINES		CURB INLET BOX
	EXISTING IRRIGATION LINE		STORM DRAIN INLET BOX
	NEW IRRIGATION LINE		UTILITY POLE
	EXISTING SANITARY SEWER		GAS METER
	PROPOSED SANITARY SEWER		AIR CONDITIONING UNIT
	EXISTING STORM DRAIN LINE		PHONE SERVICE
	NEW STORM DRAIN LINE		ELECTRICAL BOX OR TRANSFORMER
	NEW WATER CONNECTION		

SHEET

C

DATE: July 6, 2015

PETERSON ENGINEERING, P.C.

HALIM KURTI

BOUNDARY SURVEY

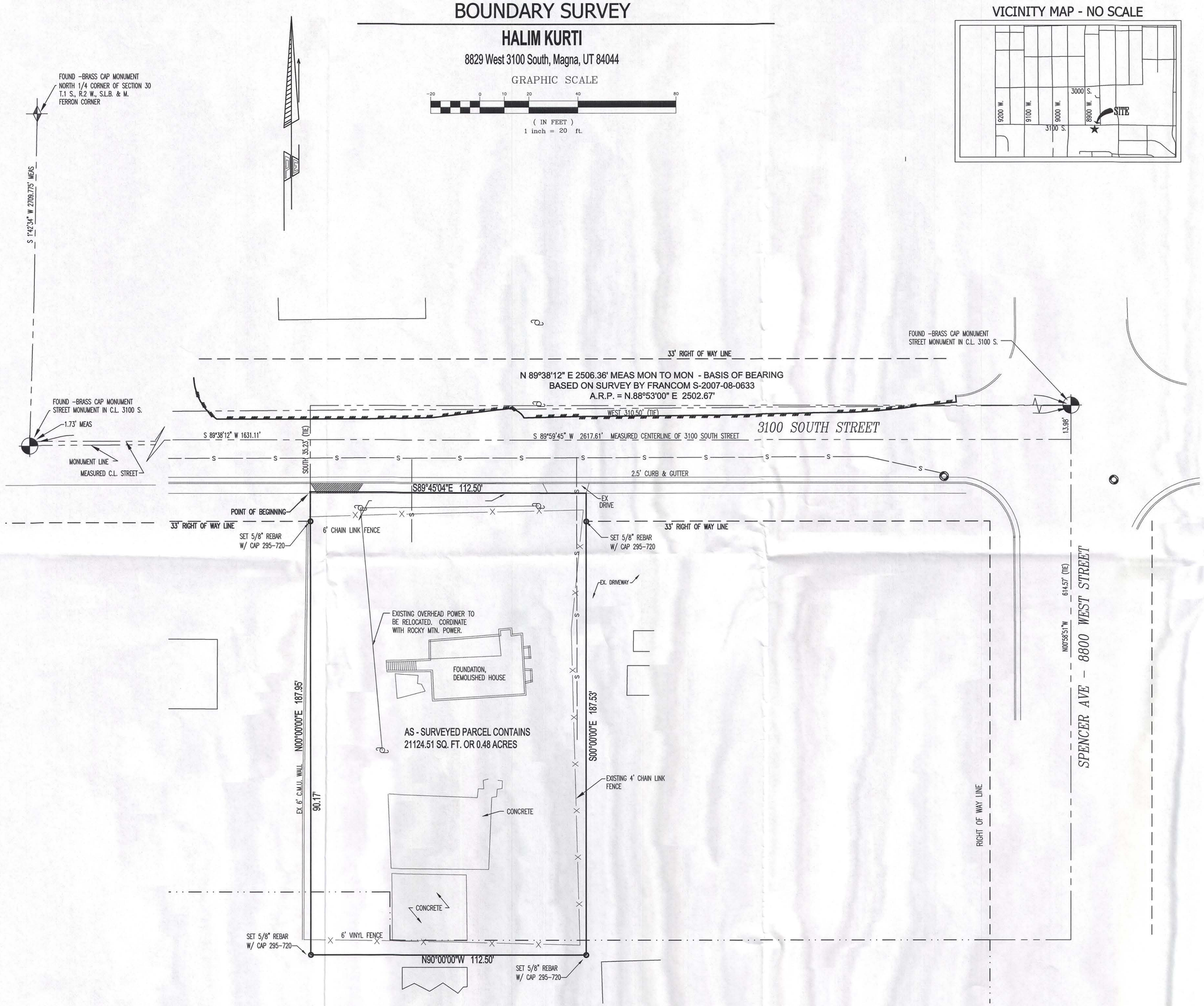
HALIM KURTI

8829 West 3100 South, Magna, UT 84044

GRAPHIC SCALE

-20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



VICINITY MAP - NO SCALE

RECORD DESCRIPTION

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8829 West 3100 South, Magna, UT 84044

Legend of Symbols & Abbreviations

- Sight Light
- Electric Manhole
- Electric Meter / Box
- Cable Box
- Air Conditioner Unit
- Monument
- Gas Meter
- Parking Stall Count
- Gas Manhole
- Storm Inlet (Square)
- Indicates Handicapped Parking
- Water Valve
- Fire Hydrant
- Water Manhole
- Water Meter
- Schedule B Exception
- Curb Storm Inlet
- Sanitary Sewer
- Test Station
- Power Pole
- Irrigation Box

N.	North
S.	South
E.	East
W.	West
°	Degrees
'	Feet or Minutes
"	Inches or Seconds
Sq.	Square
Ft.	Feet
Pg.	Page
R/W	Right of Way
L	Length

- Sewer Line
- Storm Drain Line
- Gas Line
- Water Line
- Fence

SURVEYOR'S CERTIFICATION:

CERTIFICATION:

I, David D. Peterson, do hereby certify that I am a registered land surveyor, licensed by the laws of the State of Utah, and that I have made a survey on the ground of the following tracts of land. This survey was made in conformity with generally accepted local surveying practices. It does not guarantee title to the lines set nor purport to show all easements of record; nor is it proof of ownership.

BY: _____
REGISTERED LAND SURVEYOR

DATE: _____

REGISTERED LAND SURVEYOR
DAVID D. PETERSON
295720
STATE OF UTAH

NARRATIVE:

The survey was requested by Halim Kurti for the purpose of establishing property boundaries and to verify lot area. Basis of bearing is between two monuments on 3100 South Street as shown hereon. Francom basis of bearing was used and closely matched physical improvements of the roadways.

Date: July 6, 2015

Peterson Engineering, P.C.

Identify
Clear
Parcel
ID 10: 1430427067
ID 14: 14304270670000
Address: 8829 W 3100 S
Acreage: 0.48
Owner: SADOON, SHERENE K
Owner Address: 228 E STEEP MOUNTAIN DR
1430427067
1430427071
1430427051
1430427020
1430427019
1430427021
1430427060
1430427052
1430427058
1430427012
1430427013
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1429302006
1430427025
1430427026
1430427027
1430427028
1430427029
1430427030
1430427031
1430427032
1430427033
1430427034
50 m
200 ft
POWERED BY esri

SPEED LIMIT
25