

# Magna Township Planning Commission

## Public Meeting Agenda

### Thursday, September 15, 2016 6:30 P.M.

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

#### Location

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 April 14, 2016 meeting.
- 2) Other Business Items (as needed)

#### PUBLIC HEARINGS

**30095** – Dustin Holt is requesting approval for a rezone of 52.94 acres from A-1 z/c to R-M, R-1-4, R-1-5 and R-1-6. **Location:** 7774 and 7834 West 2820 South, and 7701 West UTwo O One Hwy. **Community Council:** Magna. **Planner:** Spencer Hymas

**30096** – Amber Hansen is requesting approval to change the conditions of approval for the Flangas Crossing PUD to modify the approved side yard setback from 25 feet to 21 feet. **Location:** 2850 South 8400 West. **Zone:** C-2. **Community Council:** Magna. **Planner:** Spencer Hymas

**29910** – Jeff White is requesting preliminary plat approval for the White Farms 35 Lot Subdivision. **Location:** 8041 West 3100 South and 8003 West 2700 South. **Zone:** A-1 z/c. **Planner:** Spencer Hymas

**29841** – Trent VanDam is requesting approval for a conditional use allowing him to establish a private green waste composting facility. **Location:** 7774 West Highway 201. **Zone:** M-2. **Community Council:** Magna. **Planner:** Tom Zumbado

#### ADJOURN

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**MEETING MINUTE SUMMARY**  
**MAGNA TOWNSHIP PLANNING COMMISSION MEETING**  
**Thursday, April 14, 2016 6:30 p.m.**

**Approximate meeting length:** 38 minutes  
**Number of public in attendance:** 5  
**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
Dan Cripps	x	x	
Michael Brooks			x
Paul Kunz			x
Nathan Pilcher			x
Kim Gilbert	x	x	
Mark Eliesen	x	x	
Ammon Lockwood	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Max Johnson		
Zach Shaw (DA)	x	x
Jeff Miller	x	x
Tom Zumbado	x	x

**BUSINESS MEETING**

**Meeting began at – 6:30 p.m.**

- 1) Approval of Minutes from the December 17, 2015 meeting.  
**Motion:** To approve minutes from the December 17, 2015 meeting as presented.  
**Motion by:** Commissioner Eliesen  
**2<sup>nd</sup> by:** Commissioner Gilbert  
**Vote:** Commissioners voted unanimous in favor (of commissioners present)
  
- 2) Approval of Minutes from the January 14, 2016 meeting.  
**Motion:** To approve minutes from the January 14, 2016 meeting as presented.  
**Motion by:** Commissioner Eliesen  
**2<sup>nd</sup> by:** Commissioner Gilbert  
**Vote:** Commissioners voted unanimous in favor (of commissioners present)
  
- 3) Approval of Minutes from the March 17, 2016 meeting.  
**Motion:** To approve minutes from the March 17, 2016 meeting as presented.  
**Motion by:** Commissioner Eliesen  
**2<sup>nd</sup> by:** Commissioner Gilbert  
**Vote:** Commissioners voted unanimous in favor (of commissioners present)

4) Other Business Items (as needed)

*No other business items to discuss.*

**PUBLIC HEARINGS**

**Hearings began at – 6:33 p.m.**

**29779** – Scott Wagstaff is requesting conditional use approval for a proposed automobile service station.  
**Location:** 3592 South 8400 West. **Zone:** C-2. **Community Council:** Magna. **Planner:** Jeff Miller

*Salt Lake County Township Services Planner Jeff Miller provided an analysis of the staff report.*

*Commissioner Eliesen said part of the packet is an email from a resident. Mr. Miller addressed the email. Commissioner Cripps asked if the fence is a solid barrier to the west side. Mr. Miller confirmed it is and the applicant isn't requesting any changes. Commissioner Lockwood asked if there is a plan for access road, speed bumps. Mr. Miller said he hasn't seen anything proposed, but the request would go through the traffic engineer.*

**PUBLIC PORTION OF MEETING OPENED**

**Speaker # 1:** Applicant

**Name:** Scott Wagstaff

**Address:** Not provided

**Comments:** Mr. Wagstaff did not provide additional comments.

*Commissioner Lockwood asked about the concern of the access and cause. Mr. Wagstaff said at this point, not much thought that way. Commissioner Lockwood said 3500 will have a connection. Mr. Wagstaff said there are curves. Commissioner Lockwood asked who would be responsible for the private road. Mr. Wagstaff said they've owned the property for ten years and they've all contributed to that. They pay annually for maintenance. Mr. Miller said he can ask the traffic engineer if she is concerned with the speed. Mr. Wagstaff said when it comes to lighting, LED and low profile, they don't really spread out. They add more depth to the property and all lighting will be on east end or 8400. Commissioner Cripps asked if those are light fixtures. Mr. Wagstaff said his main concern is there aren't any dark spots. Commissioner Cripps said once it's approved it leaves their hands and they have no control. Commissioner Lockwood said all construction would come from Bacchus. Mr. Wagstaff confirmed.*

**PUBLIC PORTION OF MEETING CLOSED**

**Motion:** To approve application #29779 with staff recommendations and two additional conditions:

- 2) Light shielded within confines of the parcel
- 3) Recommendation from the reviewing agencies incorporated for speed, traffic and calming.

**Motion by:** Commissioner Lockwood

**2<sup>nd</sup> by:** Commissioner Eliesen

**Vote:** Commissioners voted unanimous in favor (of commissioners present)

**29789** – Daniel Thurgood is requesting conditional use approval for new cell tower on behalf of his client, Verizon Wireless. **Location:** 7329 West 3500 South. **Zone:** C-2. **Community Council:** Magna. **Planner:** Tom Zumbado

*Salt Lake County Township Services Planner Tom Zumbado provided an analysis of the staff report.*

*Commissioner Cripps asked on the colors if it has changed within six months, can they ask to have this revisited. Mr. Zumbado confirmed. Commissioner Lockwood asked if they approved for slats, and neighbors complain within six months. Mr. Zumbado said it would have to be brought to the owner, not back to this body.*

### **PUBLIC PORTION OF MEETING OPENED**

**Speaker # 1:** Technology Associates

**Name:** Daniel Thurgood

**Address:** 5710 South Green Street

**Comments:**

*Commissioner Lockwood said he was asked at the previous meeting, the area is not well kept, as it is undeveloped. Will they maintain the property. Mr. Thurgood said they lease the area, but have no rights to the property and would have to be discussed with the property owner. Mr. Thurgood said they could grade the site, and the color of monopole they prefer to start with matte gray. All other colors stand out much worse than gray. Standard monopole, people tend to forget they exist and not proposing a stealth pole. Commissioner Cripps asked if this is the same property owner for both properties. Are there any plans for use. Mr. Zumbado said there are limits on how big and deep they can go, but ample room for commercial to the front. Mr. Thurgood said there is access drive for future use. Commissioner Cripps asked if there would be light. Mr. Thurgood confirmed there wouldn't.*

### **PUBLIC PORTION OF MEETING CLOSED**

**Motion:** To approve application #29789, with staff recommendations. Color matte gray and check back with Staff within six months of completed construction.

**Motion by:** Commissioner Eliesen

**2<sup>nd</sup> by:** Commissioner Lockwood

**Vote:** Commissioners voted unanimous in favor (of commissioners present)

### **MEETING ADJOURNED**

**Time Adjourned – 7:08 p.m.**

File # 30095

## Magna Planning Commission Summary and Recommendation

**Public Body: Planning Commission**

**Meeting Date: September 15, 2016**

**Parcel ID: 14-21-300-011; 14-21-300-012;**

**14-21-300-016**

**Current Zone: A-1 z/c**

**Property Address: 7834 West 2820 South;**

**7774 West 2820 South;**

**7701 West UTwo O One Hwy**

**Request: Rezone to RM, R-1-6, R-1-5 and R-1-4**

**Community Council: Magna**

**Township/Unincorporated: Township**

**Planner: Spencer Hymas**

**Community Council Recommendation: None Received**

**Planning Staff Recommendation: Approval**

**Applicant Name: Dustin Holt**

### PROJECT DESCRIPTION

The applicant is proposing to rezone approximately 53 acres from an A-1 z/c (zoning condition to not allow duplexes) to a variety of zones including RM, R-1-6, R-1-5 and R-1-4. If approved, they would like to do a master planned community similar to others they have done within the greater salt lake valley. The proposed zones provide buffers from an area to the north being proposed for industrial uses. The proposal also buffers against the existing residential development to the south as the zones get more dense heading north towards the proposed industrial uses.

Planning staff believes that this is an ideal area for a master planned development. The overall density is estimated at approximately 10 units per acre for the overall development which would be developed in phases. It is also anticipated that this master planned development will incorporate a public trail along the canal that would extend from 7200 South to 8000 West. The rezone is essential for the developer to continue their efforts in master planning this area. It is required that the details of this plan would be brought back through the public process for review and comment as a Conditional Use or PUD application.

### SITE & VICINITY DESCRIPTION (see attached map)

The parcels of land in association with the rezone proposal are surrounded by industrial property to the north, a subdivision of duplexes to the south and single family homes zoned R-1-8 and A-1 on 10,000 square foot lots. In

the general vicinity of this property there is also a private school, two used car lots, and two subdivisions to the east and west with density similar to what is being proposed with this application.

### ZONE CONSIDERATIONS

Requirement	Existing Zone (A-1)	Proposed Zone RM, R-1-6, R-1-5, R-1-4
Height	35 Feet	RM- 75 Feet R-1 zones -35 Feet
Front Yard Setback	30 Feet	RM – 25 Feet R-1-6 – 25 Feet R-1-5 & R-1-4 - 20 Feet
Side Yard Setback	18 Feet Total – no less than 8 Feet on either side.	RM – 18 Feet Total – no less than 8 Feet on either side. R-1-6 – 16 Feet Total – 8 Feet on each side. R-1-5 & R-1-4 – 5 Feet unless attached to a dwelling on an adjacent lot.
Rear Yard Setback	15 Feet	15 Feet
Lot Width	65 Feet	RM – 50 Feet R-1-6 – 60 Feet R-1-5 & R-1-4 - 25 Feet
Lot Area	10,000 Square Feet	RM – 5,000 Square Feet R-1-6 – 6,000 Square Feet R-1-5 – 5,000 Square Feet R-1-4 – 4,000 Square Feet

Compatibility with existing buildings in terms of size, scale and height.	Yes
Compliance with the General Plan.	Yes, See Below

### GENERAL PLAN CONSIDERATIONS

The property is between two corridors on the Magna General Plan map. Properties along these corridors are allowed to be considered adaptable and flexible for changes; however, the properties themselves are not exclusively fronting these corridors.

The proposed rezone would contribute to the several goals and objectives within the general plan:

***Goal 1: Establish a framework for development that follows sustainable best practices and is consistent with the vision and core values of the community.***

A master planned development in this area would be an efficient use of the resources and services provided by the County. This efficient use would assist in keeping costs low (taxes) for public services while providing quality housing for residents of Magna.

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

A master planned community would integrate a mixture of lot sizes and provide open space to contribute towards this goal. Details of any project developed in these zones would need to further contribute towards these goals as a conditional use application. There is also a trail being proposed to extend from 7200 West out to 8000 West that would support this goal.

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

***Objective 3.2: Develop bicycle routes and paths that can be integrated with the street network and also with trail systems, canals, and greenways.***

Part of the master planned community incorporates the development of a significant trail along the canal.

***Goal 4: Promote the development of viable commercial, employment, and activity centers to serve the community.***

***Objective 4.2: Consider a mixed-use pattern of development for major centers, arterials and nodal points to create density and critical population mass to support diverse activities.***

The master planned development would be a mixed-use pattern of development close to arterials and a nodal point that creates density and critical population mass that supports commercially diverse activities.

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

***Objective 5.1: Provide sufficient housing for current and future populations that are appropriate, safe, and affordable for a range of income levels.***

***Objective 5.2: Consider life-cycle housing alternatives that allow for aging populations to “age in place,” as well as provide diverse housing choices for other demographic groups.***

***Objective 5.3: Promote a diverse mix of housing options through higher density, mixed-use development in appropriate areas.***

***Objective 5.4: Encourage residential development that establishes a variety of lot sizes, dwelling types, densities, and price points, as well as an appropriate balance of owner occupied and rental units.***

***Objective 5.5: Develop safe and visually pleasing residential neighborhoods that are integrated into the natural environment with open space, trails, and green systems.***

The master planned development would satisfy the goals and objectives above as it would create a range of housing options that would appeal to a range of income levels. Staff believes that the mixture of densities is being proposed in an appropriate area; that it will be safe, visually pleasing and integrated into the environment with open space, trails, and green systems.

In review of the Magna General Plan, staff believes that the proposed rezone to allow a master planned development would contribute to many of the goals and objectives defined in the plan. Staff also believes that the area being proposed for rezone is a suitable location for the proposed density mixture. The overall density will be approximately 10 units per acre and will be designed to buffer from existing and proposed uses. Staff believes the rezone to be in harmony with the Magna General Plan.

## NEIGHBORHOOD RESPONSE

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At the time of this report (9/6/16), no formal comments have been received from the neighborhood, but is aware of concerns due to the magnitude of the proposal.

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## COMMUNITY COUNCIL RESPONSE

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No formal recommendation has been received from either the Magna Town Council or Magna Community Council. The applicant has continued to work with members of the community to showcase their intent to bring a quality development to Magna. A response from each council will be made at the Planning Commission meeting.

## PLANNING COMMISSIONS' RESPONSE

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Not Yet Received

## REVIEWING AGENCIES RESPONSE

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AGENCY: Planning

DATE: 9/6/16

RECOMMENDATION: **Approval with conditions**

The RM zone allows a limited amount of commercial uses that may not be appropriate for this area. Staff recommends that a zoning condition be placed on the RM property to limit uses to residential only.

The RM zone also allows a height of up to 75 feet and 6 stories tall. Staff recommends that the height be limited to 36 feet tall and 3 stories tall.

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

## PLANNING STAFF ANALYSIS

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### ***19.90.060 - Conditions to zoning map amendment.***

*A. In order to provide more specific land use designations and land development suitability; to insure that proposed development is compatible with surrounding neighborhoods; and to provide notice to property owners of limitations and requirements for development of property, conditions may be attached to any zoning map amendment which limit or restrict the following:*

- 1. Uses;*
- 2. Dwelling unit density;*
- 3. Building square footage;*
- 4. Height of structures.*

*B. A zoning map amendment attaching any of the conditions set forth in subsection A shall be designated ZC after the zoning classification on the zoning map and any such conditions shall be placed on record with the planning commission and recorded with the county recorder.*

*C. In the event any zoning condition is declared invalid by a court of competent jurisdiction, then the entire zoning map amendment shall be void. Any deletion in or change to zoning condition shall be considered an amendment to the zoning ordinance and shall be subject to the requirements of this chapter.*

***19.90.030 - Determination of council.***

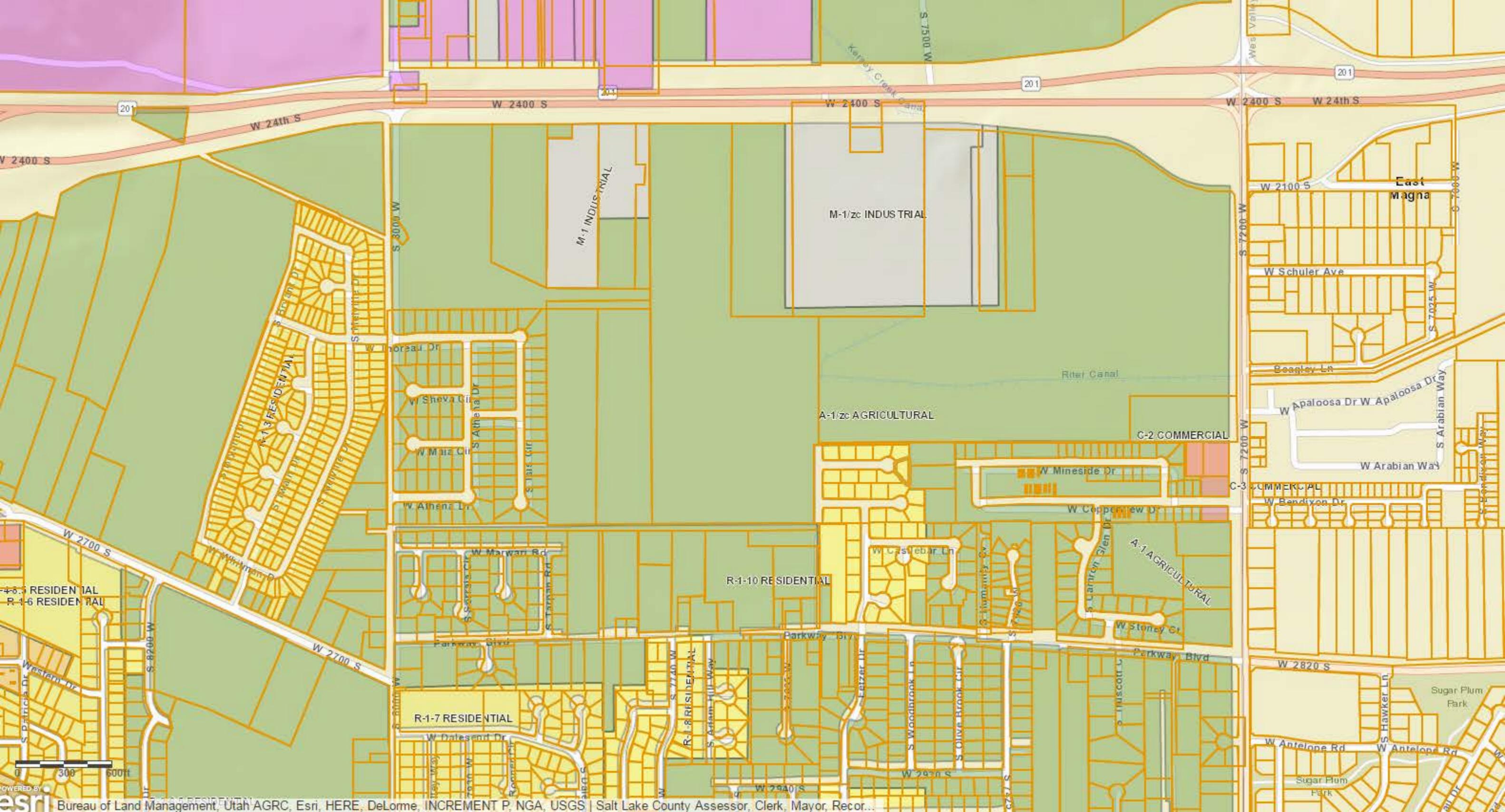
*The county council, after review of the recommendation of the planning commission, may approve, deny, alter or remand for further review and consideration any application for zone change referred to the council by the planning commission.*

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**PLANNING STAFF RECOMMENDATION**

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Planning Staff has reviewed the rezone request and has recommended approval with the conditions to limit the height for the RM zone and uses to residential only. This recommendation is based upon the projects potential contribution to several of the goals and objectives identified in the Magna General Plan.



W 2400 S

W 2400 S

W 2400 S

W 24th S

M-1 INDUSTRIAL

M-1/zc INDUSTRIAL

East Magna

W 2100 S

W Schuler Ave

Riter Canal

A-1/zc AGRICULTURAL

C-2 COMMERCIAL

C-3 COMMERCIAL

N-13 RESIDENTIAL

W Sheva Cir

W Maia Cir

W Athena Ln

W Mineside Dr

W Coppernew Dr

W Arabian Way

R-1-10 RESIDENTIAL

A-1 AGRICULTURAL

W Castlebar Ln

W Stoney Ct

R-1-6 RESIDENTIAL

R-1-7 RESIDENTIAL

R-1-8 RESIDENTIAL

Sugar Plum Park

W 2820 S

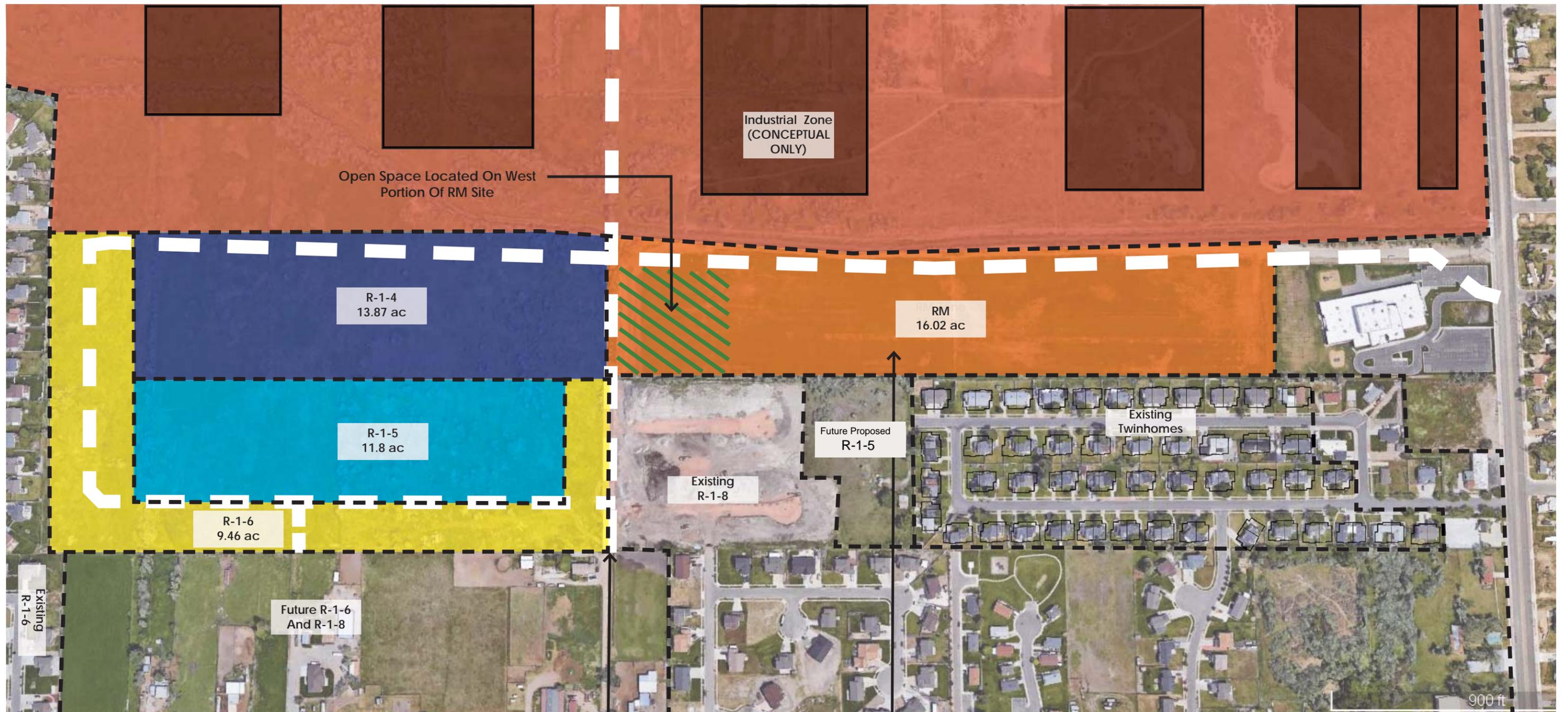
W Dalesend Dr

W 2940 S

W 2940 S

Sugar Plum Park





### Statistical Summary

Total Gross Area 51.15 acres

Proposed Road Connections

3-Story Residential Product

# MAGNA PROPERTY

BUBBLE DIAGRAM - ALT A  
FIELDSTONE

AUGUST 30, 2016

File # 30096

## Magna Planning Commission Summary and Recommendation

**Public Body: Planning Commission**

**Parcel ID: 14-29-127-041**

**Property Address: 2850 South 8400 West**

**Request: Amend PUD conditions of approval**

**Meeting Date: September 15, 2016**

**Current Zone: C-2**

**Community Council: Magna**

**Planner: Spencer Hymas**

**Community Council Recommendation: Approval**

**Planning Staff Recommendation: Approval**

**Applicant Name: Amber Hansen**

**Township/Unincorporated: Township**

### PROJECT DESCRIPTION

The applicant is requesting to amend the conditions of approval for the Flangas Crossing PUD. The request is to amend the condition which requires a 25 foot side yard setback from adjacent residential. The applicant would like to amend this condition to 21 feet due to a discovered an error made based upon the surveying information used when originally placing one of the buildings within the Oquirrh Hills apartment development. The affected building is located in the southeast corner of the development along 8400 West. 25 feet was a condition imposed to mitigate against the impact of the taller buildings immediately adjacent to the neighboring single family residential.

They applicant is asking that the planning commission allow the modification to allow a 21 foot setback so that the building in its current location may be allowed to stay as built without costly reconstruction to bring it into compliance with the current 25 foot setback requirement.

### SITE & VICINITY DESCRIPTION (see attached map)

The property is part of the Flangas Crossing PUD which is located on the corner of Magna Main Street (2700 South) and 8400 west. There are 9 total buildings in this apartment development. There are also some commercial pads that front along 2700 South and 8400 West. Immediately to the south and east there are single family homes. There are also single family homes to the west of the property, but they would not be impacted by the request.

## LAND USE CONSIDERATIONS

Requirement	Standard	Proposed	Compliance Verified
Height	75 feet	No change	Yes
Front Yard Setback	Less than 25 feet	No change	Yes
Side Yard Setback	<b>Minimum of 25 feet from adjacent residential</b>	<b>21 feet</b>	<b>No – can be approved by Planning Commission</b>
Rear Yard Setback	Minimum of 25 feet from adjacent residential	No change	Yes
Parking	504	550 (no change)	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: The original request from the planning commission for a 25 foot setback was based upon the concern raised from an adjacent property owner that the building's height was too tall to be closer than 25 feet.

Proposed Mitigation: The applicant is to work with planning staff to update the landscaping plan to provide additional landscaping along the east and south side in effort to minimize the impact if the building is approved to remain at a 21 foot setback.

## NEIGHBORHOOD RESPONSE

Many members of the community have contacted staff to indicate their troubles regarding the situation. Comments received included the developer needing to purchase the adjacent property and developing it as open space and adding parking; requests to have the developer modify the building to meet the original setbacks; and desires for the applicant to reach out to the neighboring property owner to reach a mutual agreement.

## COMMUNITY COUNCIL RESPONSE

Both the Magna Town Council and Magna Community Council heard this item at their respective meetings in August and September, and received a positive recommendation with the condition that the developer make a sincere effort to minimize the impact of the mistake.

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

## PLANNING STAFF ANALYSIS

### ***19.84.060 - Standards for approval.***

*Prior to approval, all conditional uses and accompanying site development plans must be found to conform to the following standards:*

*A. The proposed site development plan shall comply with all applicable provisions of the zoning ordinance, including parking, building setbacks, and building height.*

*B. The proposed use and site development plan shall comply with all other applicable laws and ordinances.*

*C. The proposed use and site development plan shall not present a serious traffic hazard due to poor site design or to anticipated traffic increases on the nearby road system which exceed the amounts called for under the county transportation master plan.*

*D. The proposed use and site development plan shall not pose a serious threat to the safety of persons who will work on, reside on, or visit the property nor pose a serious threat to the safety of residents or properties in the vicinity by failure to adequately address the following issues: fire safety, geologic hazards, soil or slope conditions, liquefaction potential, site grading/topography, storm drainage/flood control, high ground water, environmental health hazards, or wetlands.*

*E. The proposed use and site development plan shall not adversely impact properties in the vicinity of the site through lack of compatibility with nearby buildings in terms of size, scale, height, or noncompliance with community general plan standards.*

When staff visited the site, it was noticed that the grade of the building was lowered for this building which does help mitigate with the height as it did lower the building by 5-10 feet. Planning staff is unhappy with the error that has occurred but is hoping to work with the community and the developer to come up with a solution that is a win-win for the community and the developer. Staff believes increased landscaping efforts could be a potential solution.

## **PLANNING STAFF RECOMMENDATION**

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Staff recommends approval subject to the applicant working with staff to update the landscaping plan to mitigate the impact and any conditions from the Planning Commission.



**OQUIRRH HILLS APARTMENTS  
2850 SOUTH 8400 WEST, MAGNA, UT**

**DIMENSIONED SITE PLAN**

Ward Engineering Group  
Planning Engineering Surveying

PH: 801.487.8040 FX: 801.487.8668

231 W 800 South Suite A Salt Lake City, Utah 84101

CLIENT: THE GARN COMPANY  
DWG: Site Plan  
JOB NO: 2420-CT1009-14  
DATE: 12/18/2014

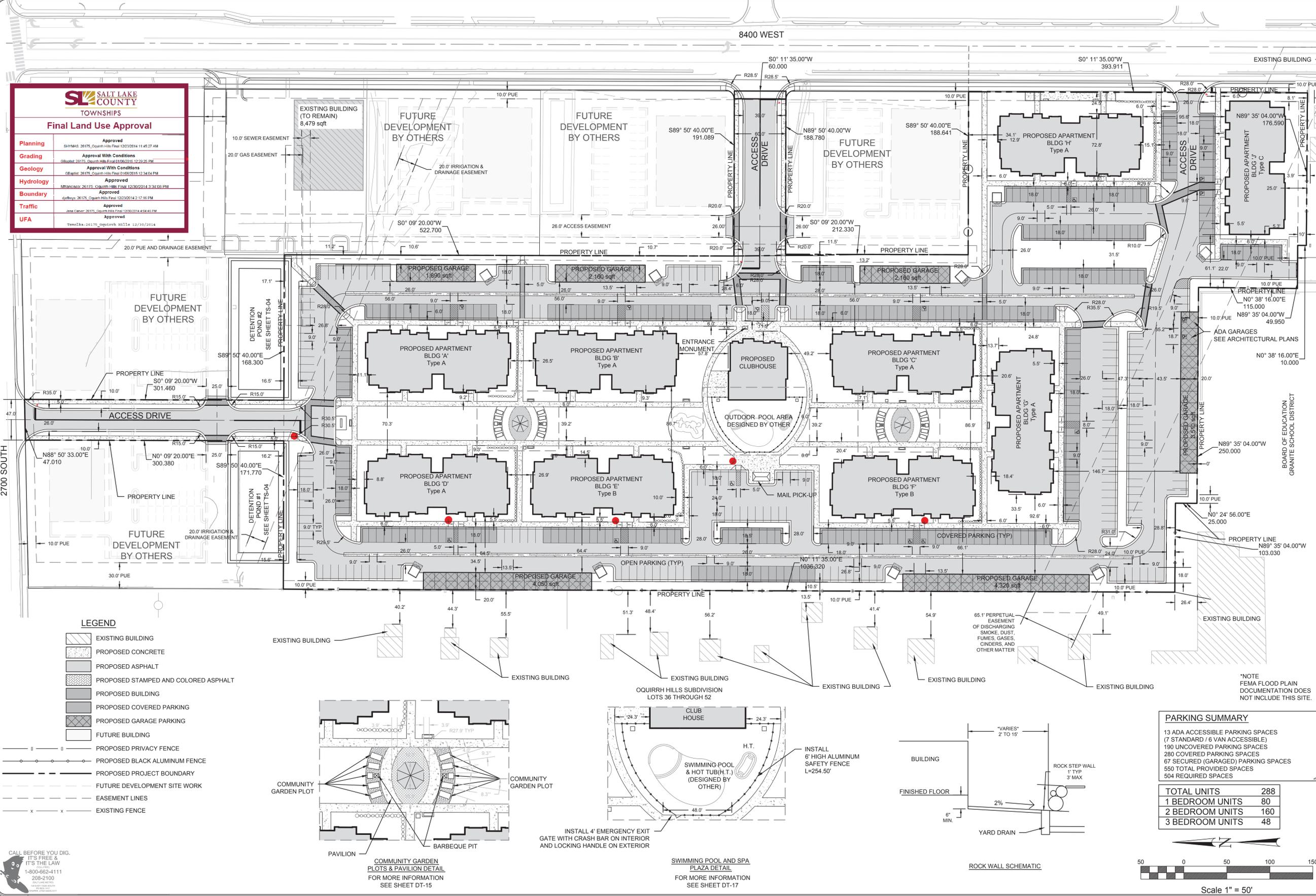
DRAWN BY: RN  
DESIGN BY: SRM  
CHECKED BY: AJS  
DATE: 12/18/2014

NO.	DATE	BY	REVISIONS
1	12/18/2014	AJS	ISSUE FOR PERMITS



SHEET

SP-01



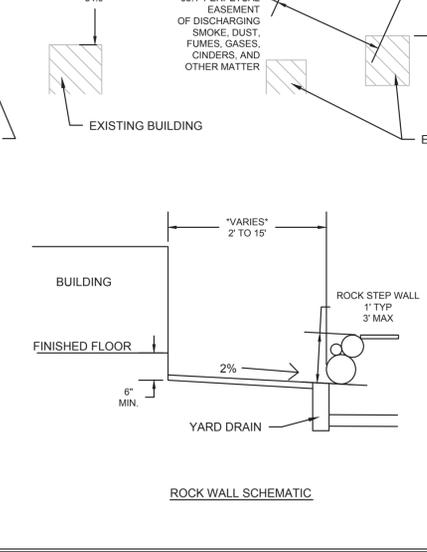
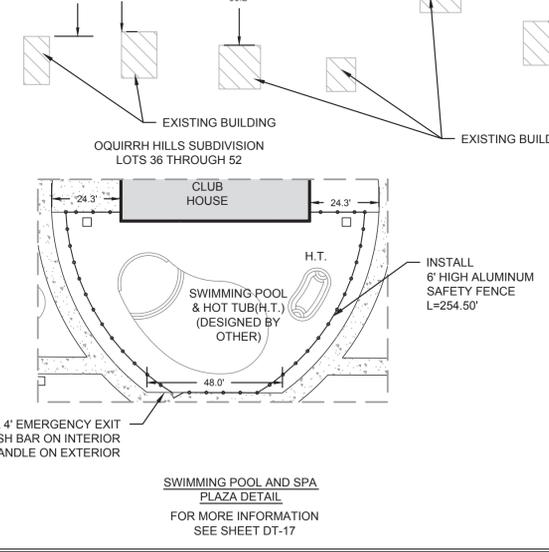
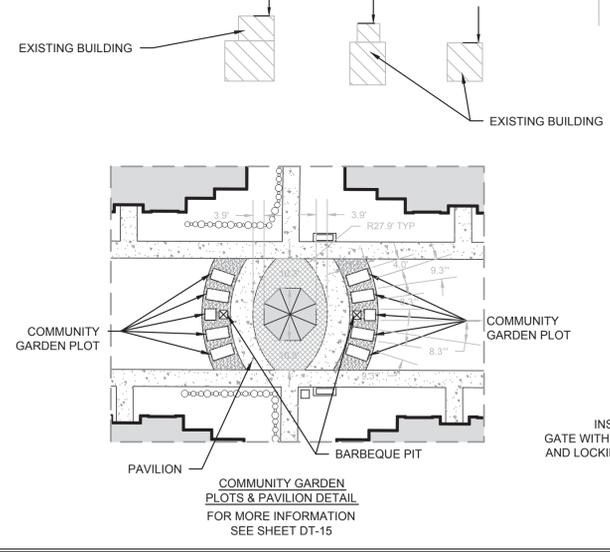
SALT LAKE COUNTY TOWNSHIPS Final Land Use Approval	
Planning	Approved S17M5: 26175_Oquirrh Hills Final 12/23/2014 11:45:37 AM
Grading	Approval With Conditions G18R2: 26175_Oquirrh Hills Final 01/06/2015 12:29:26 PM
Geology	Approval With Conditions G18R2: 26175_Oquirrh Hills Final 01/06/2015 12:29:26 PM
Hydrology	Approved M18R2: 26175_Oquirrh Hills Final 12/30/2014 3:34:08 PM
Boundary	Approved D18R2: 26175_Oquirrh Hills Final 12/23/2014 2:17:16 PM
Traffic	Approved J18R2: 26175_Oquirrh Hills Final 12/23/2014 4:04:45 PM
UFA	Approved T18R2: 26175_Oquirrh Hills Final 12/30/2014

PLOT DATE AND TIME: 12/19/2014 11:53 AM  
TAB: Site Plan Dimensional  
FILENAME: T:\Theachery\Magnal\Design\Site Plan.dwg

**LEGEND**

	EXISTING BUILDING
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED STAMPED AND COLORED ASPHALT
	PROPOSED BUILDING
	PROPOSED COVERED PARKING
	PROPOSED GARAGE PARKING
	FUTURE BUILDING
	PROPOSED PRIVACY FENCE
	PROPOSED BLACK ALUMINUM FENCE
	PROPOSED PROJECT BOUNDARY
	FUTURE DEVELOPMENT SITE WORK
	EASEMENT LINES
	EXISTING FENCE

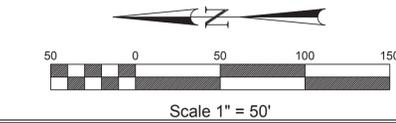
CALL BEFORE YOU DIG.  
IT'S FREE & IT'S THE LAW  
1-800-662-4111  
208-2100



**PARKING SUMMARY**

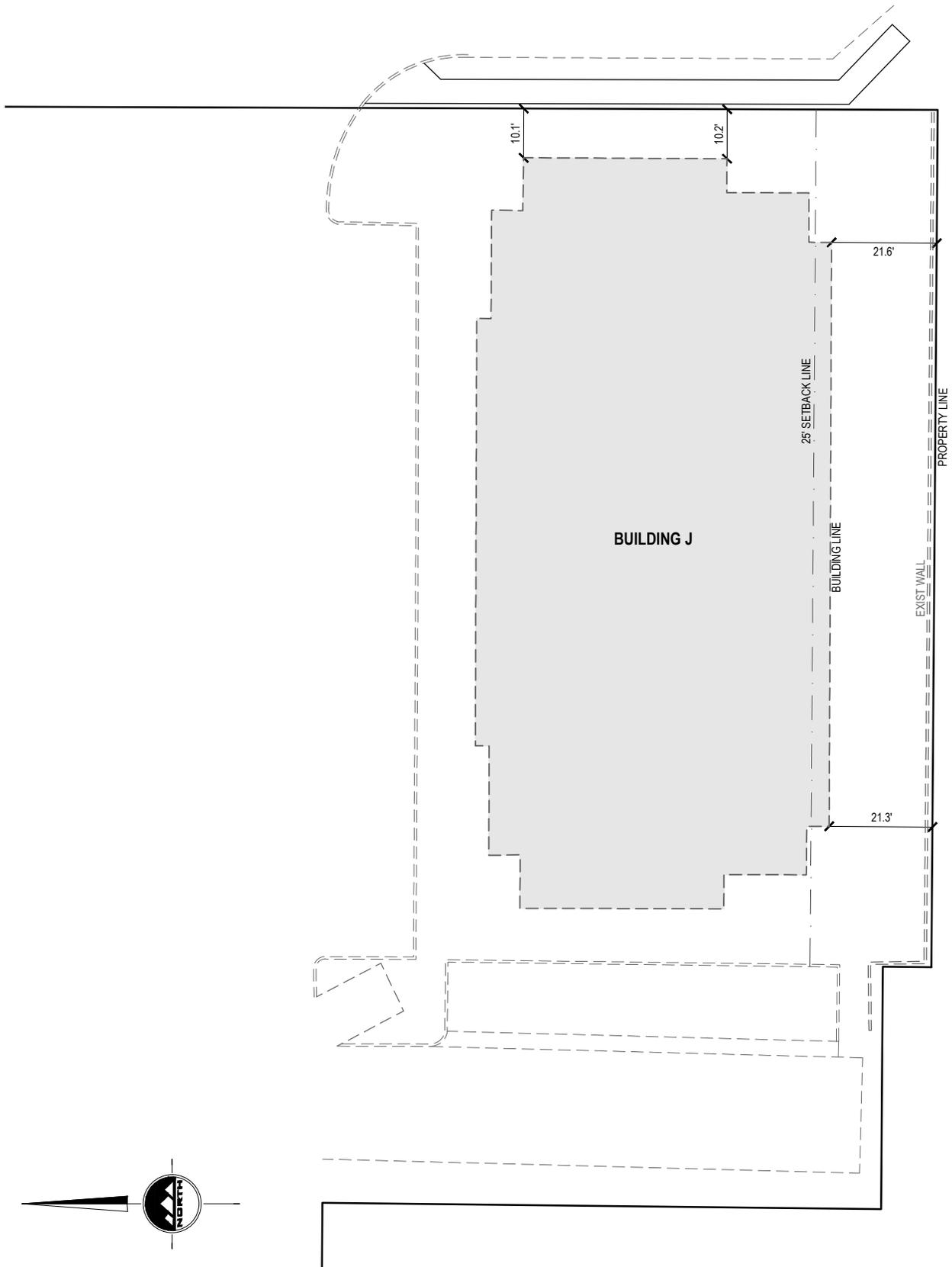
13 ADA ACCESSIBLE PARKING SPACES (7 STANDARD / 6 VAN ACCESSIBLE)  
190 UNCOVERED PARKING SPACES  
280 COVERED PARKING SPACES  
67 SECURED (GARAGED) PARKING SPACES  
550 TOTAL PROVIDED SPACES  
504 REQUIRED SPACES

TOTAL UNITS	288
1 BEDROOM UNITS	80
2 BEDROOM UNITS	160
3 BEDROOM UNITS	48



\*NOTE  
FEMA FLOOD PLAIN  
DOCUMENTATION DOES  
NOT INCLUDE THIS SITE.

# 8400 WEST



PROJECT # 7089 DATE 8/17/16

## 1 OF 1

FILE: S:\D\exhibits

**FLANGAS CROSSING PUD**  
**LOT 1**  
2850 SOUTH 8400 WEST  
MAGNA, UTAH  
SITE PLAN EXHIBIT - BUILDING J

FOR:  
THACKERAY GARN COMPANY  
748 W HERITAGE PARK BLVD  
LAYTON, UTAH 84041  
PHONE: 801.719.4452

45 W. 10000 S. Ste 500  
Sandy, UT 84070  
Phone: 801.255.0529  
Fax: 801.255.4449  
[www.ensigneng.com](http://www.ensigneng.com)



File # 29910

## Magna Planning Commission Summary and Recommendation

**Public Body:** Planning Commission

**Parcel ID:** 14-29-276-031; 14-29-276-032

**Property Address:** 8041 West 3100 South

**Request:** Subdivision

**Meeting Date:** September 15, 2016

**Current Zone:** A-1 z/c

**Community Council:** Magna

**Planner:** Spencer Hymas

**Planning Staff Recommendation:** Approval

**Applicant Name:** Jeff White

**Township/Unincorporated:** Magna Township

### PROJECT DESCRIPTION

The application is for a 35 lot standard subdivision. Each of the lots meet the minimum sizes and widths for the zone. This is the second phase of the White Farms subdivision.

### SITE & VICINITY DESCRIPTION (see attached map)

The subdivision is located next to other single family residential on all sides with zones varying from A-1 down to R-1-6. To the north is Pleasant Green Elementary and an LDS church.

### LAND USE CONSIDERATIONS

Requirement	Standard	Proposed	Compliance Verified
Height	35 feet	35 feet	Yes
Front Yard Setback	30 feet	30 feet	Yes
Side Yard Setback	8 feet minimum with the total at 18 feet for both sides.	18 feet total	Yes
Rear Yard Setback	30 feet	30 feet	Yes
Lot Width	65 feet	65+ feet	Yes
Lot Area	10,000 Square Feet	10,000+ Square feet	Yes

Compatibility with existing buildings in terms of size, scale and height.	Yes
Compliance with Landscaping Requirements Verified.	N/A

Compliance with the General Plan.	Yes
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## NEIGHBORHOOD RESPONSE

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No concerns have been received at the time of this report 9/6/16.

## COMMUNITY COUNCIL RESPONSE

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This is a regular subdivision and recommendations are not required by the community councils.

## REVIEWING AGENCIES RESPONSE

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AGENCY: Health Department

DATE: 9/1/16

RECOMMENDATION: Provide water and sewer availability letters from Magna Water district.

AGENCY: Planning

DATE: 9/1/16

RECOMMENDATION: Provide fencing detail for 3100 South as part of final approval.

AGENCY: Surveyor

DATE: 9/1/16

RECOMMENDATION: Surveyor Review:

- Please prepare Final Plat of Phase 2.
  - Phase 2 Boundary line work with clearly defined labels.
  - Easements for water, sewer, utility, drainage, ingress/egress and other purposes should be properly addressed. (Please attend project meeting this Thursday to explain further.)
  - Preliminary report insuring Final Plat description (Good for only 60 days) required at final stage of plat.
- Per our last agency project review meeting with, a Irrigation easement would need to be completed separate from the Final Plat and recorded for those areas outside of phase 2.
- Record of Survey needs to be filed with the Salt Lake County Surveyors Office prior to approval of Final Plat.
- Streets must be named and approved by Addressing. Contact Dana Christensen 385-468-6759 for approval.
- Title report (Good for only 60 days) on final plat required at final stage of plat.

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

## PLANNING STAFF ANALYSIS

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### **18.04.250 - Subdivision.**

*"Subdivision" means any land that is divided, resubdivided or proposed to be divided into two or more lots, parcels, sites, units, plots or other division of land for the purpose, whether immediate or future,*

*for offer, sale, lease or development. Subdivision does not include a bona fide division or partition of agricultural land for agricultural purposes, provided that such agricultural land shall be subject to the requirements of the subdivision ordinance upon the conversion of the land from agricultural use to residential, commercial or manufacturing use. Further, this definition shall not apply to the sale or conveyance of any parcel of land which may be shown as one of the lots of a subdivision of which a plat has theretofore been recorded in the office of the county recorder. The word "subdivide" and any derivative thereof shall have reference to the term subdivision as defined in this section.*

Staff has determined the proposal is a subdivision.

### **18.08.010 - Procedure generally.**

*The planning commission shall be the land use authority for subdivisions. In order to assure that each subdivision fully complies with the provisions of this title, the director or director's designee shall administer formal application and review procedures for subdivisions. An application shall not be deemed complete until the full application, fees and all required materials have been submitted. The payment of a partial fee and submission of preliminary plans for a pre-submittal review does not constitute a complete application.*

*Each process shall include the following components:*

*A. An application procedure, which shall include:*

- 1. Submission of an application form, as designed by the director or director's designee to clearly indicate the type of application, property address, applicant information, and other pertinent information;*
- 2. Submission of supplementary materials, including a legal description, property plat, the required number of plans/preliminary plats, and mailing labels (if required) for notifications;*
- 3. Payment of fees, as required under [Title 3](#), Revenue and Finance.*

*B. A review procedure, which shall include:*

- 1. An on-site review by the director or director's designee as provided by Utah Code 17-27a-303;*
- 2. Review of the submitted site plan/preliminary plat for compliance with county land use ordinances;*
- 3. Reference of the application and site plan/preliminary plat to any other government agency and/or affected entity which the director or director's designee deems necessary to protect*

*the health, safety, and welfare of the public and to ensure the project's compliance with all applicable ordinances and codes;*

*4. The processing of any exception requests that have been made in conjunction with the subdivision application.*

*C. A preliminary plat approval procedure, which shall include:*

*1. Confirmation that all necessary agencies have responded to the requests for recommendation with a recommendation of approval or approval with conditions;*

*2. Integration of the recommendations from the other government agencies and affected entities involved above into the preliminary plat;*

*3. Receipt of a recommendation from the planning staff;*

*4. Approval of the preliminary plat as outlined in [Section 18.12.030](#), and issuing a preliminary plat approval letter.*

*D. A final plat approval procedure, which shall include:*

*1. An engineering review to ensure that the final plat complies with all conditions of approval of the preliminary plat and to ensure that the final plat complies with the design standards, codes, and ordinances and with minimum engineering/surveying requirements;*

*2. A check of appropriate background information, such as: lot access, property title, record of survey, field boundary verification, etc.;*

*3. The collection of the necessary approval signatures (planning commission representative, director or director's designee, health department, district attorney, county mayor or their designees) on the final plat;*

*4. Payment of final fees and bond;*

*5. Recordation of the plat.*

The applicant has followed the above procedure and staff will ensure the applicant continues to receive all approvals as outlined in the ordinance.

### **18.24.145 - Fencing requirements.**

*Where lots rear on a public street the developer shall install fencing along the street right-of-way which is:*

*A. Uniform in design and materials within the subdivision;*

*B. A solid visual barrier screening;*

*C. A minimum of six feet high from the top of curb or, if there is no curb, from the crown of the street;*

*D. Maintained by the abutting property owner;*

*E. Constructed with a sealant placed on any masonry fence to help with the removal of graffiti and to preserve the surface;*

*F. Constructed according to development standards approved by the planning commission;*

*G. Placed on the property line with the space between the fence and the sidewalk hard surfaced or planted with a perennial, climbing, groundcover and a sprinkling system.*

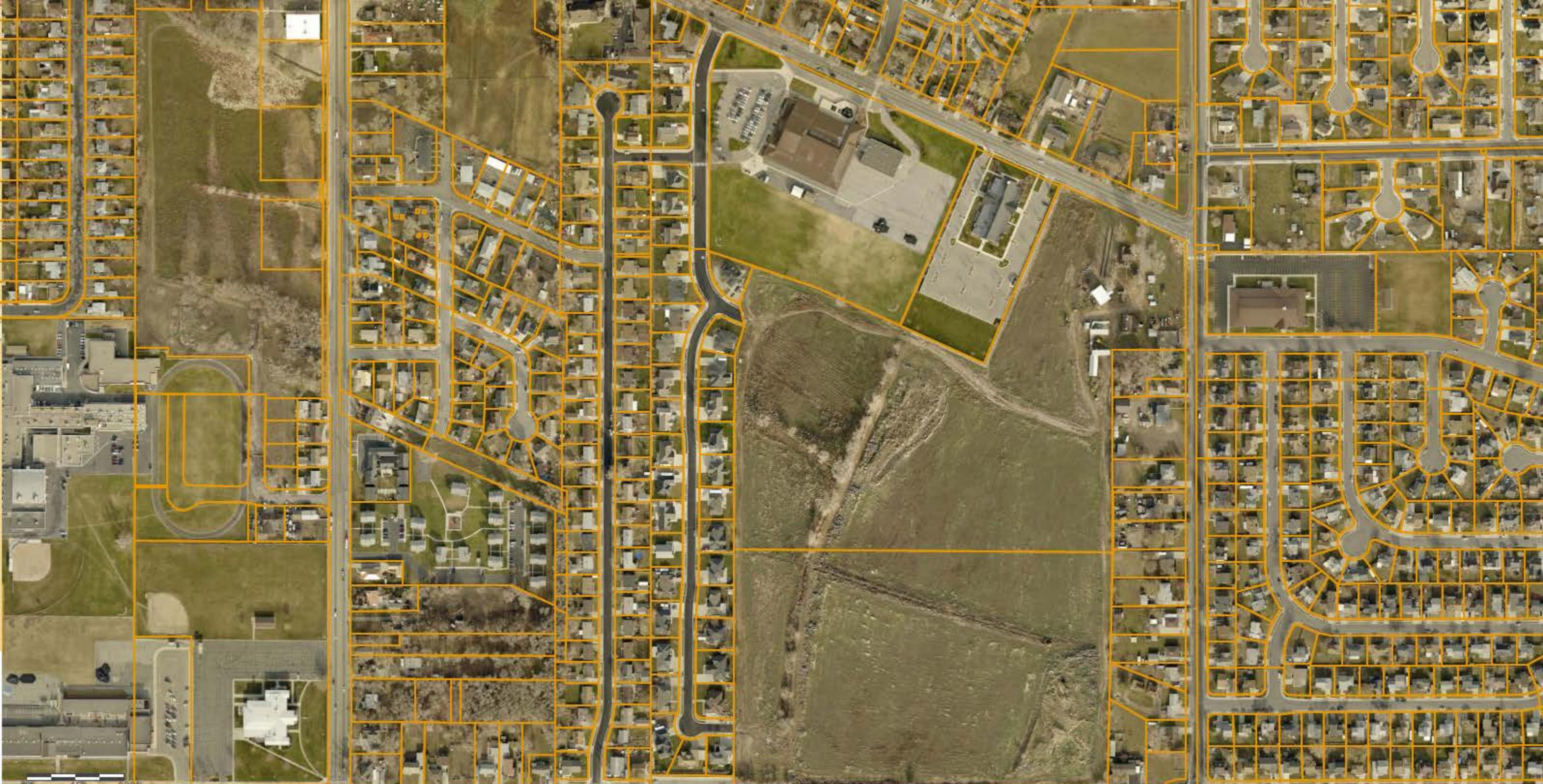
Lots that rear along 3100 South will need to conform to these fencing requirements. At this time staff believes the applicant has the ability to meet this standard.

### **PLANNING STAFF RECOMMENDATION**

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Staff believes that the requirements have been or can be met for the proposed subdivision. Staff recommends approval subject to the applicant completing the technical review process with staff.







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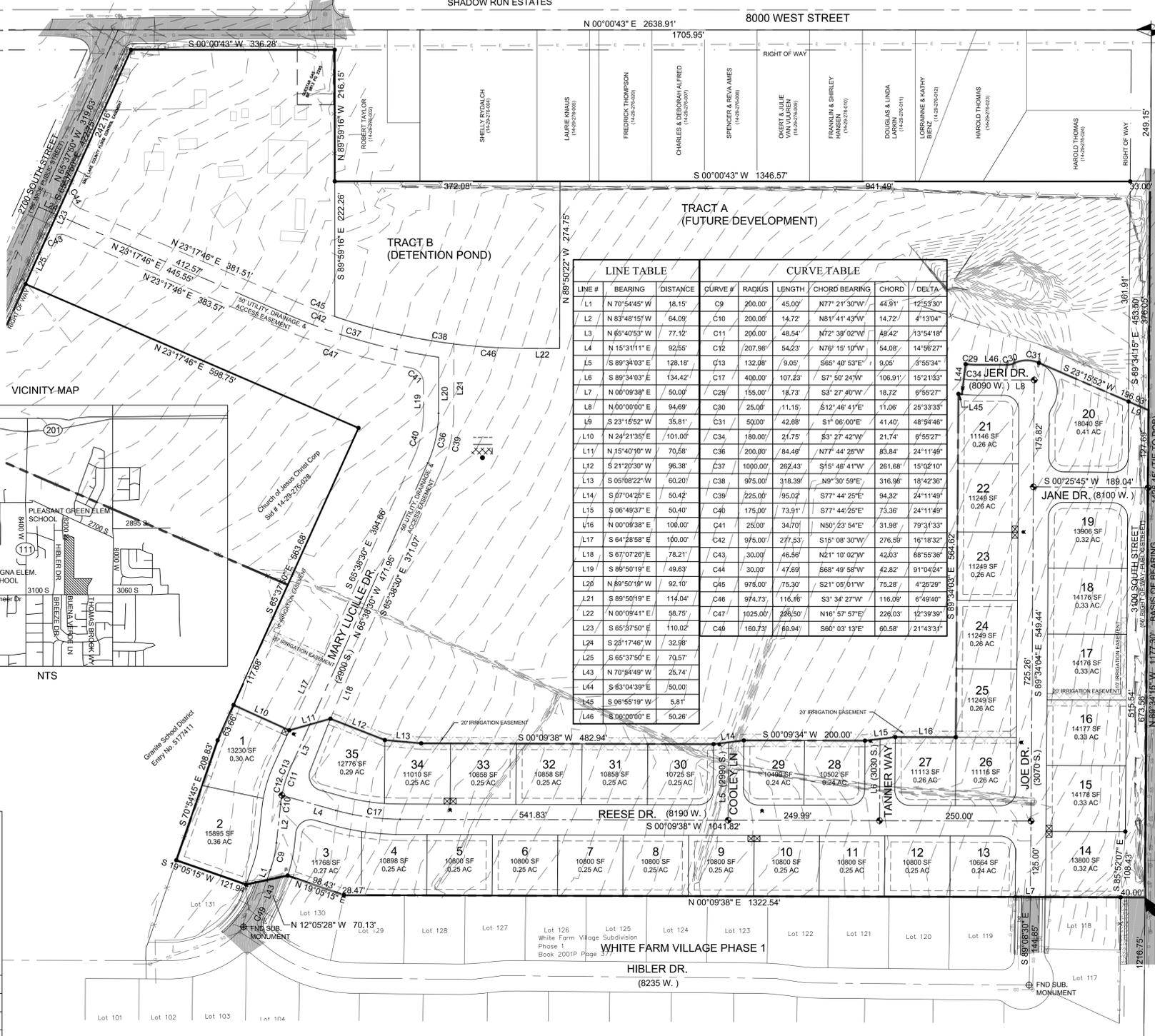


# WHITE FARM VILLAGE SUBDIVISION PHASE 2

Located in the West half of the Northeast quarter of Section 29, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Magna Township, Salt Lake County, State of Utah.

SHADOW RUN ESTATES

8000 WEST STREET



LINE TABLE			CURVE TABLE					
LINE #	BEARING	DISTANCE	CURVE #	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
L1	N 70°54'45" W	18.15	C9	200.00	45.00'	N77°21'30"W	44.91	12°53'30"
L2	N 83°48'15" W	64.09	C10	200.00	14.72	N81°41'43"W	14.72	4°13'04"
L3	N 65°40'53" W	77.52	C11	200.00	48.54	N72°38'02"W	48.42	13°54'18"
L4	N 15°31'11" E	92.58	C12	207.98	54.23	N79°15'19"W	54.08	14°56'27"
L5	S 89°34'03" E	128.18	C13	132.98	9.05	S65°40'53"E	9.05	3°55'34"
L6	S 89°34'03" E	134.42	C17	400.00	107.23	S7°50'24"W	106.91	15°21'33"
L7	N 00°09'38" E	50.00	C29	155.00	18.73	S3°27'40"W	18.72	6°55'27"
L8	N 00°00'00" E	94.69	C30	25.00	11.15	S12°46'41"E	11.06	25°33'35"
L9	S 23°15'52" W	35.81	C31	50.00	42.88	S1°06'00"E	41.40	48°54'46"
L10	N 24°21'35" E	101.00	C34	180.00	21.75	S3°27'42"W	21.74	6°55'27"
L11	N 15°40'10" W	70.58	C36	200.00	84.48	N77°44'28"W	83.84	24°11'49"
L12	S 21°20'30" W	96.38	C37	100.00	262.43	S15°46'41"W	261.68	15°02'10"
L13	S 05°08'22" W	60.20	C38	975.00	318.39	N9°30'59"E	316.96	18°42'36"
L14	S 07°04'25" E	50.42	C39	225.00	95.02	S77°44'25"E	94.32	24°11'49"
L15	S 06°49'37" E	50.40	C40	175.00	73.91	S77°44'25"E	73.36	24°11'49"
L16	N 00°09'38" E	100.00	C41	25.00	34.70	N50°23'54"E	31.98	79°31'33"
L17	S 64°28'58" E	190.00	C42	975.00	277.53	S15°08'30"W	276.59	16°18'32"
L18	S 67°07'28" E	78.21	C43	30.00	46.56	N21°10'02"W	42.03	68°55'36"
L19	S 89°50'19" E	49.63	C44	30.00	47.69	S68°49'58"W	42.82	91°04'24"
L20	N 89°50'19" W	92.10	C45	975.00	75.30	S21°05'01"W	75.28	4°25'29"
L21	S 89°50'19" E	114.04	C46	974.73	116.46	S3°34'27"W	116.09	6°49'40"
L22	N 00°09'41" E	98.75	C47	1025.00	226.50	N16°57'57"E	226.03	12°39'39"
L23	S 65°37'50" E	110.02	C48	180.73	60.94	S60°03'13"E	60.58	21°43'31"
L24	S 25°17'46" W	32.98						
L25	S 65°37'50" E	70.57						
L43	N 70°54'49" W	25.74						
L44	S 83°04'39" E	50.00						
L45	S 06°55'19" W	5.81						
L46	S 00°00'00" E	50.26						

NOTES:  
 1. ALL LOTS ARE SUBJECT TO A PERPETUAL EASEMENT HELD BY KENNECOTT CORP. PERMITTING THE DISCHARGE THROUGH THE AIR OF ASHES, DUST, FUMES, GASES AND OTHER SUBSTANCES AND MATTER WHICH MAY BE RELEASED FROM THEIR FACILITIES UPON THE LOTS AND STREETS, AS RECORDED WITH THIS PLAT.  
 2. THE BUILDING SETBACKS FOR THIS SUBDIVISION ARE AS FOLLOWS:  
 30 FEET IN FRONT, 8 FEET MINIMUM WIDTH WITH THE TOTAL OF BOTH SIDES BEING NO LESS THAN 18 FEET, 20 FEET ON THE SIDE OF A CORNER LOT, AND 30 FEET ON THE REAR.  
 3. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.  
 4. IRRIGATION EASEMENT: TO MAINTAIN ACCESS, MAINTENANCE & CONSTRUCTION OF EXISTING IRRIGATION FACILITIES. RECORDED AT SALT LAKE COUNTY RECORDERS IN BK \_\_\_\_\_ PG \_\_\_\_\_.  
 5. ACCESS, DRAINAGE, & UTILITY EASEMENT BEING 50' WIDE. RECORDED AT THE SALT LAKE COUNTY RECORDERS OFFICE IN BK \_\_\_\_\_ PG \_\_\_\_\_.  
 6. QUESTAR GAS EASEMENT, RECORDED AT SALT LAKE COUNTY RECORDERS IN BK \_\_\_\_\_.  
 7. DETENTION POND TRACT B: TO BE USED AS A DETENTION POND FOR PHASE 2 AND ANY FUTURE PHASES OF THE WHITE SUBDIVISION. SAID TRACT ALSO TO BE USED FOR A RECREATION AREA AND TO BE DEDICATED TO SALT LAKE COUNTY. SALT LAKE COUNTY WILL UPON COMPLETION AND APPROVAL MAINTAIN SAID RECREATION AREA AFTER THE ENTIRE WHITE FARMS PROPERTY HAS BEEN DEVELOPED INTO RESIDENTIAL LOTS.

## SURVEYOR'S CERTIFICATE

I, Russell D. Flint, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 4938722, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described hereafter to be known as WHITE FARM VILLAGE, PHASE 2 and that same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that the lots meet the area, frontage and width requirements of the applicable zoning ordinances.

## BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF THE WHITE FARM VILLAGE SUBDIVISION PHASE 1 AS RECORDED AS BOOK 2001P AND PAGE 377 AT THE OFFICE OF THE SALT LAKE COUNTY RECORDERS, SAID POINT BEING 1426.45 FEET, NORTH 89°34'15" WEST ALONG THE CENTER QUARTER SECTION LINE FROM THE EAST QUARTER CORNER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG THE EAST LINE OF SAID SUBDIVISION THE FOLLOWING FOUR (4) CALLS: (1) N 0°09'38" E, 1322.54 FEET; (2) N 19°05'15" E, 98.43 FEET TO THE SOUTH LINE OF MARY LUCILLE RIGHT OF WAY; (3) THENCE ACROSS SAID RIGHT OF WAY N 12°05'28" W, 70.13 FEET TO THE NORTH SIDE OF SAID RIGHT OF WAY; (4) N 19°05'15" E, 121.94 FEET TO THE NORTHEAST CORNER OF SAID WHITE FARMS VILLAGE PHASE 1; THENCE S 70°54'45" E, 208.83 FEET; THENCE S 65°37'50" E, 563.88 FEET TO THE SOUTHEAST CORNER OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS CHURCH PROPERTY; THENCE NORTHERLY ALONG SAID EAST LINE OF THE CHURCH PROPERTY N 23°17'46" E, 598.75 FEET TO THE SOUTH RIGHT OF WAY LINE OF A PUBLIC STREET KNOWN AS 2700 SOUTH STREET, BEING A 66 FOOT RIGHT OF WAY IN WIDTH; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE S 65°37'50" E, 422.75 FEET TO THE WESTERLY RIGHT OF WAY OF A PUBLIC STREET KNOWN AS 8000 WEST STREET, ALSO BEING A 66 FOOT WIDE RIGHT OF WAY; THENCE ALONG SAID WESTERLY RIGHT OF WAY S 0°00'43" W, 336.28 FEET; THENCE N 89°59'16" W, 216.15 FEET; THENCE S 0°00'43" W, 1346.57 FEET TO THE CENTER LINE OF A PUBLIC STREET KNOWN AS 3100 SOUTH STREET; THENCE ALONG SAID CENTER LINE, N 89°34'15" W, 1177.30 FEET (ALSO BEING ALONG THE CENTER QUARTER SECTION LINE) TO THE POINT OF BEGINNING. CONTAINS 43.36 ACRES, MORE OR LESS.

Russell D. Flint  
 Date Signed: August 08, 2016  
 License Expires: March 31, 2017



## OWNER'S DEDICATION

Known all men by these presents that \_\_\_\_\_, the undersigned owner of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the WHITE FARM VILLAGE, PHASE 2 do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.

In witness whereof \_\_\_\_\_ have hereunto set \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_.

THOMAS BROOK WAY

4. IRRIGATION EASEMENT: TO MAINTAIN ACCESS, MAINTENANCE & CONSTRUCTION OF EXISTING IRRIGATION FACILITIES. RECORDED AT SALT LAKE COUNTY RECORDERS IN BK \_\_\_\_\_ PG \_\_\_\_\_.  
 5. ACCESS, DRAINAGE, & UTILITY EASEMENT BEING 50' WIDE. RECORDED AT THE SALT LAKE COUNTY RECORDERS OFFICE IN BK \_\_\_\_\_ PG \_\_\_\_\_.  
 6. QUESTAR GAS EASEMENT, RECORDED AT SALT LAKE COUNTY RECORDERS IN BK \_\_\_\_\_.  
 7. DETENTION POND TRACT B: TO BE USED AS A DETENTION POND FOR PHASE 2 AND ANY FUTURE PHASES OF THE WHITE SUBDIVISION. SAID TRACT ALSO TO BE USED FOR A RECREATION AREA AND TO BE DEDICATED TO SALT LAKE COUNTY. SALT LAKE COUNTY WILL UPON COMPLETION AND APPROVAL MAINTAIN SAID RECREATION AREA AFTER THE ENTIRE WHITE FARMS PROPERTY HAS BEEN DEVELOPED INTO RESIDENTIAL LOTS.

## ACKNOWLEDGEMENT

STATE OF UTAH : )S.S.  
 County of Salt Lake : )  
 On the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer ( ) of the above Owner's dedication \_\_\_\_\_ in number, who duly acknowledged to me that \_\_\_\_\_ signed it freely and voluntarily and for the uses and purposes therein mentioned.  
 My commission expires: \_\_\_\_\_  
 Notary Public  
 Residing in Salt Lake County

## ACKNOWLEDGEMENT

STATE OF UTAH : )S.S.  
 County of Salt Lake : )  
 On the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer ( ) of the above Owner's dedication \_\_\_\_\_ in number, who duly acknowledged to me that \_\_\_\_\_ signed it freely and voluntarily and for the uses and purposes therein mentioned.  
 My commission expires: \_\_\_\_\_  
 Notary Public  
 Residing in Salt Lake County

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 My commission expires: \_\_\_\_\_  
 Notary Public  
 Residing in Salt Lake County

## WHITE FARM VILLAGE, PHASE 2

CONTAINS 35 LOTS 12.15 ACRES Address: 8160 WEST 3100 SOUTH  
 Located in the West half of the Northeast quarter of Section 29, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Magna Township, Salt Lake County, State of Utah.

SHEET NUMBER  
 1 OF 2



PROJECT #  
 151204  
 SURVEY DATE:  
 APRIL 11, 2015

UNIFIED FIRE AUTHORITY APPROVAL  
 SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

FLOOD CONTROL AND ENGINEERING  
 I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.  
 PLAN REVIEW SECTION MANAGER: \_\_\_\_\_ DATE: \_\_\_\_\_

RECORD OF SURVEY  
 RECORD OF SURVEY NUMBER: \_\_\_\_\_  
 DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

Client:  
 WHITE PARTNERSHIP  
 JEFF WHITE  
 PO BOX 68  
 MAGNA, UTAH  
 Phone: (801) 250-2908

CHECKED FOR ZONING COMPLIANCE  
 ZONE: \_\_\_\_\_ LOT AREA: \_\_\_\_\_  
 LOT WIDTH: \_\_\_\_\_ FRONT YARD: \_\_\_\_\_  
 SIDE YARD: \_\_\_\_\_ REAR YARD: \_\_\_\_\_

PLANNING COMMISSION  
 APPROVED THIS \_\_\_\_\_ A.D., 20\_\_\_\_ BY \_\_\_\_\_  
 THE MAGNA TOWNSHIP PLANNING COMMISSION

HEALTH DEPARTMENT  
 APPROVED THIS \_\_\_\_\_ A.D., 20\_\_\_\_  
 DAY OF \_\_\_\_\_

PLANNING & DEVELOPMENT SERVICES DIVISION  
 I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.  
 APPROVED AS TO FORM THIS \_\_\_\_\_ A.D., 20\_\_\_\_  
 DAY OF \_\_\_\_\_

COUNTY MAYOR  
 PRESENTED TO THE SALT LAKE COUNTY MAYOR \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
 COUNTY MAYOR, OR DESIGNEE

ADDRESS APPROVAL  
 SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 STREET NAMES APPROVAL  
 SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PLAN CHECK  
 I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.  
 PLAN REVIEW SECTION MANAGER: \_\_\_\_\_ DATE: \_\_\_\_\_

CHECKED FOR ZONING COMPLIANCE  
 ZONE: \_\_\_\_\_ LOT AREA: \_\_\_\_\_  
 LOT WIDTH: \_\_\_\_\_ FRONT YARD: \_\_\_\_\_  
 SIDE YARD: \_\_\_\_\_ REAR YARD: \_\_\_\_\_

PLANNING COMMISSION  
 APPROVED THIS \_\_\_\_\_ A.D., 20\_\_\_\_ BY \_\_\_\_\_  
 THE MAGNA TOWNSHIP PLANNING COMMISSION

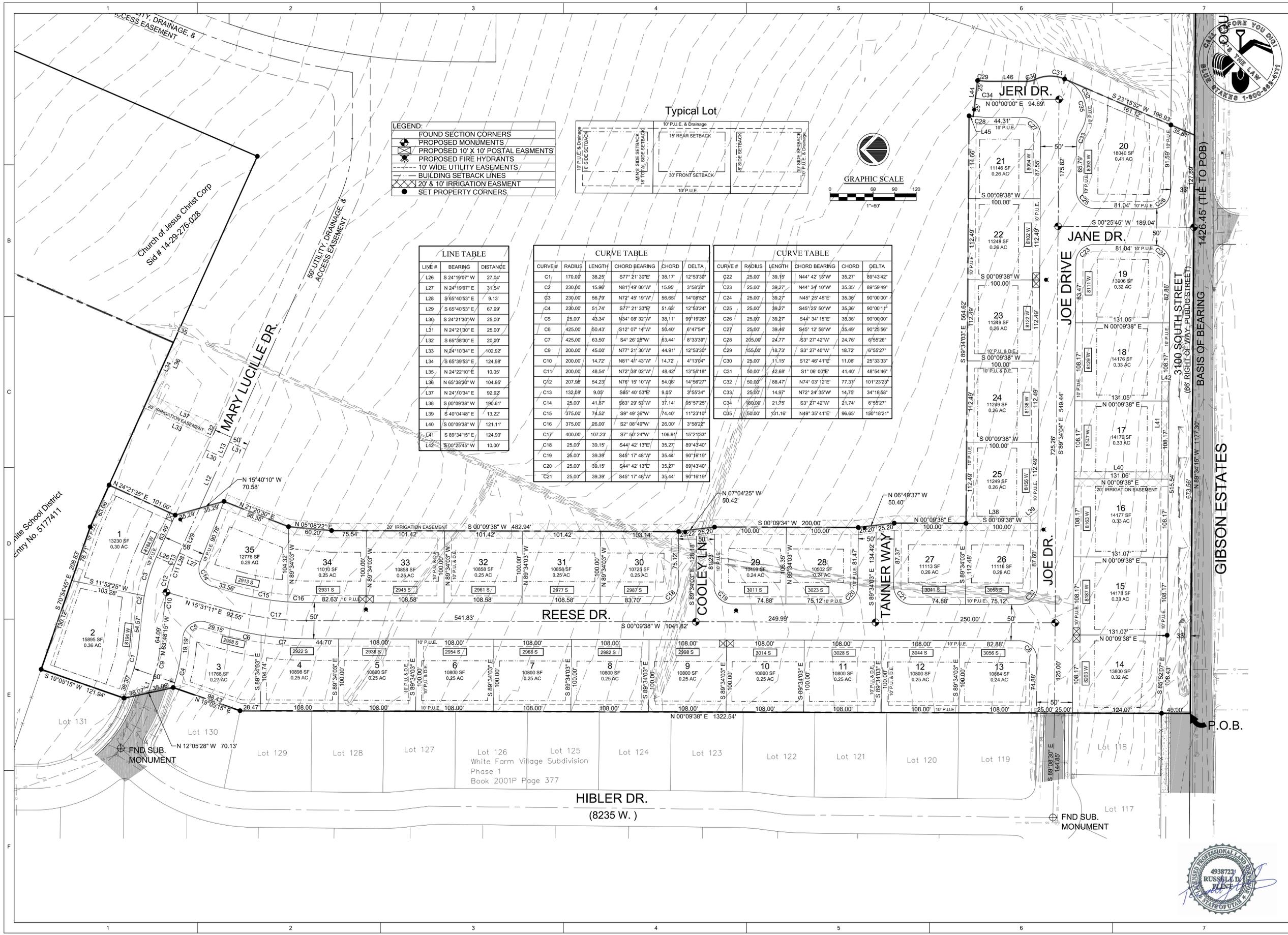
HEALTH DEPARTMENT  
 APPROVED THIS \_\_\_\_\_ A.D., 20\_\_\_\_  
 DAY OF \_\_\_\_\_

PLANNING & DEVELOPMENT SERVICES DIVISION  
 I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.  
 APPROVED AS TO FORM THIS \_\_\_\_\_ A.D., 20\_\_\_\_  
 DAY OF \_\_\_\_\_

APPROVAL AS TO FORM  
 APPROVED AS TO FORM THIS \_\_\_\_\_ A.D., 20\_\_\_\_  
 DAY OF \_\_\_\_\_

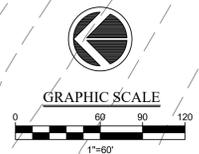
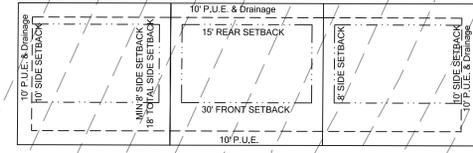
COUNTY MAYOR  
 PRESENTED TO THE SALT LAKE COUNTY MAYOR \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
 COUNTY MAYOR, OR DESIGNEE

RECORDED #  
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_ DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 FEE \$ \_\_\_\_\_ SALT LAKE COUNTY RECORDER



**LEGEND:**

- FOUND SECTION CORNERS
- ▭ PROPOSED MONUMENTS
- ▭ PROPOSED 10' X 10' POSTAL EASEMENTS
- PROPOSED FIRE HYDRANTS
- 10' WIDE UTILITY EASEMENTS
- BUILDING SETBACK LINES
- ▭ 20' & 10' IRRIGATION EASEMENT
- SET PROPERTY CORNERS



**LINE TABLE**

LINE #	BEARING	DISTANCE
L26	S 24°19'07" W	27.04'
L27	N 24°19'07" E	31.54'
L28	S 65°40'53" E	9.13'
L29	S 65°40'53" E	67.99'
L30	S 24°21'30" W	25.00'
L31	N 24°21'30" E	25.00'
L32	S 65°38'30" E	20.00'
L33	N 24°10'34" E	102.92'
L34	S 65°39'53" E	124.98'
L35	N 24°22'10" E	10.05'
L36	N 65°38'30" W	104.95'
L37	N 24°10'34" E	92.92'
L38	S 00°09'38" W	190.61'
L39	S 40°04'48" E	13.22'
L40	S 00°09'38" W	121.11'
L41	S 89°34'15" E	124.90'
L42	S 00°25'45" W	10.00'

**CURVE TABLE**

CURVE #	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	170.00'	38.25'	S77°21'30"E	38.17'	12°53'30"
C2	230.00'	15.96'	N81°48'00"W	15.95'	3°58'30"
C3	230.00'	56.79'	N72°48'19"W	56.65'	14°08'52"
C4	230.00'	51.74'	S77°21'33"E	51.65'	12°53'24"
C5	25.00'	43.34'	N34°08'32"W	38.11'	99°19'26"
C6	425.00'	50.43'	S12°07'14"W	50.40'	8°47'54"
C7	425.00'	63.50'	S4°26'28"W	63.44'	8°33'39"
C8	200.00'	45.00'	N77°21'30"W	44.91'	12°53'30"
C9	200.00'	14.72'	N81°44'43"W	14.72'	4°13'94"
C10	200.00'	48.54'	N72°38'02"W	48.42'	13°54'18"
C11	207.98'	54.23'	N76°15'10"W	54.08'	14°56'27"
C12	132.08'	9.05'	S65°40'53"E	9.05'	3°55'34"
C13	25.00'	41.87'	S63°29'53"W	37.14'	85°57'25"
C14	375.00'	26.00'	S2°08'49"W	26.00'	3°58'22"
C15	400.00'	107.23'	S7°50'24"W	106.81'	15°21'33"
C16	25.00'	39.15'	S44°42'13"E	35.27'	89°43'40"
C17	25.00'	39.38'	S45°17'48"W	35.44'	90°16'19"
C18	25.00'	39.15'	S44°42'13"E	35.27'	89°43'40"
C19	25.00'	39.15'	S44°42'13"E	35.27'	89°43'40"
C20	25.00'	39.15'	S44°42'13"E	35.27'	89°43'40"
C21	25.00'	39.38'	S45°17'48"W	35.44'	90°16'19"

**CURVE TABLE**

CURVE #	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C22	25.00'	39.15'	N44°42'15"W	35.27'	89°43'42"
C23	25.00'	39.27'	N44°34'10"W	35.35'	89°59'49"
C24	25.00'	39.27'	N45°25'45"E	35.36'	90°00'00"
C25	25.00'	39.27'	S45°25'50"W	35.36'	90°00'11"
C26	25.00'	39.27'	S44°34'15"E	35.36'	90°00'00"
C27	25.00'	39.40'	S45°12'58"W	35.49'	90°25'56"
C28	205.00'	24.77'	S3°27'42"W	24.76'	6°55'26"
C29	155.00'	18.73'	S3°27'40"W	18.72'	6°55'27"
C30	25.00'	11.15'	S12°46'41"E	11.06'	25°33'33"
C31	50.00'	42.68'	S1°06'00"E	41.40'	48°54'46"
C32	50.00'	88.47'	N74°03'12"E	77.37'	101°23'23"
C33	25.00'	14.97'	N72°24'35"W	14.75'	34°18'58"
C34	180.00'	21.75'	S3°27'42"W	21.74'	6°55'27"
C35	50.00'	131.16'	N49°35'41"E	96.65'	190°18'21"

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DRAWING BY	RDF	CHECKED BY	TDF	PROJECT NUMBER	151204
DATE OF ORIGINAL DRAWING	07-20-2016	REVISION	#	DATE	BY
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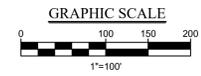
**WHITE PARTNERSHIP, LLC**  
JEFF WHITE  
PO BOX 68  
MAGNA, UTAH  
PHONE: (801) 250-2908

**WHITE FARMS SUBDIVISION PHASE 2**  
8020 W. 2900 S.  
MAGNA, UTAH

**SITE PLAN**

Sheet **2** OF **2**





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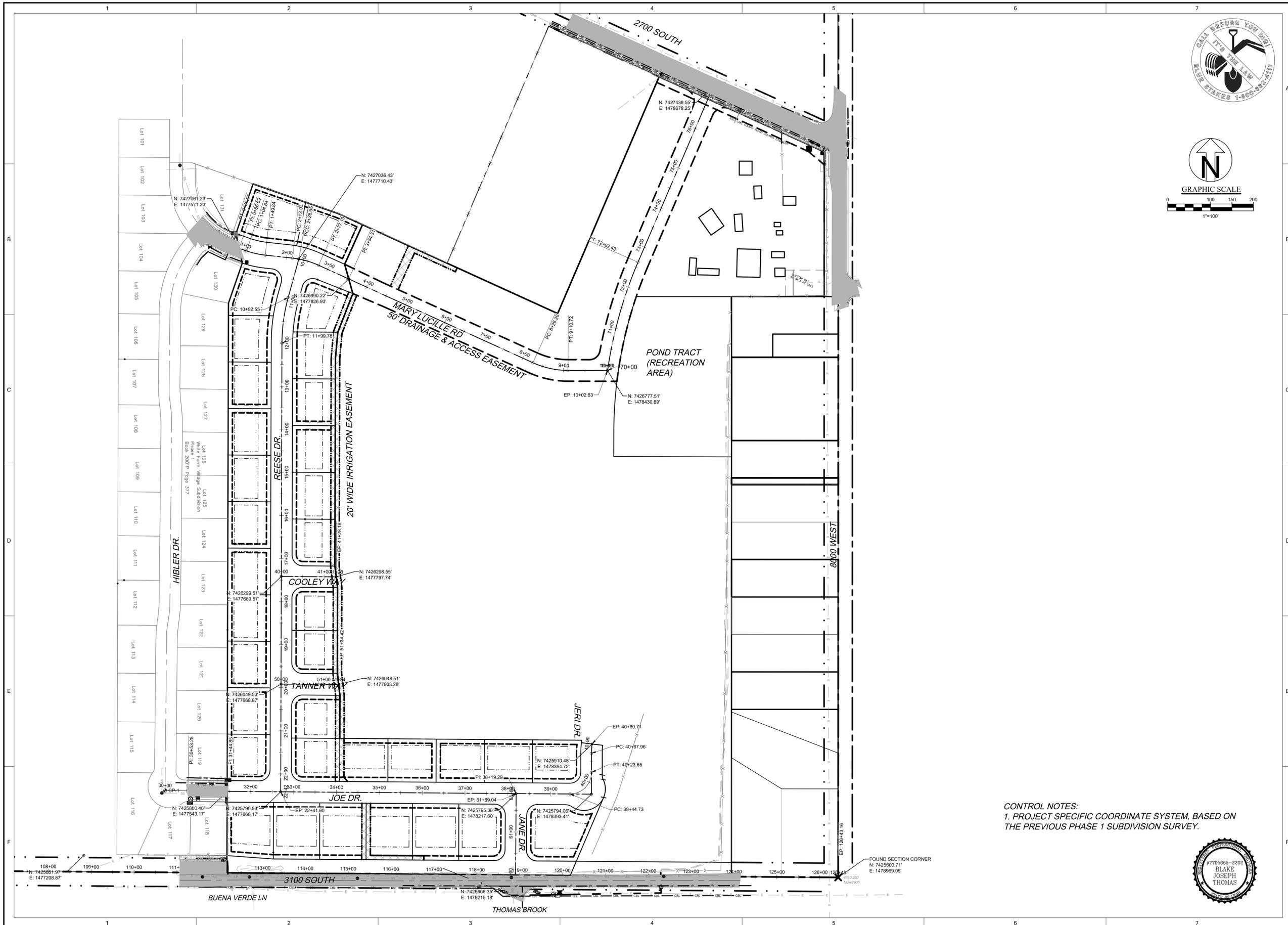
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 RDF  
 CHECKED BY  
 BLAKE THOMAS  
 PROJECT NUMBER  
 151204

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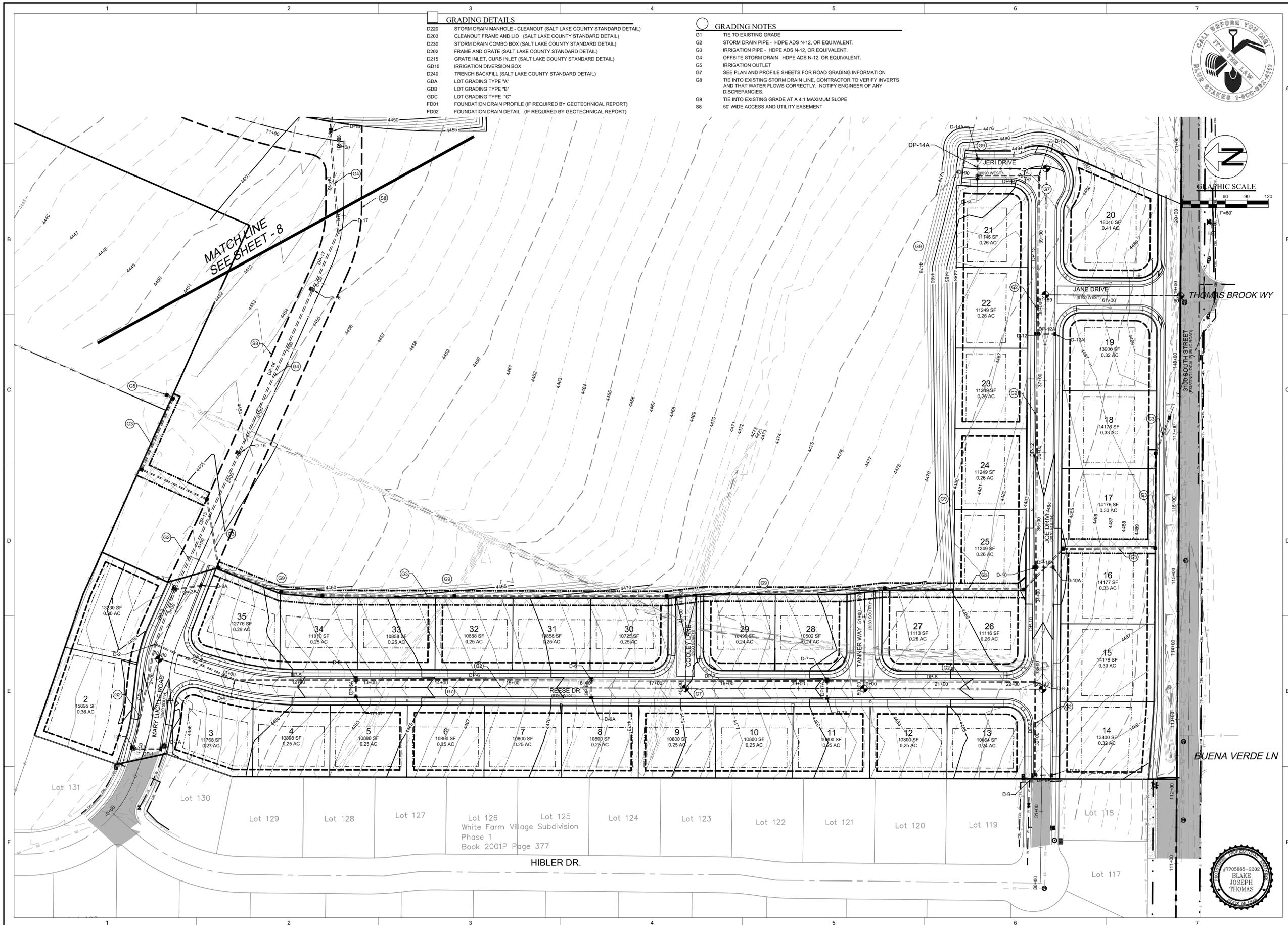
PROJECT  
**WHITE FARMS SUBDIVISION PHASE 2**  
 8020 W. 2900 S.  
 MAGNA, UTAH

SHEET TITLE  
**MASTER SITE PLAN**



**CONTROL NOTES:**  
 1. PROJECT SPECIFIC COORDINATE SYSTEM, BASED ON THE PREVIOUS PHASE 1 SUBDIVISION SURVEY.





**GRADING DETAILS**

- D220 STORM DRAIN MANHOLE - CLEANOUT (SALT LAKE COUNTY STANDARD DETAIL)
- D203 CLEANOUT FRAME AND LID (SALT LAKE COUNTY STANDARD DETAIL)
- D230 STORM DRAIN COMBO BOX (SALT LAKE COUNTY STANDARD DETAIL)
- D202 FRAME AND GRATE (SALT LAKE COUNTY STANDARD DETAIL)
- D215 GRATE INLET, CURB INLET (SALT LAKE COUNTY STANDARD DETAIL)
- GD10 IRRIGATION DIVERSION BOX
- D240 TRENCH BACKFILL (SALT LAKE COUNTY STANDARD DETAIL)
- GDA LOT GRADING TYPE "A"
- GDB LOT GRADING TYPE "B"
- GDC LOT GRADING TYPE "C"
- FD01 FOUNDATION DRAIN PROFILE (IF REQUIRED BY GEOTECHNICAL REPORT)
- FD02 FOUNDATION DRAIN DETAIL (IF REQUIRED BY GEOTECHNICAL REPORT)

**GRADING NOTES**

- G1 TIE TO EXISTING GRADE
- G2 STORM DRAIN PIPE - HDPE ADS N-12, OR EQUIVALENT.
- G3 IRRIGATION PIPE - HDPE ADS N-12, OR EQUIVALENT.
- G4 OFFSITE STORM DRAIN HDPE ADS N-12, OR EQUIVALENT.
- G5 IRRIGATION OUTLET
- G7 SEE PLAN AND PROFILE SHEETS FOR ROAD GRADING INFORMATION
- G8 TIE INTO EXISTING STORM DRAIN LINE, CONTRACTOR TO VERIFY INVERTS AND THAT WATER FLOWS CORRECTLY. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- G9 TIE INTO EXISTING GRADE AT A 4:1 MAXIMUM SLOPE
- S8 50' WIDE ACCESS AND UTILITY EASEMENT



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PROJECT NUMBER	151204

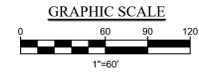
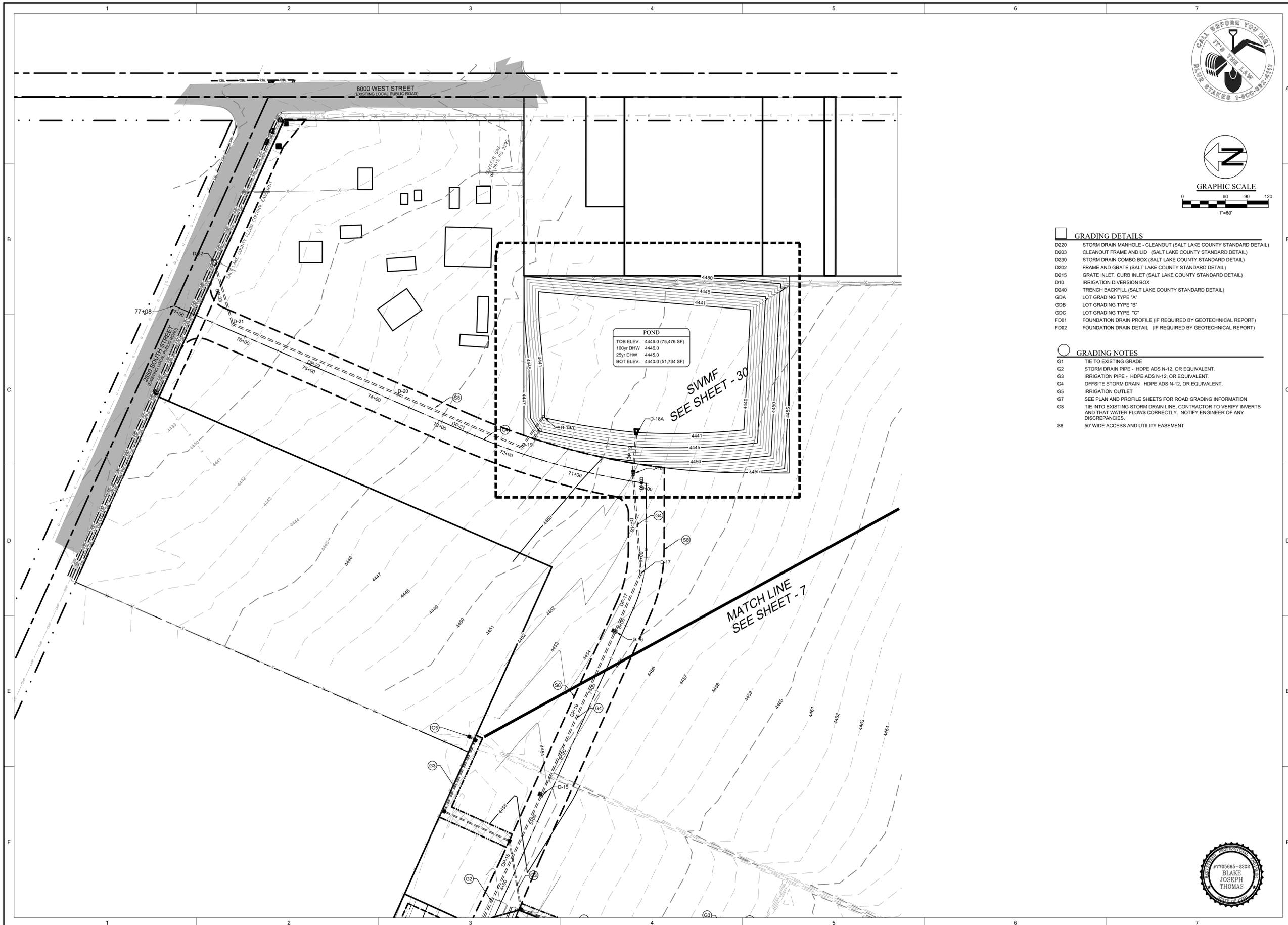
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PROJECT  
**WHITE FARMS SUBDIVISION PHASE 2**  
 8020 W. 2900 S.  
 MAGNA, UTAH

SHEET TITLE  
**GRADING PLAN**





- GRADING DETAILS**
- D220 STORM DRAIN MANHOLE - CLEANOUT (SALT LAKE COUNTY STANDARD DETAIL)
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  - S8 50' WIDE ACCESS AND UTILITY EASEMENT

POND  
 TOB ELEV. 4446.0 (75,476 SF)  
 100yr DHW 4446.0  
 25yr DHW 4445.0  
 BOT ELEV. 4440.0 (51,734 SF)

SWMF  
 SEE SHEET - 30

MATCH LINE  
 SEE SHEET - 7



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SHEET TITLE  
**GRADING PLAN**



**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](http://www.pwpds.slco.org)

**File # 29841**

## Conditional Use Summary and Recommendation

**Public Body:** Magna Planning Commission

**Parcel IDs:** 1421151018 & 1421176001

**Property Address:** 7774 West Highway 201

**Request:** Conditional Use

**Meeting Date:** September 15 2016

**Current Zone:** M-2

**Citizen Councils:** Magna Community Council & Magna Township Council

**Township/Unincorporated:** Magna Township

**Planner:** Tom C. Zumbado

**Township Council Recommendation:** Approval

**Community Council Recommendation:** Approval

**Planning Staff Recommendation:** Approval

**Applicant Name:** Trent VanDam (Diamond Tree Experts)

### PROJECT DESCRIPTION

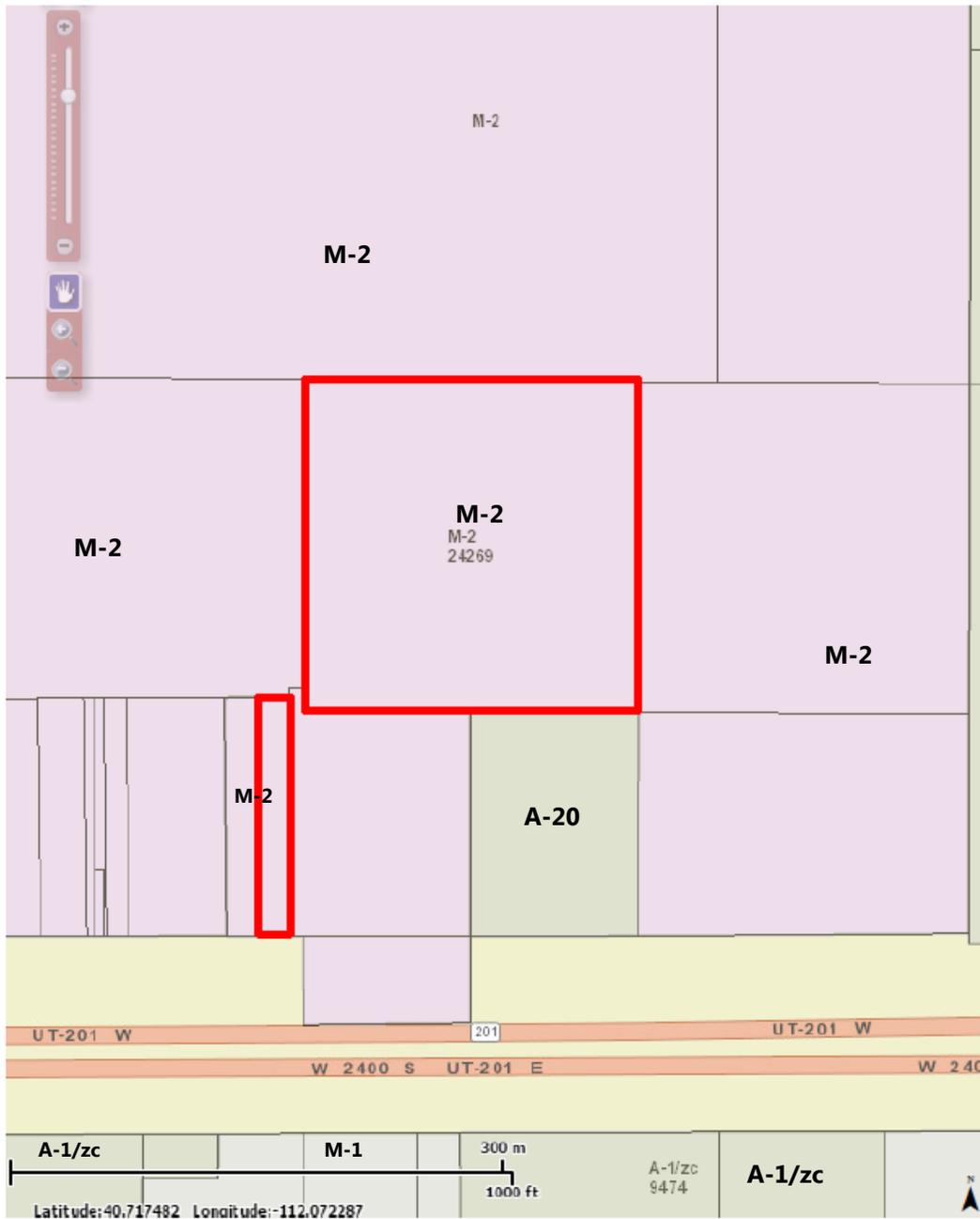
Trent VanDam is requesting approval for a conditional use allowing his company, Diamond Tree Experts, to establish a private green waste processing facility on property.

### SITE & VICINITY DESCRIPTION (see attached map)

The Diamond Tree Experts properties are located north of Highway 201. The site is accessed from Hwy 201 through Parcel #1421151018 by an access road to the main processing site on Parcel #1421176001. The properties are surrounded on the north, west and east by M-2 zones. To the south is a parcel zoned for A-20 and Hwy 201. Across Hwy 201 is an area of M-1 zoning and a large tract of A-1/zc\*.

*(\* Zoning condition excludes the uses of duplexes and dwelling groups.)*

**File # 29841 : Zoning Map : 7774 West Highway 201**



**LAND USE CONSIDERATIONS**

Requirement	Standard	Proposed	Compliance Verified
Height	n/a	n/a	Yes
Front Yard Setback	No commercial or industrial building or structure shall be located closer than twenty feet to any street.	None proposed during conceptual review.	No
Side Yard Setback			
Rear Yard Setback			
Landscaping Buffer/Setbacks	Service areas and on-grade mechanical equipment shall		

	be screened from public view by plants, solid opaque fencing, berms, or a combination thereof. These elements shall also be sited to minimize their visibility and impact or enclosed so as to appear to be an integral part of the architectural design of the building.	Applicant currently has a slatted chain-link fence serving as a visual barrier. Plans are in place for some landscaping, but fall short of 20% county standard.	No
Lot Width	None, except no commercial or industrial building or structure shall be located closer than twenty feet to any street.	None proposed during conceptual review.	No
Parking	One space for each person employed on the highest employment shift.	Applicant has identified employee parking on site.	Yes
Bike Parking	Bicycle parking facilities shall be provided for any new manufacturing use for which automobile parking is required. The number of bicycle parking spaces required shall be equal to 5% of the vehicular parking spaces required for such use, with a min of 2 spaces and a max of 12.	None proposed during conceptual review.	No
Lot Coverage	No building, structure or group of buildings, with their accessory buildings, shall cover more than 80% of the area of a lot.	Combination of proposed structures on site does not exceed 80%.	Yes
Lot Area	Industrial developments over one acre shall follow the conditional use permit procedure pursuant to Section 19.84.020.	Applicant is currently following the conditional use permit procedure.	Yes

Compatibility with existing buildings in terms of size, scale and height.	Yes
Compliance with Landscaping Requirements Verified.	No

## ISSUES OF CONCERN/PROPOSED MITIGATION

Concern 1: The Applicant objects to current landscaping ordinance (19.77) mandates for industrial developments and is requesting an exception to the requirement for a solid visual barrier and the 20% landscaping requirement of the gross area of the property. Currently, the Applicant is proposing to have a chain-linked fence with vinyl slats. This does not meet the standard, but a deviation to allow may be approved by the Planning Commission.

Mitigation 1: Staff has already been lenient to Diamond Tree Experts in the expectations set to meet SLCO Ordinance 19.77, asking for a solid, opaque barrier fence instead of the fence-berm-landscaping combination commonly mandated in the enforcement of this ordinance. As a minimum, the solid barrier will prevent the spread of dust and will help obstruct the view of heavy equipment from the highway and other neighboring businesses. Staff asks that the Planning Commission support this recommendation by asking Diamond Tree Experts to surround their facility with the prescribed solid opaque barrier made from approved materials.

Concern 2: Complete compliance to the landscaping ordinance is not essential to meet the intent of the ordinance. The applicant has requested a reduction in the requirements and Staff will support this so long as adequate screening is provided to neighboring properties.

Mitigation 2: The Applicant may provide an alternative landscaping plan in accordance with SLCO Ordinance 19.77.110 to buffer and screen against adjacent property owners with a majority of landscaping effort placed in the beautification of accesses and thoroughfares.

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## NEIGHBORHOOD RESPONSE

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Staff has received four verbal complaints about File #29841. Two of these complaints specifically identified the spread of dust across Highway 201. A third concern inquired on the fire risk encompassing Diamond Tree's operations and its effect on the surrounding properties. The final complaint, issued by Mr. Larry Moore of **A Company Portable Restrooms**, complained about the spread of dust contaminating their vehicles/equipment and making it hard for their employees to work in the yard due visual and respiratory stress.

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## COMMUNITY COUNCIL RESPONSE

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At their regularly scheduled meeting on May 19 2016, the Magna Community Council granted a recommendation for approval to File #29841.

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## TOWNSHIP COUNCIL RESPONSE

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At their regularly scheduled meeting on June 2 2016, the Magna Township Council granted a recommendation for approval to File #29841.

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## REVIEWING AGENCIES RESPONSE

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AGENCY: Planning

DATE: July 19 2016

RECOMMENDATION: Approved With Comments

1. Per SLCO Ordinance 19.77.070: Screening Required. Service areas and on-grade mechanical equipment shall be screened from public view by plants, solid opaque fencing, berms, or a combination thereof.

These elements shall also be sited to minimize their visibility and impact or enclosed so as to appear to be an integral part of the architectural design of the building. For Diamond Tree, this means that the entire perimeter of their operating facility must be fenced with a 6' high solid, opaque barrier. Plastic slats through chain-linked fence are not acceptable.

- a. As of now, there is no exception process to Landscape Ordinance 19.77.070. A variance application may be submitted, but it will have to be processed separately of File #29841. This will greatly delay the processing and approval of File #29841.
  - b. Staff has already been lenient to Diamond Tree Experts in the expectations set to meet SLCo Ordinance 19.77, asking only for a solid, opaque barrier fence instead of the fence-berm-landscaping combination commonly mandated in the enforcement of this ordinance.
2. SLCo Ordinance 19.80.040: Please identify visitor parking area and any additional employee spaces reported in responses to first agency review.
  3. Per the SLCo Industrial Development Standard: The front and side yards next to a public street should be landscaped in accordance with a plan prepared by a landscape architect, licensed nurseryman or other qualified professional specifying types, sizes and location of plants and include the following list of required items.
    - a. Please identify the identity, level of certification and contact information of the qualified professional utilized to prepare these plans.
    - b. Please detail types and sizes of shrubs & trees included in the landscaping plan.
    - c. Please detail irrigation system layout to be used in the upkeep of proposed landscaping.
  4. 20% of total property area must be landscaped. Please provide detailed tabulation of landscaping and their percentages compared to total area.

AGENCY: Geology

DATE: August 5 2016

RECOMMENDATION: Approved With Comments

1. Need to record disclosure for liquefaction.

AGENCY: Grading

DATE: August 8 2016

RECOMMENDATION: Revisions Required

1. SWPPP-- Need to pay the fine.
2. Submit stormwater maintenance agreement and management plan.
3. MS4 UPDES permit required for ponds.
4. Plans illegible; please upload clean copy for review.
5. Processing equipment must be 200 feet from property lines.
6. Stockpiles must be 20 feet from property lines.
7. Need to obtain a fugitive dust permit from the State of Utah DEQ.
8. Need to provide an Operational SWPPP (Industrial) for the plant operations.
9. Provide typical structural sections of Fire Department Access roads.

AGENCY: Urban Hydrology

DATE: July 29 2016

RECOMMENDATION: Revisions Required

1. The writing on the drainage plan and calculations is not legible in many areas making it hard to review. Please provide a more legible plan.
2. The calculations show a percolation rate. Please provide the percolation test used to back calculations.
3. Does the employee parking lot area drain into the basin? Please show legible percentage of grade and elevations showing where the water flows to in that location.
4. Provide Engineer's estimate of storm drain improvements for bond estimate after plans are finalized. (Section 17.20.150.A)

5. How is storm water quality being addressed before storm water enters basin?

AGENCY: Traffic

DATE: August 9 2016

RECOMMENDATION: Approved With Comments

1. Submit copy of UDOT approval and show that any conditions of approval for access have been complied.
2. Show improvements to access road on grading plan or separate road plan. Access road must be a minimum of 20' wide with a minimum 8" compacted road base surface.
3. Show easement for access, including book and page of recorded easement or other documentation that an easement exists.

AGENCY: Fire

DATE: August 2016

RECOMMENDATION: Revisions Required

1. Full Set scaled site plan, show all roads, widths, lengths, etc. to Fire hydrants and other protective systems.
2. Road access is asphalt or concrete not road base...all weather to support 75,000 pounds, 20 min. 26 ft wide with FH.
3. Plans do not address pile size and requirements of IFC 2808.
4. Is Fire flow from Fire Hydrants 1000 gpm actual available or what is allowed?
5. When will the loop system be upgraded?
6. What is the flow and use of the freeze-less 3/4 poly pipe stand pipes? Do they allow hose attachments and extensions?

AGENCY: Building

DATE: July 26 2016

RECOMMENDATION: Approved With Comments

1. Demo permits are required for the removal of any existing buildings or structures.
2. Building permits are required for the installation or construction of the new sales office and any other proposed remodeling or installation or construction of systems or buildings regulated by the building codes.
3. At time of building permit application, provide complete building plans showing compliance with the current building code.
4. At time of building permit application, provide fire flow verification for the nearest fire hydrant and show how compliance is going to be made with any Unified Fire District Guidelines.

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

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## PLANNING STAFF ANALYSIS

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*SLCo Ordinance 19.68.030 - Conditional Uses: Wood yards are conditional uses in the M-2 zone.*

The land use categorization for File #29841 is a wood yard.

*SLCo Ordinance 19.68.040.D - Lot Area: Industrial developments over one acre shall follow the conditional use permit procedure pursuant to Section 19.84.020 of this title.*

Staff has verified that the property for File #29841 is 11.42 acres.

*SLCo Ordinance 19.77.040.E(10) - Area Requirements for Landscape Improvements: No less than 20% of the gross area of a property subject to the requirements of this chapter shall be improved and maintained as landscape area. Land area encumbered by buildings, structures, paving and other impervious surfaces not related to on-site landscape improvements shall not be considered in the calculation of landscape area.*

Staff has communicated this requirement to the applicant and will enforce this standard during the technical review stage.

*SLCo Ordinance 19.77.070 - Screening Required: Service areas and on-grade mechanical equipment shall be screened from public view by plants, solid opaque fencing, berms, or a combination thereof. These elements shall also be sited to minimize their visibility and impact or enclosed so as to appear to be an integral part of the architectural design of the building.*

Staff has communicated this requirement to the applicant and will enforce this standard during the technical review stage.

*SLCo Ordinance 19.77.100 – Landscape Plan Submittal Requirement Data Sheet: The name, address, telephone number, fax, and e-mail of the landscape architect, landscape designer, or other qualified professional who prepared the landscape plan, together with their professional registration stamp.*

Staff has communicated this requirement to the applicant and will enforce this standard during the technical review stage.

*SLCo Ordinance 19.77.110(B) - Landscape Plan Package Acceptance: (Alternative Compliance Procedures)*

*As authorized by this chapter, an alternative landscape and tree protection plan may be substituted in whole or in part for a landscape plan prepared in strict compliance with the chapter's requirements.*

- 1. Alternative Plan Preparation and Submittal. Alternative landscape plans shall be prepared and submitted in accordance with submittal requirements for a landscape plan package. The submittal shall clearly identify and discuss the modifications and alternatives proposed and the ways in which the plan will better accomplish the purposes and intent of this chapter than would a plan which strictly complies with the chapter's specified standards.*
- 2. Alternative Plan Review Criteria. Certification of alternative plans for compliance with the purposes and intent of this chapter requires that the qualified professional who prepared the plans substantiate in writing how the alternative proposal meets or exceeds the degree of compliance that would be achieved through the strict application of specified standards. In making such assertions the qualified professional who prepared the plans shall clearly demonstrate how the alternative plans will:
  - a. Provide exceptional preservation and incorporation of existing site vegetation;*
  - b. Provide significant protection of natural areas and features;*
  - c. Provide for maximum retention of existing tree canopy cover;*
  - d. Create exceptional enhancement of neighborhood continuity and connectivity;*
  - e. Provide for extensive accommodation of nonvehicular access and use;*
  - f. Represent greater innovation in site design and plant use.**
- 3. Alternative Plan Approval. Final approval shall be as granted by the director upon completion of an internal or external review to assure satisfaction of the above criteria.*

Staff believes that an alternative landscape plan would be beneficial for Diamond Tree Experts to meet County landscaping requirements and may provide a "middle ground" that will satisfy the intent of the ordinance.

*SLCo Ordinance 19.80.040 – Spaces Required: Except where variations and exceptions are allowed under Sections 19.80.070 through 19.80.100 of this chapter, a number of parking spaces equal to the sum of the required number of parking spaces for all uses on a property, including multiple uses within the same building, shall be provided. Except in cases where a site-specific traffic study demonstrates a need for additional parking, no parking area for more than twenty stalls shall exceed the number of stalls required below unless the additional parking is installed as "provisional parking" under Section 19.80.110 of this chapter. Manufacturing plants require one space for each person employed on the highest employment shift.*

Staff has verified that the applicant has employee parking. However, the applicant reported having 10 stalls available for employees and their plans only clearly identified 9 stalls. This discrepancy has been communicated to the applicant.

*SLCo Industrial Development Standards: Any yard operation not located within or entirely behind a building shall be located at least 40 feet from any public street right-of-way and shall be screened by a solid visual barrier fence at least 6 foot high.*

Staff has verified that the Diamond Tree Experts facility is greater than 40 feet away from Highway 201.

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## **PLANNING STAFF RECOMMENDATION**

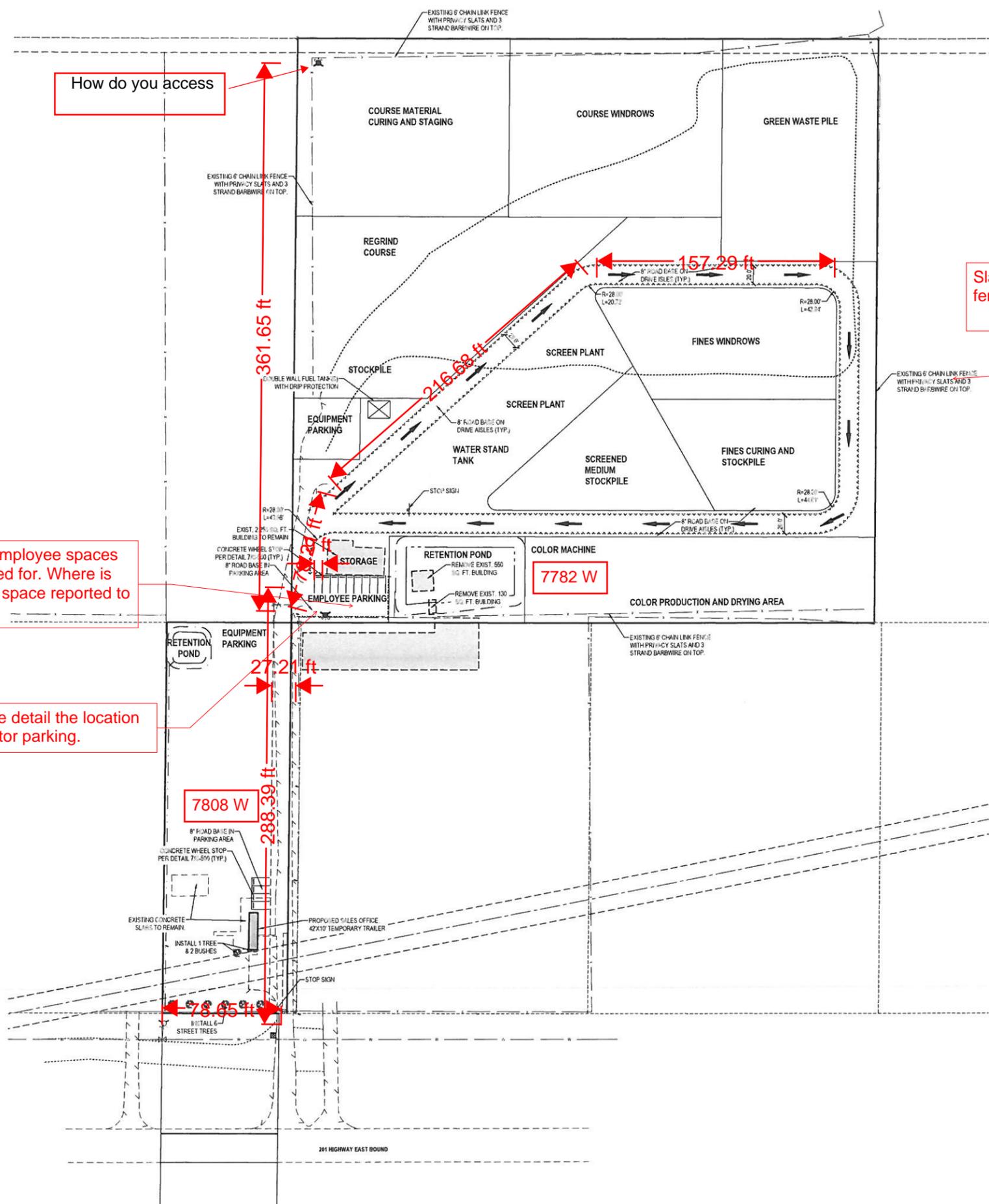
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Staff recommends that the Planning Commission consider not only the current state of surrounding properties when making their decision, but the future aesthetic they wish to project in that area along with the nature of Diamond Tree Experts' business.

Staff recommends the approval of File #29841 subject to the following conditions:

1. That Diamond Tree Experts surrounds its entire perimeter with a solid opaque fence in accordance with SLCo Ordinance 19.77.070.
2. That Diamond Tree Experts provide an alternative landscaping plan in accordance with SLCo Ordinance 19.77.110 to buffer against adjacent property owners and meet the intent of the ordinance.





How do you access

Slats are not acceptable fencing materials.

Only 9 employee spaces accounted for. Where is the 10th space reported to SLCo?

Please detail the location of visitor parking.

Please include a tabulation of landscaping improvements.

20% of total property area must be landscaped.

- GENERAL NOTES**
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
  2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
  3. SEE LANDSCAPE ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH AND SCORE PATTERN THROUGHOUT SITE.
  4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
  5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
  6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
  7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

- LEGEND**
- EXISTING WATER METER
  - PROPOSED WATER METER
  - EXISTING WATER VALVE
  - PROPOSED WATER VALVE
  - EXISTING FIRE HYDRANT
  - PROPOSED FIRE HYDRANT
  - EXISTING SANITARY SEWER MANHOLE
  - EXISTING EDGE OF ASPHALT
  - PROPOSED EDGE OF ASPHALT
  - EXISTING STRIPING
  - PROPOSED STRIPING
  - EXISTING FENCE
  - PROPOSED FENCE
  - EXISTING SANITARY SEWER
  - PROPOSED SAN. SWR. SERVICE LINE
  - EXISTING UTILITY WATER LINE
  - PROPOSED UTILITY WATER SERVICE LINE
  - EXISTING ELECTRICAL LINE
  - EXISTING GAS LINE
  - EXISTING TELEPHONE LINE
  - EXISTING CONTOURS
  - PROPOSED CONTOURS
  - EXISTING CURB AND GUTTER
  - PROPOSED CURB AND GUTTER
  - EXISTING CONCRETE
  - PROPOSED CONCRETE
  - EXISTING BUILDING
  - PROPOSED BUILDING

**PARKING CALCULATION**

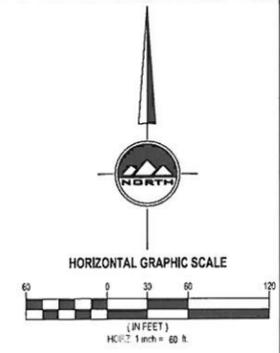
1 PARKING SPACE REQUIRED FOR EACH PERSON EMPLOYED ON THE HIGHEST EMPLOYMENT SHIFT  
 10 PEOPLE ON HIGHEST EMPLOYMENT SHIFT  
 10 PARKING SPACES REQUIRED  
 13 PARKING SPACES PROVIDED

**WINDROW AND STOCKPILE NOTES**

1. THE SIZE OF THE WINDROWS WILL NOT EXCEED 15-18' IN HEIGHT, 20-25' WIDE, AND NO LONGER THAN 110-150'.
2. ROADS BETWEEN PILES WILL BE APPROXIMATELY 25'.

SALT LAKE COUNTY TOWNSHIPS	
Conceptual Site Plan Approval	
Planning	Approved- See Comments Sheet Lumbardo: 29841_Site&LandscapePlan 07/19/2016
Grading	Revisions Required - See Comments Sheet GBaptist: 29841_Site&LandscapePlan 08/08/2016
Geology	Approved- See Comments Sheet dcroft: 29841_Site&LandscapePlan 08/05/2016
Hydrology	Revisions Required - See Comments Sheet chubert: 29841_Site&LandscapePlan 07/29/2016
Boundary	Approved KSetberger: 29841_Site&LandscapePlan 07/19/2016
Traffic	Approved- See Comments Sheet jcarver: 29841_Site&LandscapePlan 08/09/2016
UFA	<b>DISAPPROVED</b> Revisions Required - See Comments Sheet
Health	
Building	Denied. See Comments Sheet T Sorensen: 29841_Site&LandscapePlan 07/26/2016
Operations	Approved Ksmeltzer: 29841_Site&LandscapePlan 07/26/2016

Addressing Approved- See Comments Sheet  
 BLChemtanz: 29841\_Site&LandscapePlan 07/19/2016



**EN SIGN**  
THE STANDARD IN ENGINEERING

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Phone: 435.843.3590

**CEDAR CITY**  
Phone: 435.865.1453

**RICHFIELD**  
Phone: 435.866.2983

**WWW.ENSIGNENG.COM**

FOR  
DIAMOND TREE EXPERTS INC.  
3645 SOUTH 500 WEST  
SALT LAKE CITY, UTAH  
CONTACT  
KELLY KLOBBERG  
PHONE: 801-262-1999

**DIAMOND TREE EXPERTS**

7774 WEST UT-201  
MAGNA, UTAH

**SUBMITTAL 2016-06-20**

**SITE AND LANDSCAPE PLAN**

PROJECT NUMBER: 6882      PRINT DATE: 6/27/16  
 DRAWN BY: D. COVLEY      CHECKED BY: B. PREECE  
 PROJECT MANAGER: B. PREECE

**C-100**

# ALTA/ACSM LAND TITLE SURVEY

LOCATED IN  
NW 1/4 OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN

PREPARED FOR:  
DIAMOND TREE EXPERTS

N 89°32'23" W (BASIS OF BEARING) 2649.85'  
NORTHWEST CORNER, SECTION 21,  
TOWNSHIP 1 SOUTH, RANGE 2  
WEST, SALT LAKE BASE AND  
MERIDIAN  
SLO POINT NAME 152W1701  
(FND STANDARD FLAT BRASS 2.5")

NORTH 1/4 CORNER, SECTION 21,  
TOWNSHIP 1 SOUTH, RANGE 2  
WEST, SALT LAKE BASE AND  
MERIDIAN  
SLO POINT NAME 152W206B  
(FND STANDARD FLAT BRASS 2.5")

PARCEL 2  
EDGAR & ANGELICA  
GUANUNA  
PARCEL NO.  
14-21-151-017  
29,293 SQ FT OR  
0.67 ACRE

PARCEL 3  
EDGAR & ANGELICA  
GUANUNA  
PARCEL NO.  
14-21-151-018  
29,293 SQ FT OR  
0.67 ACRE

PARCEL 4  
FRED & MARY MCDONNELL  
PARCEL NO. (NONE  
ASSIGNED ACCORDING TO  
TITLE REPORT)  
8,876 SQ FT OR  
0.20 ACRE

LINE NO.	DIRECTION	LENGTH
L1	N 89°44'48" W	20.00'
L2	N 02°14'43" E	20.00'
L3	S 89°44'48" E	20.00'
L4	S 02°14'43" W	20.00'

PARCEL 5  
P.W. WEBSTER  
PARCEL NO. (NOT  
ASSIGNED ACCORDING  
TO TITLE REPORT)  
400 SQ FT OR  
0.01 ACRE

CONCRETE  
PAD

THIRD LESS  
AND  
EXCEPTING

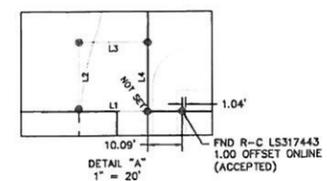
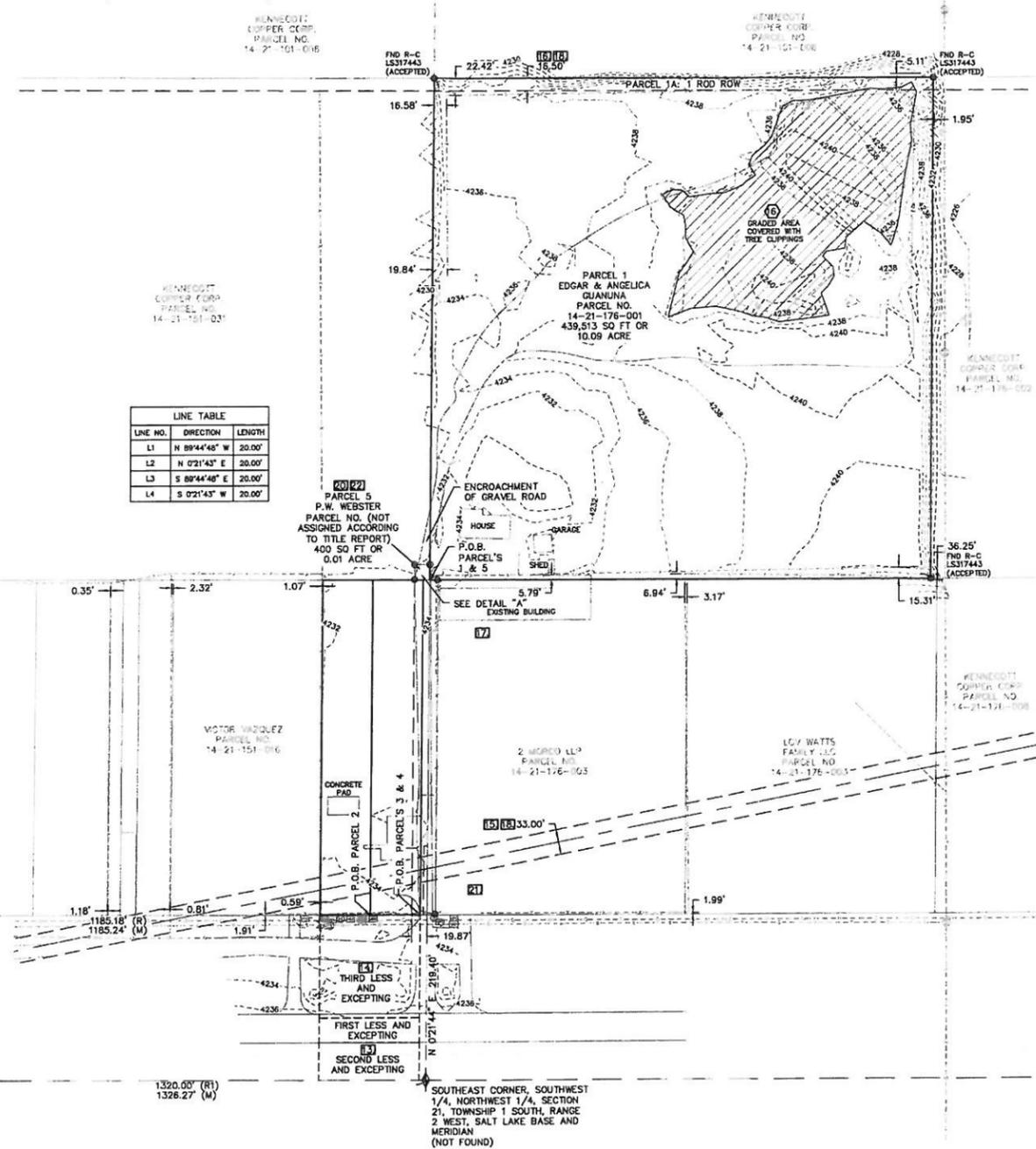
FIRST LESS  
AND  
EXCEPTING

SECOND LESS  
AND  
EXCEPTING

SOUTHEAST CORNER, SOUTHWEST  
1/4, NORTHWEST 1/4, SECTION  
21, TOWNSHIP 1 SOUTH, RANGE  
2 WEST, SALT LAKE BASE AND  
MERIDIAN  
(NOT FOUND)

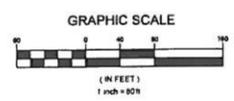
WITNESS CORNER, WEST 1/4,  
SECTION 21, TOWNSHIP 1  
SOUTH, RANGE 2 WEST, SALT  
LAKE BASE AND MERIDIAN  
SLO POINT NAME 152W206B  
(NOT FOUND)

WEST 1/4, SECTION 21,  
TOWNSHIP 1 SOUTH, RANGE  
2 WEST, SALT LAKE BASE  
AND MERIDIAN  
(NOT FOUND)



## LEGEND

- SECTIONAL MONUMENTATION  
(TYPE, LOCATION ETC. AS NOTED ON THE PLAT).
- SPECIFICS FOUND SURVEY CONTROL MONUMENT  
(RING & LID).
- SET 5/8" REBAR AND PLASTIC CAP  
(STAMPED L.S. 6362432),  
UNLESS OTHERWISE NOTED ON THE PLAT.
- SPECIFICS FOUND SURVEY CONTROL MONUMENT  
(RIVET).
- EXISTING POWER POLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING TELEPHONE PEDESTAL
- EXISTING BURIED FIBER OPTIC LINE
- EXISTING HP GAS WARNING SIGN
- EXISTING MAIL BOX
- EXISTING WATER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER LINE
- EXISTING NATURAL GAS LINE



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Engineers, Planners & Surveyors  
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Salt Lake City, Utah 84102  
Phone: 313.222.8888  
www.bushandgudgell.com

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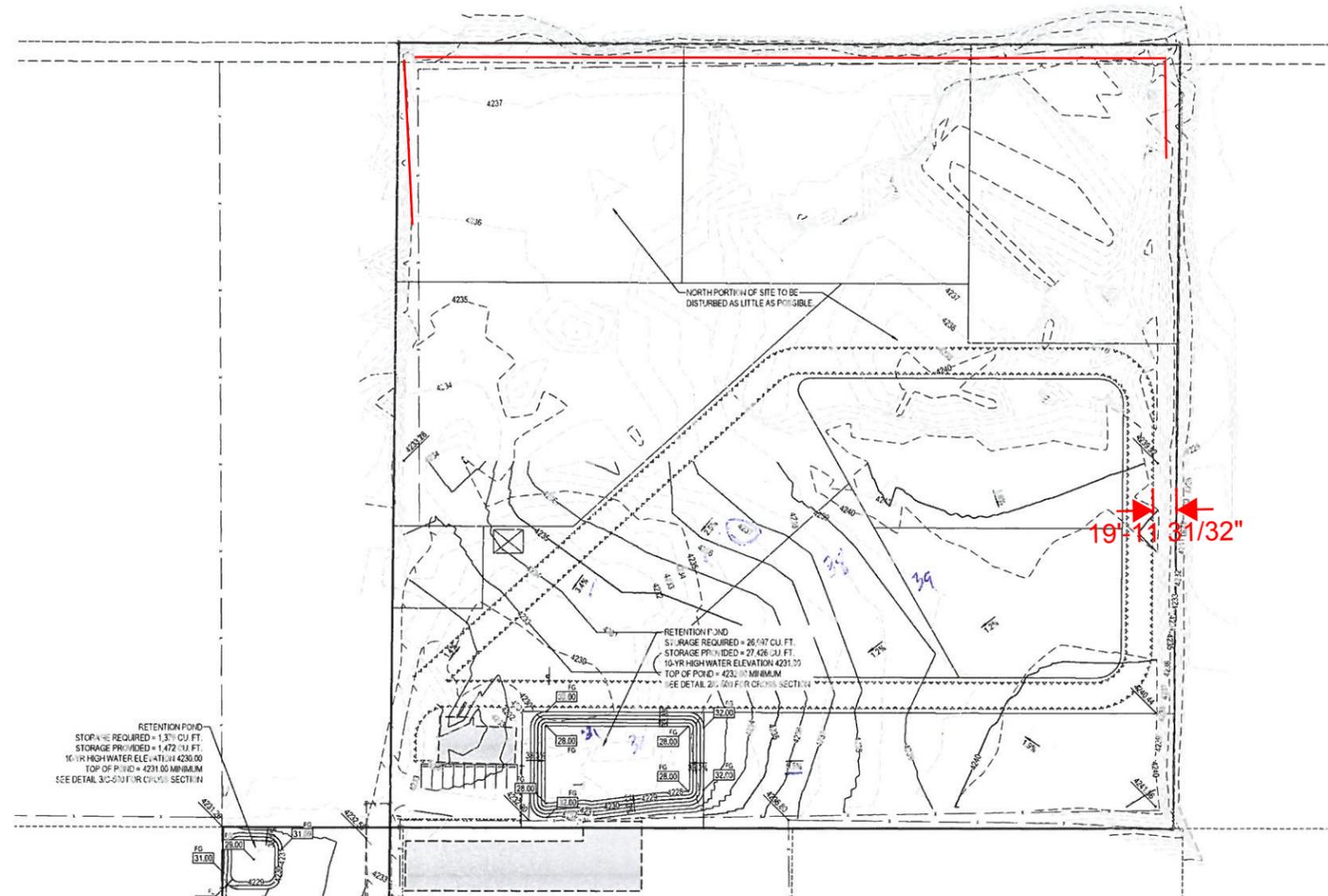
Drawn: E.M. Date: 2-10-2016  
Checked: DTH  
Approved: DTH  
Job No.: 163000

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**ALTA/ACSM LAND TITLE SURVEY**  
LOCATED IN  
NW 1/4 OF SECTION 21, T-1-S, R-2-W, SUBMAY  
7774 WEST HIGHWAY 201, SALT LAKE CITY, UTAH  
PREPARED FOR: DIAMOND TREE EXPERTS

---

SHEET  
2  
SHEETS  
FILE: 16.100-ALTA



RETENTION POND  
 STORAGE REQUIRED = 1.37 CU. FT.  
 STORAGE PROVIDED = 1,472 CU. FT.  
 10-YR HIGH WATER ELEVATION 4230.00  
 TOP OF POND = 4231.00 MINIMUM  
 SEE DETAIL 201 FOR CROSS SECTION

RETENTION POND  
 STORAGE REQUIRED = 26.97 CU. FT.  
 STORAGE PROVIDED = 27,426 CU. FT.  
 10-YR HIGH WATER ELEVATION 4231.00  
 TOP OF POND = 4231.00 MINIMUM  
 SEE DETAIL 201 FOR CROSS SECTION

EARTHWORKS	
	%/LINE (CU. YD.)
CUT	4.725
FILL	4.056
TOT	669 (CUT)

- GENERAL NOTES**
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
  2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
  3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. FULLY INCLUDES, BUT NOT LIMITED TO, REMOVAL OF UNDESIRABLE FILL, ORGANICS, AND DEBRIS; PLACEMENT OF SURFACE DRAIN LINES AND GEOTEXTILE AND OVERLAP/CAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
  4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
  5. ELEVATIONS HAVE BEEN TRIPPLICATED FOR CLARITY. XXX REPRESENTS AN ELEVATION OF 42XXX IN THESE PLANS.
  6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
  7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN PILES.
  8. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION. BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR OWNERSHIP SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
  9. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR AWA STANDARD PLANS AND SPECIFICATIONS.
  10. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPE PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
  11. THE CONTRACTOR SHALL ADJUST TO MAINTAIN ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
  12. NOTIFY ENGINEER OF ANY DISCREPANCY IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
  13. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

- LEGEND**
- EXISTING WATER METER
  - PROPOSED WATER METER
  - EXISTING WATER VALVE
  - PROPOSED WATER VALVE
  - EXISTING FIRE HYDRANT
  - PROPOSED FIRE HYDRANT
  - EXISTING SANITARY SEWER MANHOLE
  - EXISTING EDGE OF ASPHALT
  - PROPOSED EDGE OF ASPHALT
  - EXISTING STRIPPING
  - PROPOSED STRIPPING
  - EXISTING FENCE
  - PROPOSED FENCE
  - EXISTING SANITARY SEWER
  - PROPOSED SANITARY SEWER LINE
  - PROPOSED SANITARY SERVICE LINE
  - EXISTING CULINARY WATER LINE
  - PROPOSED CULINARY WATER LINE
  - PROPOSED CULINARY WATER SERVICE LINE
  - EXISTING ELECTRICAL LINE
  - EXISTING GAS LINE
  - EXISTING TELEPHONE LINE
  - EXISTING CONTOURS
  - PROPOSED CONTOURS
  - EXISTING CURB AND GUTTER
  - PROPOSED CURB AND GUTTER
  - EXISTING CONCRETE
  - PROPOSED CONCRETE
  - EXISTING BUILDING
  - PROPOSED BUILDING



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**WWW.ENSGNENG.COM**

FOR:  
 DIAMOND TREE EXPERTS INC.  
 3045 SOUTH 500 WEST  
 SALT LAKE CITY, UTAH  
 CONTACT:  
 KELLY KLOBERDANZ  
 PHONE: 801-262-1595

**DIAMOND TREE EXPERTS**

7774 WEST UT-201  
 MAGNA, UTAH



SUBMITTAL 2016-06-20

**GRADING AND DRAINAGE PLAN**

PROJECT NUMBER: 6882  
 PRINT DATE: 6/23/16  
 DRAWN BY: D. COWLEY  
 CHECKED BY: B. PREECE  
 PROJECT MANAGER: B. PREECE

**C-200**

ENSGN engineering • planning • surveying

Project: Diamond Tree	Project No: 6882
By: D. Cowley	Checked By: B. Preece
Date: 16-Jun-2016	Sheet: 1 of 4

**DRAINAGE CALCULATION**

Area Calculations		Area Runoff Coefficients	
Hardscaped Area (A <sub>H</sub> )	3.30 acres	C <sub>p</sub>	0.80
Stoppable Area (A <sub>S</sub> )	6.59 acres	C <sub>i</sub>	0.20
Total Area (A <sub>T</sub> )	10.00 acres	WEIGHTED C	0.41

Runoff Calculations	
Precipitation Rate	30 in/hr
Average Pond Bottom Area	2000 ft <sup>2</sup>
Total Precipitation	0.00 cfs

Time (min)	CA (Acres)	Precipitation (in)	Time (sec)	Cumulative Runoff (ft <sup>3</sup> )	Allowed Runoff (ft <sup>3</sup> )	Storage (ft <sup>3</sup> )
15	4.12	0.50	900	7412.40	81	7,329
30	4.12	0.95	1,800	9636.11	161	9,475
60	4.12	0.81	3,600	12008.08	301	11,707
90	4.12	1.30	5,400	19072.22	2,000	17,072
120	4.12	1.70	7,200	25211.14	4,000	21,211
1440	4.12	2.30	86,400	34087.02	8,000	26,087

NOTE: 10 Year Storm  
 STORAGE REQUIRED: 26,087  
 STORAGE PROVIDED WITH 1' FREEBOARD: 27,426

ENSGN engineering • planning • surveying

Project: Diamond Tree	Project No: 6882
By: D. Cowley	Checked By: B. Preece
Date: 16-Jun-2016	Sheet: 2 of 4

**DRAINAGE CALCULATION**

Area Calculations		Area Runoff Coefficients	
Hardscaped Area (A <sub>H</sub> )	3.50 acres	C <sub>p</sub>	0.80
Stoppable Area (A <sub>S</sub> )	6.50 acres	C <sub>i</sub>	0.20
Total Area (A <sub>T</sub> )	10.00 acres	WEIGHTED C	0.41

Runoff Calculations	
Precipitation Rate	30 in/hr
Average Pond Bottom Area	2000 ft <sup>2</sup>
Total Precipitation	0.00 cfs

Time (min)	CA (Acres)	Precipitation (in)	Time (sec)	Cumulative Runoff (ft <sup>3</sup> )	Allowed Runoff (ft <sup>3</sup> )	Storage (ft <sup>3</sup> )
15	4.12	0.75	900	11711.58	83	11,628
30	4.12	1.14	1,800	18800.26	167	18,633
60	4.12	1.24	3,600	19392.74	303	19,089
90	4.12	1.78	5,400	26268.13	2,000	24,268
120	4.12	2.48	7,200	36716.48	4,000	32,716
1440	4.12	2.70	86,400	41361.17	8,000	33,361

NOTE: 10 Year Storm  
 STORAGE REQUIRED: 33,361  
 STORAGE PROVIDED WITH 1' FREEBOARD: 36,022

ENSGN engineering • planning • surveying

Project: Diamond Tree	Project No: 6882
By: D. Cowley	Checked By: B. Preece
Date: 16-Jun-2016	Sheet: 3 of 4

**DRAINAGE CALCULATION**

Area Calculations		Area Runoff Coefficients	
Hardscaped Area (A <sub>H</sub> )	0.50 acres	C <sub>p</sub>	0.80
Stoppable Area (A <sub>S</sub> )	0.94 acres	C <sub>i</sub>	0.20
Total Area (A <sub>T</sub> )	1.44 acres	WEIGHTED C	0.41

Runoff Calculations	
Precipitation Rate	30 in/hr
Average Pond Bottom Area	2000 ft <sup>2</sup>
Total Precipitation	0.00 cfs

Time (min)	CA (Acres)	Precipitation (in)	Time (sec)	Cumulative Runoff (ft <sup>3</sup> )	Allowed Runoff (ft <sup>3</sup> )	Storage (ft <sup>3</sup> )
15	0.50	0.50	900	1056.94	83	974
30	0.50	0.86	1,800	1074.61	167	1,242
60	0.50	0.81	3,600	1712.25	333	1,379
90	0.50	1.30	5,400	2748.05	2,000	748
120	0.50	1.70	7,200	3609.11	4,000	-400
1440	0.50	2.30	86,400	4861.94	8,000	-3,138

NOTE: 10 Year Storm  
 STORAGE REQUIRED: 1,379  
 STORAGE PROVIDED WITH 1' FREEBOARD: 1,472

ENSGN engineering • planning • surveying

Project: Diamond Tree	Project No: 6882
By: D. Cowley	Checked By: B. Preece
Date: 16-Jun-2016	Sheet: 4 of 4

**DRAINAGE CALCULATION**

Area Calculations		Area Runoff Coefficients	
Hardscaped Area (A <sub>H</sub> )	0.50 acres	C <sub>p</sub>	0.80
Stoppable Area (A <sub>S</sub> )	0.94 acres	C <sub>i</sub>	0.20
Total Area (A <sub>T</sub> )	1.44 acres	WEIGHTED C	0.41

Runoff Calculations	
Precipitation Rate	30 in/hr
Average Pond Bottom Area	2000 ft <sup>2</sup>
Total Precipitation	0.00 cfs

Time (min)	CA (Acres)	Precipitation (in)	Time (sec)	Cumulative Runoff (ft <sup>3</sup> )	Allowed Runoff (ft <sup>3</sup> )	Storage (ft <sup>3</sup> )
15	0.50	0.75	900	1609.01	83	1,527
30	0.50	1.14	1,800	2409.83	167	2,243
60	0.50	1.24	3,600	2621.21	333	2,288
90	0.50	1.78	5,400	3792.72	2,000	1,793
120	0.50	2.48	7,200	5242.44	4,000	1,242
1440	0.50	2.70	86,400	5897.75	8,000	-2,102

NOTE: 10 Year Storm  
 STORAGE REQUIRED: 2,288  
 STORAGE PROVIDED WITH 1' FREEBOARD: 3,409

