Magna Township Planning Commission
Public Meeting Agenda
Thursday, November 17, 2016 6:30 P.M.

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

BUSINESS MEETING
1) Approval of Minutes from the October 13, 2016 meeting.
2) Other Business Items (as needed)

PUBLIC HEARINGS


ADJOURN
MEETING MINUTE SUMMARY
MAGNA TOWNSHIP PLANNING COMMISSION MEETING
Thursday, October 13, 2016 6:30 p.m.

Approximate meeting length: 1 hour 42 minutes
Number of public in attendance: 40
Summary Prepared by: Wendy Gurr
Meeting Conducted by: Commissioner Kunz

ATTENDANCE

Commissioners and Staff:

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<tr>
<th>Commissioners</th>
<th>Public Mtg</th>
<th>Business Mtg</th>
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<tbody>
<tr>
<td>Dan Cripps</td>
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<td>Michael Brooks</td>
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<td>Paul Kunz</td>
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<td>Nathan Pilcher</td>
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<td>Kim Gilbert</td>
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<td>Mark Eliesen</td>
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<td>Carl Duckworth</td>
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<td>Ammon Lockwood</td>
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<tr>
<th>Planning Staff / DA</th>
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<tr>
<td>Wendy Gurr</td>
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<td>Max Johnson</td>
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<td>Zach Shaw (DA)</td>
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<td>Spencer Hymas</td>
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<td>Alison Weyher</td>
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*NOTE: Staff Reports referenced in this document can be found on the State and County websites, or from Salt Lake County Planning & Development Services.

BUSINESS MEETING

Meeting began at – 6:34 p.m.

1) Approval of Minutes from the September 15, 2016 meeting.
   Motion: To approve Minutes from the September 15, 2016 meeting as presented.
   Motion by: Commissioner Cripps
   2nd by: Commissioner Duckworth
   Vote: Commissioners voted unanimous in favor (of commissioners present)

2) Other Business Items (as needed)
   No other business items to discuss.

PUBLIC HEARINGS

Hearings began at – 6:36 p.m.

30095 – (Continued from 09/15/2016) - Dustin Holt is requesting approval for a rezone of approximately 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 7445 and 7701 West UTtwo O One Hwy. Community Council: Magna. Planner: Spencer Hymas
Salt Lake County Township Services Economic Development Director Alison Weyher provided an analysis of the staff report.

Commissioner Lockwood asked about existing town homes and what the zone is and clarification of plans not to have twin homes. Ms. Weyher advised the applicant can answer that.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Magna Town Council  
Name: Todd Richards  
Address: 2811 South 8400 West  
Comments: Mr. Richards confirmed they did recommend approval of the project.

Speaker # 2: Magna Community Council  
Name: Dan Peay  
Address: 3455 South 8260 West  
Comments: Mr. Peay confirmed they voted to approve the project.

Speaker # 3: Applicant  
Name: Dustin Holt  
Address: 47 East Columbus Court  
Comments: Mr. Holt said he would like to thank the community and town councils. The Chamber is in support. In the process, they are pleased with the progress. Trying to listen to citizen comment, they believe they have come to a better plan then they started with. He provided a power point presentation.

Commissioner Lockwood asked if R-1-4 twin homes could go there. Mr. Holt said that is not their plan, only town homes.

Speaker # 4: Chamber of Commerce  
Name: Storm Anderson  
Address: 8971 West Magna Main Street  
Comments: Mr. Anderson said they are in support of this unanimously. Growth is inevitable. He read their support letter.

Ms. Weyher said Salt Lake County Township Services planner Spencer Hymas said is zoned A-1.

Speaker # 5: Citizen  
Name: K.C. Froehle  
Address: 2660 South 8000 West  
Comments: Mr. Froehle asked about the master plan and if they’ve looked at the endangered animals.

Speaker # 6: Citizen  
Name: Troy Larsen  
Address: 2674 South 8000 West  
Comments: Mr. Larsen read from the master plans, with regards to wetlands. Asked to read master plan.

Speaker # 7: Citizen  
Name: Jed Taylor  
Address: 7736 West 2820 South
Comments: Mr. Taylor asked if there were ten homes per acre.

Mr. Holt said yes, fifteen acres is R-M.

Speaker # 8: Citizen
Name: Marsha Miller
Address: 7355 West Copperview Drive
Comments: Ms. Miller asked if a licensed traffic study has been done and nothing else there, but they are busy.

Commissioner Cripps said the state and county would not allow excessive traffic. Ms. Weyher said the county has decided to hold off changes to 7200 West and understands the impacts.

Speaker # 9: Citizen
Name: Judy Beckstrom
Address: 7602 West 2820 South
Comments: Ms. Beckstrom said this will impact her property. She was under the impression there would be no building back there. She asked if she would be allowed to ride her horse down there.

Speaker # 10: Citizen
Name: Roger Crookston
Address: 2020 South 7500 West
Comments: Mr. Crookston said he lives on the north side of the property, this is a horrible idea.

Speaker # 11: Citizen
Name: Susan Bullock
Address: 2567 South Thoreau Drive
Comments: Ms. Bullock said she moved out here to get away from this and her grandparents lived here for 50 years.

Speaker # 12: Citizen
Name: Aubree Baer
Address: 2663 South Isis Circle
Comments: Ms. Baer said her property aligns this property. She is concerned about her child playing and road going through the school. From 7200 to 8000 will not do anything with the trail.

Speaker # 13: Citizen
Name: Lyndi Lytle
Address: 7374 West Mineside Drive
Comments: Ms. Lytle said she feels shocked that the farmer leasing the property could not sale what he’s growing due to arsenic and using for overflow.

Speaker # 14: RTK
Name: Jeff Stephenson
Address: 4700 West Daybreak Parkway
Comments: Mr. Stephenson said selling the property and landlord for current farmer. He requests vote for this project and part of success is the residential.

Speaker # 15: Citizen
Name: Douglas Carter
Address: 2621 South Thoreau Drive  
Comments: Mr. Carter said he has one child that goes to Cyprus and gridlocked in the morning. 9th graders go to high school and is very crowded there with so many children.

Speaker # 16: Citizen  
Name: Troy Belliston  
Address: 7744 West 2820 South  
Comments: Mr. Belliston said West Valley has put a hold on all apartment buildings.

Speaker # 17: Citizen  
Name: Kelly Young  
Address: 2581 South Thoreau Drive  
Comments: Mr. Young said he wants the maps and link sent to him.

PUBLIC PORTION OF MEETING CLOSED

Commissioner Cripps said project does fit in with the master plan. Commissioner Kunz said he hears all public comments and feels need bigger lot sizes. Commissioner Lockwood said personally thinks the project could benefit the community. Schools don’t happen unless there are the children and need a reason. He personally would like to see something in this style. Commissioner Pilcher said once it’s rezoned its up for grabs they need to remember the process is approved by the appropriate bodies. He likes the development agreement.

Speaker # 18: Applicant  
Name: Dustin Holt  
Address: 47 East Columbus Court  
Comments: Mr. Holt said with regards to wetlands, traffic, and arsenic. They have started the studies and understand what might be wetlands and may not go anywhere. Found no arsenic. They know about traffic and will have to be mindful. The county will demand answers to protect the citizens. They’re talking about 500 units. They appreciate the process and they echo Lockwood’s comments. This is the first step and understands the steps. They request a positive recommendation.

Salt Lake County Counsel Zach Shaw confirmed the contingencies and confirmed conditions placed on the rezone.

Commissioners and County Counsel had a brief discussion.

Motion: To recommend approval to County Council of application #30095, with three conditions:  
1. Limit the use to Residential only;  
2. Limit the height to thirty feet or three stories;  
3. It is anticipated that a Development Agreement will be forthcoming either prior to or in accompaniment with any conditional use application for a residential use. This Development Agreement would further define appropriate conditions to ensure that development issues are properly addressed to maintain compatibility with proposed uses and the existing community while allowing for the growth and development of the township.

Motion by: Commissioner Lockwood  
2nd by: Commissioner Cripps  
Vote: Commissioners Duckworth and Kunz voted nay, all other commissioners voted in favor (of commissioners present). Motion passed.
29926 – Jeff Stephenson on behalf of RTK (Rio Tinto Kennecott Copper) is requesting approval for a rezone of approximately 60 acres from A-1/zc to M-1/zc, and approximately 5 acres from A-1/zc to C-2/zc, located at approximately 7445 West UTWO O Hwy. Community Council: Magna. Planner: Max Johnson

Salt Lake County Township Services Economic Development Director Alison Weyher provided an analysis of the staff report.

Commissioner Cripps asked about the five acres location. Ms. Weyher pointed out the location.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Magna Community Council
Name: Dan Peay
Address: 3455 South 8260 West
Comments: Mr. Peay confirmed vote was unanimous favorable. With a new form of government, this will create a good sales tax base.

Speaker # 2: Magna Town Council
Name: Todd Richards
Address: 2811 South 8400 West
Comments: Mr. Richards confirmed voted unanimously to approve.

Speaker # 3: Applicant
Name: Jeff Stephenson
Address: 4700 West Daybreak Parkway
Comments: Mr. Stephenson said the plan is to go looking for large users. Multiple type uses interested in space along the 201 corridor and attract businesses.

Commissioner Kunz asked about theaters. Mr. Stephenson said one thing they do to look for a place, they draw a circle and it is difficult. That would be a great amenity. Commissioner Pilcher asked for a timeline. Mr. Stephenson said aggressive timeline about eight years and realistically one every ten months. Frontage road would be the first infrastructure built with access to the property and building the road next summer.

Speaker # 4: Citizen
Name: Troy Larsen
Address: 2674 South 8000 West
Comments: Mr. Larsen said he hears people talk about meeting the general plan. He doesn’t know the plan to mitigate wetlands. He read from the general plan on page 36.

Speaker # 5: Citizen
Name: Connie Davis
Address: 2557 South 7200 West
Comments: Ms. Davis said every time Magna punches a well she loses her water in west valley. She isn’t sure about what the traffic will do and all the trucks, she can’t get out on her road.

Speaker # 6: Citizen
Name: Douglas Carter
Address: 2621 South Thoreau Drive
Comments: Mr. Carter asked because the councils and commission voted for this, any agreements from the builders, can Salt Lake County agree to that and disagree. Salt Lake County is for this project and there is nowhere else for them to build.

Mr. Shaw said the vote is only a recommendation to the county council and they will make the final decision, as well as, the development agreement.

Mr. Carter wanted to confirm that this isn’t the final say. Mr. Peay said they recommend to this body only, they have no power and they vote on what’s best for the whole Magna Township.

Speaker # 7: Citizen
Name: Chad Harris
Address: 7916 West Thoreau Drive
Comments: Mr. Harris said his backyard in commercial rezone and near the canal. Wants to know if there is a resolution for the canal and property values on Thoreau and 8000 West.

Speaker # 11: Citizen
Name: Susan Bullock
Address: 2567 South Thoreau Drive
Comments: Ms. Bullock said they lost property to buildings. R&R is going out of business. Build it down there, she doesn’t get why they continue building empty warehouses and trucks tear up the road, crime rate and enforce the police.

Speaker # 9: Citizen
Name: Roger Crookston
Address: 2020 South 7500 West
Comments: Mr. Crookston said they are talking about more restaurants, they had one and tore it down to build a Walmart, still empty. Tore down theater and restaurants.

Speaker # 10: Citizen
Name: Jeremy Black
Address: 7980 West Thoreau Drive
Comments: Mr. Black asked about locations.

Speaker # 11: Applicant
Name: Jeff Stephenson
Address: 4700 West Daybreak Parkway
Comments: Mr. Stephenson said the canal is not part of the proposal and isn’t sure how to address it.

Speaker # 12: Citizen
Name: Marsha Miller
Address: 7355 West Copperview Drive
Comments: Ms. Miller said they are talking about 400,000 homes, when they build commercial and industrial and the wind blows and the smell of the landfill. People aren’t going to pay for the smell from the north.

Speaker # 13: Citizen
Name: Douglas Carter
Address: 2621 South Thoreau Drive
Comments: Mr. Carter said to soften the blow and to see Kennecott helping the community out, Cyprus baseball team needs fields and proposes some type of recreational uses.

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #29926 with staff recommendations and incumbencies on land.
  Motion by: Commissioner Cripps
  2nd by: Commissioner Kunz
  Vote: Commissioner Duckworth voted nay, all other commissioners voted in favor (of commissioners present). Motion passed.

MEETING ADJOURNED
  Time Adjourned – 8:16 p.m.
Subdivision Summary and Recommendation

Public Body: Magna Township Planning Commission  
Parcel ID: 14-29-252-059  
Property Address: 3027 South 8400 West  
Request: 6 lot Pendleton Grove Subdivision

Meeting Date: November 17, 2016  
Current Zone: R-1-6

Community Council: Magna  
Planner: Todd A. Draper, AICP  
Planning Staff Recommendation: Approval with conditions  
Applicant Name: Kristel Gough  

Township: Magna

PROJECT DESCRIPTION

The applicant is requesting preliminary plat approval for the proposed 6 Lot Pendleton Grove Subdivision.

SITE & VICINITY DESCRIPTION (see attached map)

The property is located in a residential area of the Magna Township with R-2-6.5 zoning to the North and West and with R-1-6 zoning on the South and East of the subject parcel. Across 8400 West is an LDS church, to the North and East are single-family homes and a Planned Unit development of two-family dwelling homes owned and maintained by the Housing Authority of the County of Salt Lake, and to the South are single-family homes located on larger wooded lots.
LAND USE CONSIDERATIONS

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<th>Standard</th>
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<th>Compliance Verified</th>
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<tr>
<td>Height</td>
<td>35 feet</td>
<td>n/a</td>
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<tr>
<td>Front Yard Setback</td>
<td>25 feet</td>
<td>25 feet</td>
<td>Yes.</td>
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<td>Side Yard Setback</td>
<td>5 feet and 11 feet or 8 feet and 8 feet</td>
<td>Lots 1-3 and 6: 8 feet Lots 4-5: 5 feet and 11+ feet.</td>
<td>Yes.</td>
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<tr>
<td>Rear Yard Setback</td>
<td>30 feet (15 feet with Garage)</td>
<td>15’ minimum.</td>
<td>Yes. A garage will be required for any residential development proposed for lot 5.</td>
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<tr>
<td>Lot Width</td>
<td>60 feet</td>
<td>60+ feet</td>
<td>Yes.</td>
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<td>Lot Area</td>
<td>6,000 Feet</td>
<td>6,312 sq. ft. to 10,176 sq. ft.</td>
<td>Yes.</td>
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Compliance with the General Plan. 

GENERAL PLAN CONSIDERATIONS

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

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

**Objective 5.4:** 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 5.6:** Develop programs and neighborhoods that will make home ownership attractive and possible for all members of the community.

ISSUES OF CONCERN/PROPOSED MITIGATION

There are a few issues with this subdivision that need attention going forward. The first is dealing with the unusual lot shapes that are being created. Lot 1 has a large portion of the front yard extending along the roadway frontage. While this is within ordinance requirements it will be important to make sure that the eventual owner of this lot understands that they will be responsible for the maintenance. The applicant has proposed keeping a 1’ protection strip on the North of lot 1, but that strip is not allowable per the ordinance requirements and must be removed from future revised plats and plans.

Lots 4 and 5 have unique shapes due to the cul-de-sac and the shape of the current parcel. Lot 5 will be required to have a garage or carport that covers at least 1 of the 2 required parking spaces per dwelling included in the development plans. A note to this effect should be included on the revised preliminary plat and final plat.

Additionally, the proposed 1-foot protection strip on the south of the property, between the roadway and the adjoining neighbor, does meet ordinance requirements and can be approved. The Planning commission should approve the creation of this strip for the developer. As the developer would own that property they would also be responsible for maintenance of the landscape park strip area adjacent to it near the intersection of the roadways.
The final remaining issue is that the existing buildings and structures on the property have not been shown on the preliminary plat as required. As part of the revised preliminary plat these must be shown, and as part of the overall development process will be required to be removed from the site before a final plat may be recorded. Demolition permits from the building department are also required.

**NEIGHBORHOOD RESPONSE**

A few neighbors have called in with questions regarding the development and potential impacts on neighboring properties. Most were not in favor of the development as they felt it would impact the “rural feel” of their neighboring properties.

**REVIEWING AGENCIES RESPONSE**

**AGENCY: Geology Review**
**DATE: 10/7/2016**
**RECOMMENDATION: Conceptually Approved –**
1. The site is located in a “Moderate” liquefaction zone. Will need to fill out and submit a Geological Hazards Disclosure and Acknowledgement Form.
2. Footing excavation shall be inspected and approved in writing by a qualified Geotechnical Engineer prior to the placement of concrete forms and rebar.

**AGENCY: Grading Review**
**DATE: 10/13/2016**
**RECOMMENDATION: Conceptually Approved – Revisions Required**
1. Need to submit a copy of the geotechnical engineering report (soils report)
2. Need to provide typical sections of the planned retaining walls and calculations.
3. Need to show how the storm water off the lots will be maintained or directed to an approved outlet.
4. Urban Hydrology to address the drainage through lot #6 in their review.
5. Need to identify the drainage in the area of lot #6 (irrigation or ephemeral stream)
6. Need to identify how water quality will be addressed prior to entering the storm drain system.
7. Will need to record a storm water maintenance agreement and management plan for any private infrastructure in the subdivision.

**AGENCY: Urban Hydrology**
**DATE: 10/7/2016**
**RECOMMENDATION: Conceptually Approved -**
1. How is storm water quality being addressed before storm water enters the detention basin
2. Provide calculation, showing how storm water from the 10 year 24-hour storm will be contained on the property or routed to an approved Salt Lake County system away from adjoining properties.
3. Show percentage of grade with direction of flow of all storm water.
4. Salt Lake County suggests using Low Impact Development BMP’s to manage storm water
5. Provide all existing information to verify cover on all pipes. Cover is to be 2 feet on all pipes, except 1 foot of cover is acceptable on all RCP pipes.
6. There is an irrigation component on this property. Show all existing irrigation ditches and pipes on property within 100 feet of the property. Irrigation company water master must approve all drawing that show irrigation. Water masters approval is required as a signature block on the final irrigation drawings prior to approval. All ditches must either be piped or fenced. Fenced ditches are only allowed on side and rear of lots.
7. A storm drain impact fee of $3971 per acre of property will be required. Bonds for all required storm drain components will be required.

8. All road cuts in 8400 West must be restored to Salt Lake County Standards

9. Provide Engineers estimate of storm drain improvements for bond estimate after plans are finalized.

AGENCY: Health Department Review DATE: 9/29/2016
RECOMMENDATION: Conceptually Approved -
1. Water and sewer availability letters are required by the health department.

AGENCY: Traffic Review DATE:
RECOMMENDATION: Revisions Required –
1. Road must have a center crown with a minimum crown slope of 2%
2. Release gutter is not permitted on public streets. Salt Lake County standard curb and gutter must be used.
3. A centerline tangent of 50’ is required between curves.
4. ADA ramps shown on plans do not match the UDOT standard. Specifically, a 4’ landing is not provided. Plans must show landing and curb wall and dedication must be modified to accommodate standard ramps.
5. Utility strip (south side of road near entrance) to be finished with stamped concrete or other approve low maintenance surface.
6. Dedicate 53’ roadway half width for 8400 West.
7. UDOT approval for access onto 8400 West (U-1110 is required. Submit copy of approval.
8. Owner of protection strip is responsible for maintenance, including snow removal of adjacent sidewalk.
9. All roadway improvements, private or public, must comply with Salt Lake County standards. A performance bond is required for all improvements.

AGENCY: Survey and Boundary review DATE: 10/3/2016
RECOMMENDATION: Conceptually Approved – Revisions Required
1. Include reference to vesting deeds in the description
2. File a record of survey
3. Ownership on the parcel doesn’t match ownership on the plat
4. Boundary seems to be inconsistent to the adjoining parcels
5. Set lot corners
6. Set street monuments and show in the legend
7. Show record calls in the description.

AGENCY: Unified Fire Authority DATE: 9/26/2016
RECOMMENDATION: Conceptually Approved –
1. Parking on 1 side of street only IFC D103.6.2
2. Install 1 new fire hydrant per the plan.

AGENCY: Building Review DATE: 10/4/2016
RECOMMENDATION: Conceptually Approved –
1. Demolition permits are required to remove the existing home from the property
2. Building permits are required for the homes. At the time of building permit application, provide complete building plans showing compliance with current building code. At the time of the building permit application, provide fire flow verification and/or 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.

**PLANNING STAFF ANALYSIS**

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.

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.

18.20.050 - Protection strips.
Where subdivision streets parallel contiguous property of other owners, the subdivider may, upon approval of the
planning commission, retain a protection strip not less than one foot in width between the street and adjacent
property; provided, that an agreement, approved by the attorney, has been made by the subdivider, contracting
to deed to the then owners of the contiguous property, the one-lot or larger protection strip for a consideration
named in the agreement; such consideration to be not more than the fair cost of land in the protection strip, the
street improvements properly chargeable to the contiguous property, plus the value of one-half the land in the
street at the time of agreement, together with interest at a fair rate from the time of agreement until the time of
the subdivision of such contiguous property. One copy of the agreement shall be submitted by the attorney to
the planning commission prior to approval of the final plat. Protection strips shall not be permitted at the end of
or within the boundaries of a public street or proposed street or within any area intended for future public use.

19.76.290 - Single-family or two-family dwelling—Standards.
H. The width of the dwelling shall be at least twenty feet at the narrowest part of its first story for a length of
at least twenty feet exclusive of any garage area. The width shall be considered the lesser of the two primary
dimensions. Factory-built or manufactured homes shall be multiple transportable sections at least ten feet
wide unless transportable in three or more sections, in which case only one section need be ten feet wide.

Staff has reviewed the proposed subdivision along with the other reviewing agencies for compliance with
applicable codes and ordinances. Where deficiencies have been found (as noted in the sections above or in
comments previously provided to the applicant) they are relatively minor and can be corrected through the
submittal of a revised preliminary plat and plans and the subsequent technical review process.

PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Magna Township Planning Commission grant approval of the proposed
Pendleton Grove Subdivision subject to the following conditions:
   1. That the requested revisions be made to the preliminary plat and subdivision plans to bring them into
      conformance with ordinance requirements prior to staff granting final approval.
   2. That the applicant work with the Salt Lake County District Attorney’s office to prepare and record the
      necessary documents together with the final plat for retention of the 1’ foot protection strip on the South
      side of the roadway.
   3. That a note be included on the final plat alerting potential buyers of lot 5 to the requirement for the
      inclusion of a garage in future residential development plans due to the single-family dwelling standards
      and the setback requirements of ordinance.
#30058

Zoning Map
Aerial Map