

Planning Commission Chairman - Opening Statement

To be read at the opening of the business item portion of the agenda.

The Planning Commission is a voluntary citizen board. The Commission's function is to hear and decide applications for conditional uses and preliminary subdivision plats; and to make recommendations to the County Council for zoning changes or changes to ordinances or general plans.

The agenda is divided into two main categories: Business Items and Public Hearing Items. The first portion of today's meeting is dedicated to Business Items. Members of the public may attend, but will not participate unless invited to do so by the Chair or supporting staff. During this time the Commission may discuss and render decisions on policy issues and administrative matters that do not require public input. Special presentations, reports, and updates from the supporting staff that do not require a decision at a Public Hearing may also be made. There will be no discussion of an application, request, or approval scheduled for the Business Hearing Item portion of the meeting.

To be read at the opening of the public hearing item portion of the agenda.

A copy of today's agenda and a sign-in sheet are located on a stand at the back of the room. Please note your participation in today's meeting by signing in.

The Planning Commission is a voluntary citizen board. The Commission's function is to hear and decide applications for conditional uses and preliminary subdivision plats; and to make recommendations to the County Council for zoning changes or changes to ordinances or general plans.

The Commission's decisions are based on information from field observations, recommendations from Planning Staff and other agencies indicating compliance with the general plan and relevant ordinances, the Community Council recommendation as a representation of community concerns, and information presented at the public meeting. Today's meeting is recorded, so please speak directly into the microphone, and state your name and address prior to making your comments. Please note that comments from the audience are only appropriate when presented at the podium.

At this time we will begin the Public Hearing portion of the agenda. These items are ones for which public comment is taken so that the Planning Commission can be made aware of all of the issues of concern with regards to a request. Decisions may be made on any item listed on the agenda. A decision, or recommendation, will be rendered by the Planning Commission for these items which may include Approval, Approval with Conditions, Denial, or, Continuation of the item to a future meeting.

The meeting will proceed as outlined in the Rules of Conduct printed on the back of the agenda.



Public Works
Planning & Development Services Division
<http://www.utah.gov/pmn/index.html>

Magna Township Planning Commission

Public Meeting Agenda

February 16, 2012

3:45 P.M.

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

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

The Planning Commission Public Meeting is a public forum where the Planning Commission receives comment and recommendations from applicants, the public, applicable agencies and County staff regarding land use applications and other items on the Commission's agenda. In addition it is where the Planning Commission takes action on these items. Action may be taken by the Planning Commission on any item listed on the agenda which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

Business Items - 3:45 P.M.

- 1) Welcome Commissioner Kelly J. Harman
- 2) Approval of January 12, 2012 meeting minutes
- 3) Wasatch Choice for 2040 project update / Magna Main Street Zone

Public Hearing Items - 4:00 P.M.

- 1) **27414** – Brian Knowlton on behalf of Brighton Bank is requesting Conditional Use Approval to construct a neighborhood storage facility on 1.85 acres at approximately 7266 West and 3500 South. – Planner: Paul Bringham, AICP
- 2) **26610** – Planning and Development Services is seeking approval and adoption of an Electrical Facilities Best Practice for inclusion into Salt Lake County General Plans. The Best Practice would be applicable to all unincorporated areas of Salt Lake County. Planner: Todd A. Draper

Adjournment

Rules of Conduct for the Planning Commission Meeting

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

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



**MEETING MINUTE SUMMARY FOR
Salt Lake County Planning Commission Meeting
Thursday, January 12, 2012 3:30 p.m.**

Meeting length about: 35 minutes

Number of public in attendance: 1

Summary Prepared by: Deborah Jones and Max Johnson

Meeting Conducted by: Paul Bringhurst

IN ATTENDANCE

Commissioners: ("X" denotes attendance status)

Commissioner Name	Present		Absent Excused	Absent Unexcused
	Business	Public		
Paul Kunz - Chair	X	X		
Dan Cripps – Vice Chair	X	X		
John Bodenhofer	X	X		
Lance Jacob	X	X		
Steve Prokopis	X	X		
Michael Brooks	X	X		

Staff: ("X" denotes attendance status)

	Business Meeting	Public Hearing		Business Meeting	Public Hearing
Planning Staff:			District Attorney:		
Max Johnson	X		Tom Christensen		
Deborah Jones	X		Zachary Shaw	X	
Paul Bringhurst	X				
Todd Draper	X				
			Other Staff:		

BUSINESS MEETING – 3:30 p.m.

Meeting began at 3:35 p.m.

1a) 2012 Chair elections

Motion: Paul Kunz for Chair

Motion by: *Commissioner Bodenhofer*

2nd by: *Commissioner Prokopis*

Vote: *Unanimous*

Commissioner Name	For Motion	Against Motion	Abstain	Absent
Paul Kunz – Chair	X			
Dan Cripps – Vice Chair	X			
John Bodenhofer	X			
Lance Jacob	X			
Steve Prokopis	X			
Michael Brooks	X			

1b) 2012 Vice-Chair elections

Motion: Dan Cripps for Vice-Chair

Motion by: *Commissioner Jacob*

2nd by: *Commissioner Brooks*

Vote: *Unanimous*

Commissioner Name	For Motion	Against Motion	Abstain	Absent
Paul Kunz – Chair	X			
Dan Cripps – Vice Chair	X			
John Bodenhofer	X			
Lance Jacob	X			
Steve Prokopis	X			

Michael Brooks	X			
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2) Approval of December 15, 2011 meeting minutes

Motion: Motion to Approve minutes of December 15, 2011

Motion by: *Commissioner Brooks*

2nd by: *Commissioner Jacob*

Vote: *Unanimous*

3) 2012 Planning Commission Schedule.

Schedule for 2012 planning commission meetings was distributed to the commissioners. No vote was necessary.

PUBLIC MEETING – 4:00 p.m.

Meeting began at 4:00p.m.

- 4) 26610 – Planning and Development Services is seeking approval and adoption of an Electrical Facilities Best Practice for inclusion into Salt Lake County General Plans. The Best Practice would be applicable to all unincorporated areas of Salt Lake County. Planners: Todd A. Draper and Spencer G. Sanders.**

Presentation by: *Todd Draper, planner. – (A Copy of the staff report is available upon request)*

Mr. Draper gave a brief overview of the Electrical Facilities Best Practice and suggested a continuance to the February meeting to allow for proper noticing in the newspaper.

Recommendations: (See Staff Report)

Discussion: None

“PUBLIC PORTION OF THE MEETING WAS CLOSED”

FINAL MOTION

Motion: Motion was made to continue the item until next month’s meeting

Motion by: *Commissioner Cripps*

2nd by: Commissioner Jacob

Vote: Unanimous

Commissioner Name	For Motion	Against Motion	Abstain	Absent
Paul Kunz – Chair	X			
Dan Cripps – Vice Chair	X			
John Bodenhofer	X			
Lance Jacob	X			
Steve Prokopis	X			
Michael Brooks	X			

5) **26044** – Salt Lake County is requesting approval to amend two sections of Salt Lake County Ordinances in Title 19 Zoning, Chapter 72 Foothills and Canyons Overlay Zone. These sections are Section 060 Administration and Enforcement; and Section 070 Definitions. The proposed amendments pertain to ski resort waivers and ski resort summer uses. - Planner: Spencer G. Sanders

Presentation by: Paul Bringham, planner. – (A Copy of the staff report is available upon request)

Recommendations: (See Staff Report)

Discussion: None

“PUBLIC PORTION OF THE MEETING WAS CLOSED”

FINAL MOTION

Motion: Motion was made to recommend approval.

Motion by: Commissioner Cripps

2nd by: Commissioner Kunz

Vote: Unanimous

Commissioner Name	For Motion	Against Motion	Abstain	Absent
Paul Kunz - Chair	X			
Dan Cripps – Vice Chair	X			
John Bodenhofer	X			
Lance Jacob	X			
Steve Prokopis	X			
Michael Brooks	X			

Meeting Adjournment

Meeting called for adjournment by Commissioner Kunz

Vote:

Commissioner Name	For Motion	Against Motion	Abstain	Absent
Paul Kunz - Chair				
Dan Cripps – Vice Chair				
John Bodenhofer				
Lance Jacob				
Steve Prokopis				
Michael Brooks				

Time Adjourned: 4:10 p.m.

MEETING ADJOURNED



STAFF REPORT

Executive Summary									
Hearing Body:	Magna Planning Commission								
Meeting Date and Time:	Thursday, February 16, 2012	03:30 PM	File No:	2	7	4	1	4	
Applicant Name:	Brian Knowlton	Request:	Conditional Use						
Description:	Neighborhood storage								
Location:	7266 West 3500 South								
Zone:	C-2 Community Commercial	Any Zoning Conditions?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>			
Planning Commission Rec:	Not Yet Received								
Community Council Rec:	Not yet received								
Staff Recommendation:	Approval with Conditions								
Planner:	Paul Bringhurst, AICP								

1.0 BACKGROUND

1.1 Summary

Brian Knowlton, on behalf of Brighton Bank, is requesting approval to construct a neighborhood storage facility on 1.85 acres at approximately 7266 West and 3500 South. The proposed development consists of 135 storage units that vary in size from 9.67'x12.67' to 14'x34'. The property is currently zoned C-2 Community Commercial. Neighborhood Storage is listed as a Conditional Use within the C-2 Zone under 19.62.040 of the Salt Lake County Ordinance.

The subject property has a history of applications seeking approval to develop the site as a neighborhood storage facility. In February of 2005, application # 22251 was made requesting Conditional Use approval for neighborhood storage units- this application expired in February 2007 due to inactivity. In April of 2007 another application for a neighborhood storage facility was made but it also expired due to inactivity on November 8, 2007. Several months later application #24356 was submitted again for Conditional Use approval of a neighborhood storage facility. The request was brought before the Magna Planning Commission on August 14, 2008 for discussion only, no decision was rendered. This application was extended at the request of the applicant to May of 2009. However, due to inactivity and unpaid application fees this application expired October 1, 2009.

At the time of the initial Conditional Use application in 2005, the applicant also applied for a variance (# 22457) to reduce the side yard set back requirements. The Board of Adjustment (BOA) reviewed and granted approval of a variance to reduce the required side yards from 10 feet to 1 foot on July 20, 2005. The BOA cited the 10-foot wide setback within the zone would create an area that would be problematic to maintain and the 10-foot setback could create a security concern between the residential properties and the back wall of the neighborhood storage facility.

1.2 Hearing Body Action

This item is on the Magna Township Planning Commissions Agenda to review and decide if the proposed development complies with ordinance requirements and development standards for Conditional Use approval.

1.3 Neighborhood Response

As of the date of this report, no response from the neighborhood has been received.

1.4 Community Council Response

The Magna Community Council discussed the development proposal on January 19, 2012. Their recommendation is to approve the application with the condition that no "alley-way will be created behind the units". This condition refers to a previous application for the same use where a 10-foot setback was adhered to. The current site plan has the buildings placed one-foot from the property line, so the "alley-way" or un-useable space has been eliminated.

At the time of this report, the Magna Town Council has not yet discussed the application. The item has been placed on their agenda for February 2, 2012.

2.0 ANALYSIS

2.1 Applicable Ordinances

Section 19.84.060 of the Conditional Use Chapter of the Zoning Ordinance establishes five standards to be used in evaluating Conditional Use applications. The Planning Commission must find that all five of these standards have been met before granting approval of an application. Based on the foregoing analysis, Staff suggests the following:

Criteria Met		Conditional Use Criteria and Evaluation
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<u>Standard `A`:</u> <i>The proposed site development plan shall comply with all applicable provisions of the Zoning Ordinance, such as parking, building setbacks, building height, etc.</i>
		<p>Discussion:</p> <p><u>Building Coverage:</u> 46% proposed (max. is 60%)</p> <p><u>Building Height:</u> The maximum Building Height in the zone is six stories or 75 feet. Based upon the site plan the maximum proposed storage unit height is 9'-6". However, an office is shown on the site plan with no indication of proposed height or stories.</p> <p><u>Setbacks:</u> There is no minimum setback for this use in the C-2 Zone "except that wherever a building is located upon a lot adjacent to a residential land use, there shall be provided a side yard of not less than ten feet on the side of the building adjacent to the residential property...". However, the Board of Adjustment (BOA) approved the side yard setback to be 1-foot in July of 2005. The proposed development complies with the BOA decision.</p> <p><u>Parking:</u> 1-space for every 250 sq ft of office is required and 2-spaces per residential unit is required (19.80.040). The site plan shows 500 sq ft of office with 3-spaces, one reserved as ADA. At this time, it is unclear if the applicant is proposing a residence as part of this facility. If the applicant does intend to have an on-site resident, one more parking stall will be required.</p>

		<p>Summary: The development plan complies with all applicable provisions of the Zoning Ordinance unless a residence is proposed. However, if the applicant wishes to pursue a residential unit, conditions could be attached to any preliminary approval for the site plan that would have the effect of bringing the proposal into compliance before final approval could be granted by staff (see staff recommended Condition #6).</p>
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<p>Standard `B': <i>The proposed use and site development plan shall comply with all other applicable laws and ordinances.</i></p>
		<p>Discussion: A landscape plan has not been submitted as part of the application. A landscape plan is required under section 19.77 of the Salt Lake County Ordinance. Adopted in 2007, the Water Efficient Landscape Design and Development Standards would not have applied to the first two applications received for Neighborhood Storage Facilities on this site.</p> <p>Summary: Conditions could be attached to any preliminary approval for the site plan that would have the effect of bringing the proposal into compliance before final approval could be granted by staff (see staff recommended Condition #4).</p>
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<p>Standard `C': <i>The proposed use and site development plan shall not present a 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.</i></p>
		<p>Discussion: The development proposes to utilize an existing access onto 3500 South Street, a UDOT controlled right-of-way. UDOT has reviewed the development application and stated the are consistent to the original approval with the family dollar application. As long as the access and use does not change then UDOT will not require them to submit for a grant of access. However, the existing access is not located on the subject property. The access is also not in a direct path to access the development. Based on the current site plan, traffic to the proposed development will share the existing Family Dollar and State Liquor Store. This access requires an "S" shape vehicular movement into the development where cross traffic already occurs between the two existing uses. It can be assumed that trucks and trailers, vans, and other large moving equipment will access the site based upon the proposed use. The preferred solution would be to move the existing access on 3500 South Street west to be in-line with the approach to the proposed gate to the neighborhood storage facility. This relocated access would eliminate the "S" shape vehicular movement and create an internal aligned intersection with the two existing uses.</p> <p>Summary: UDOT is willing to grant approval based upon the existing access but Salt Lake County Staff are concerned the access illustrated on the site plan may not be adequately designed. However, conditions could be attached to any preliminary approval for the site plan that would have the effect of bringing the proposal into compliance before final approval could be granted by staff (see staff recommended Conditions #1 and #2).</p>
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<p>Standard `D': <i>The proposed use and site development plan shall not pose a threat to the safety of persons who will work on, reside on, or visit the property nor pose a 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.</i></p>
		<p>Discussion: Site is located within Zone 4 of the Drinking Water Source Protection Area. Title 9.25 of the Salt Lake County Ordinance prohibits the storage of chemicals, gas, oil, and fuels on the site. Other products may be restricted on the site including fertilizers. Storage Facility</p>

		<p>will need to prohibit the storage of these products by the end user as a condition of approval. The development proposal with the reduced setbacks granted by the Board of Adjustment raises some concern with grading and drainage.</p> <p>Summary: There are some concerns with the development proposal relating to environmental, grading, and drainage. However, conditions could be attached to any preliminary approval for the site plan that would have the effect of bringing the proposal into compliance before final approval could be granted by staff (see staff recommended Condition #3).</p>
<p>YES <input checked="" type="checkbox"/></p>	<p>NO <input type="checkbox"/></p>	<p><u>Standard `E':</u> <i>The proposed use and site development plan shall not significantly impact the quality of life of residents in the vicinity.</i></p>
		<p>Discussion: The proposed development is adjacent to commercial and single-family uses. A masonry wall is proposed around the perimeter of the site that will separate the storage facility from the single-family. However, the wall could have impact the quality of life for the residents if it is not constructed with materials that are long-lasting and discourage graffiti and other vandalism. In addition, the applicant has complied with the past recommendation of the community to locate the storage units as close to the property line as possible to avoid a space that could be difficult to maintain.</p> <p>Summary: Conditions could be attached to any preliminary approval for the site plan that would have the effect of bringing the proposal into compliance before final approval could be granted by staff (see staff recommended Condition #5).</p>

2.2 Zoning Requirements

Provide more details about the on-site office building including a schematic floor plan that addresses the following: proposed hours of operation; is there a residence proposed as part of the office/security; how many stories are proposed; and the maximum height.

Site is located within Zone 4 of the Drinking Water Source Protection Area. Storage Facility will need to prohibit the storage of these products by the end user.

Perimeter wall must be designed and constructed in a manner that discourages vandalism, graffiti, and rapid degeneration.

A Landscape Plan is required.

2.3 Other Agency Recommendations or Requirements

Salt Lake County Engineering:

- A) Portion of parcel within ROW must be dedicated to Salt Lake County.
- B) Proof of easements for off-site storm drain will be required before final site plan approval will be granted.
- C) A soils report is required.
- D) Roofs will need to drain internal to the site to be captured in the project's storm water system.

The above items will be addressed at time of Technical Review.

Salt Lake County Building Department:

Building permits are required for the storage units, any exterior lighting, and the office building.

- A) At time of building permit application, provide complete building plans showing compliance with current building code.
- B) At time of building permit application, provide fire flow verification and/or show how compliance is going to be made with any Unified Fire District Guidelines
- C) Building plans will need to show how building code requirements are going to be met for the fire ratings of buildings where exterior walls of buildings are less than 10' from property lines.
- D) Also, the center storage unit is greater than 12000 sq. ft. and will need to have either fire sprinklers, a fire wall to separate the structure into two halves or other justification per the building code.

These and all other code related items will be addressed at time of building permit application and review.

Unified Fire Authority: No comments have been received at the time of this report.

Salt Lake Valley Health Department: No comments have been received at the time of this report.

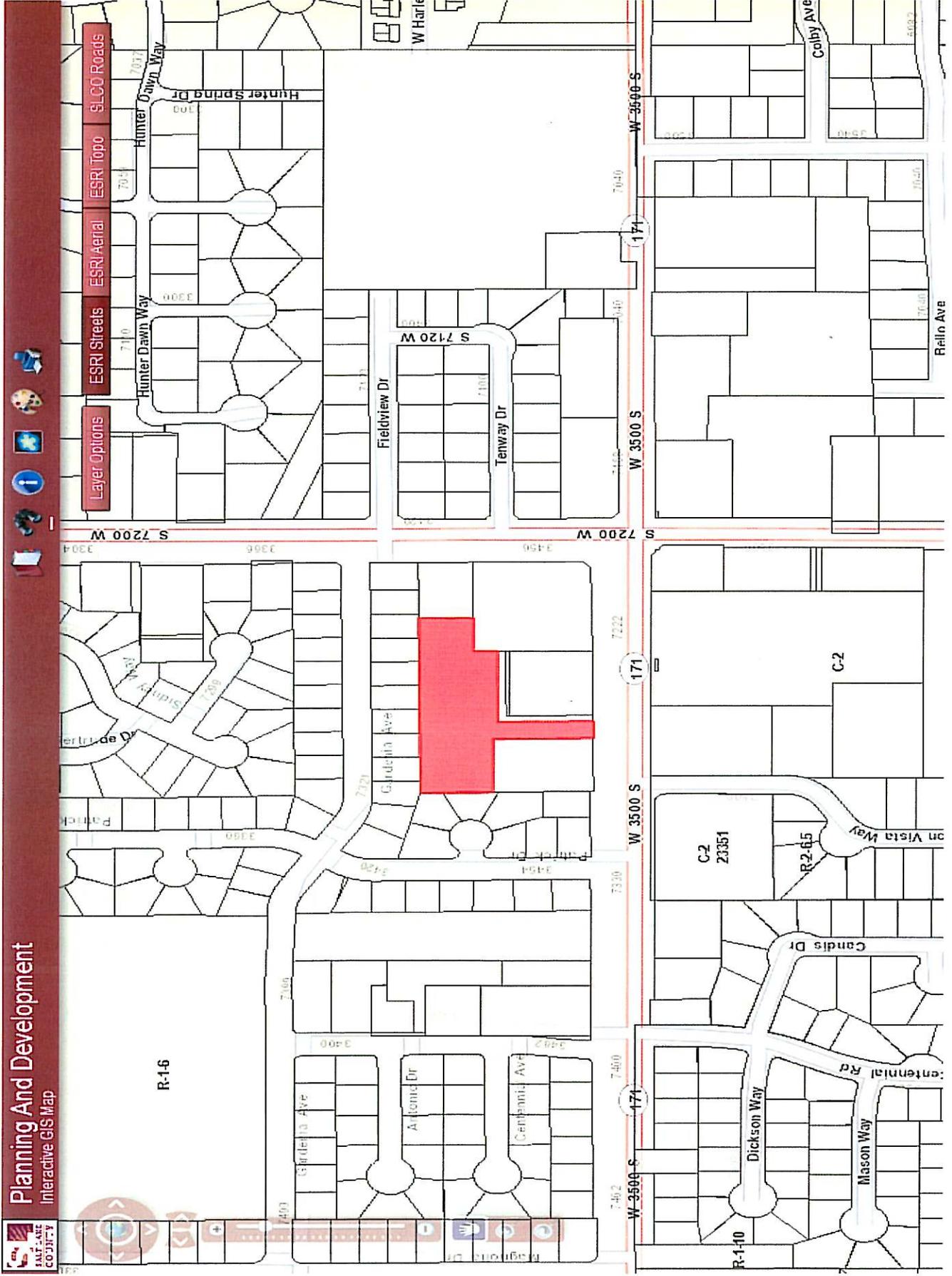
3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed Conditional Use with the following conditions:

- 1) Provide an alternative access design satisfactory to County Staff and UDOT.
- 2) Provide proof of a cross-access agreement with the existing adjacent uses that share the access.
- 3) The owner/property manager of the facility will need to declare and enforce the prohibition of any on-premise storage of chemicals, gas or other fuels, oils, and fertilizers to all users of the facility.
- 4) A landscape plan must be submitted to and approved by Salt Lake County Planning & Development Services prior to final site plan approval.
- 5) The fence and buildings along the perimeter of the site that form the "wall" around the facility shall be designed and constructed in a manner that discourages vandalism, graffiti, and rapid degeneration. Salt Lake County Staff must review and approve the wall design and materials prior to granting final site plan approval.
- 6) One additional parking space is required to support a residential unit.

3.2 Reasons for Recommendation

- 1) Neighborhood Storage is a Conditional Use within the zone.
- 2) The site plan combined with Staff's recommended conditions of approval meets all of the Conditional Use Criteria as detailed in section 2.1 of this report.



New Look Up



Date: 1/12/2012

Location

Street: 7266 W 3500 S	Parcel No: 14-28-479-035-0000
City: Unincorporated	Township: Magna
Zip: 84044	Comm. Council: Magna
	Bus. Lic Area: 3

Property Ownership

Owner Name: BRIGHTON BANK
Address: 7101 S HIGHLAND DR
City/State: COTTONWOOD HTS UT
Zipcode: 84121

Regulations

Zone: C-2	FCOZ: N	RCOZ: N	Over Pressure: N
General Plan: Magna			
Fault Area: N			
FEMA Zone:			
Liquefaction: MODERATE			
Watershed: N			
Ground Water Protection Zone: (4) 15 Year Protection Zone			

Property Information

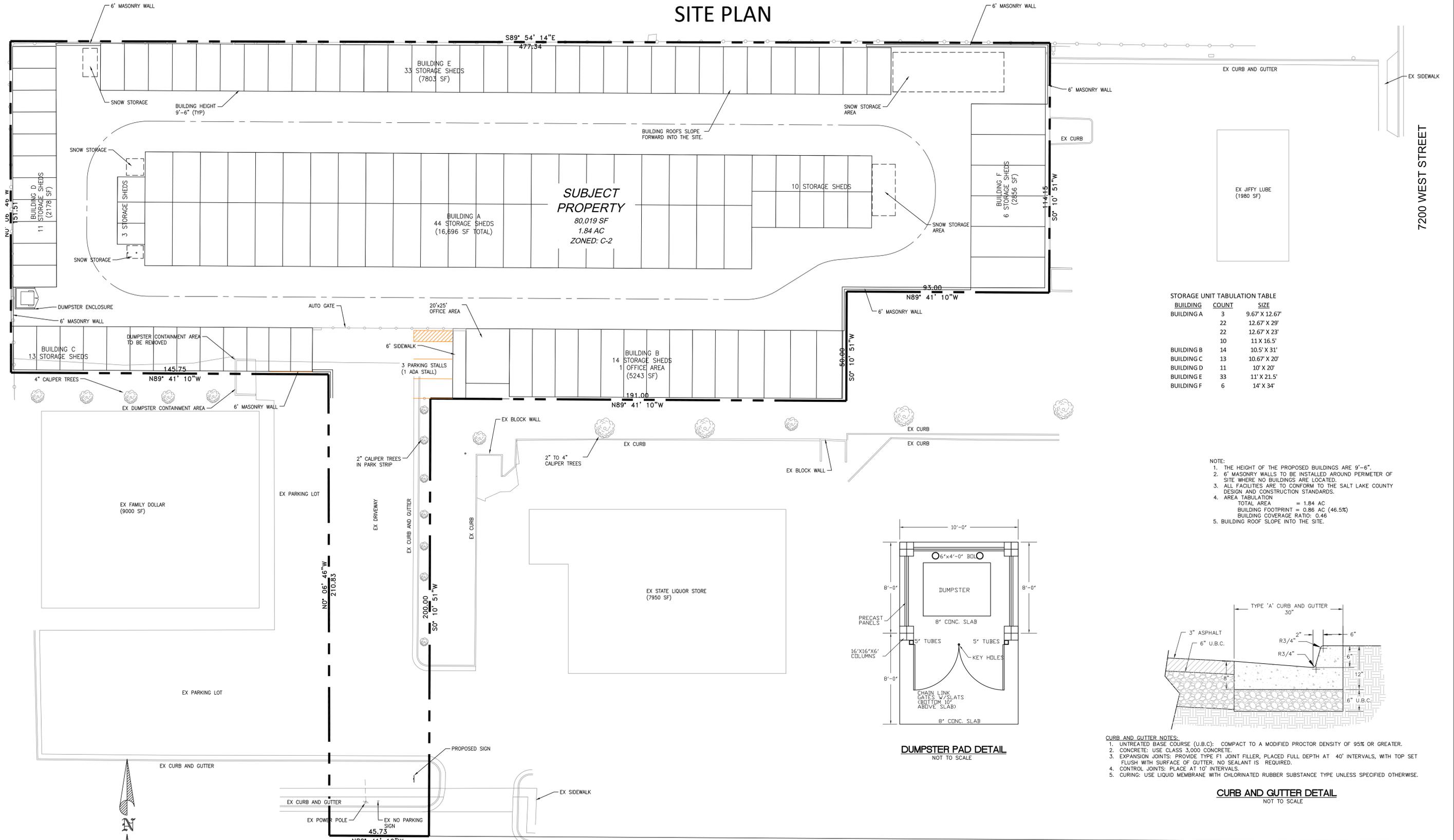
Assessor Property Type: Vacant Land - Comm
Year Built:

Service Districts

Fire Flow District:
School District: Granite
Water District: Magna Water Co.
2711 S 8600 W
Contact: Brent Huish
Phone: 250-2118

MAGNA STORAGE UNITS

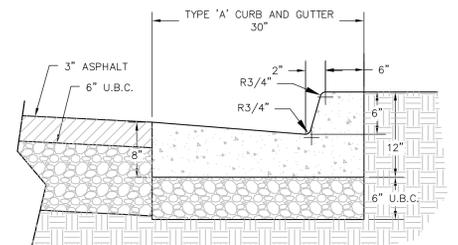
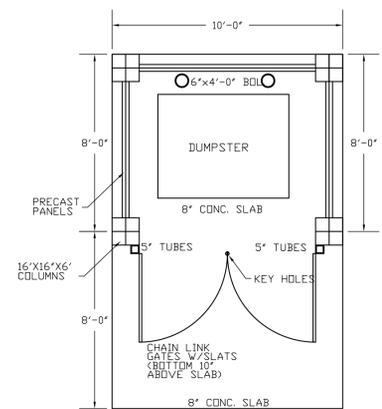
SITE PLAN



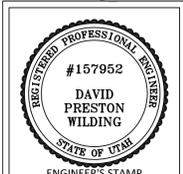
STORAGE UNIT TABULATION TABLE

BUILDING	COUNT	SIZE
BUILDING A	3	9.67' X 12.67'
	22	12.67' X 29'
	22	12.67' X 23'
	10	11' X 16.5'
BUILDING B	14	10.5' X 31'
BUILDING C	13	10.67' X 20'
BUILDING D	11	10' X 20'
BUILDING E	33	11' X 21.5'
BUILDING F	6	14' X 34'

- NOTE:**
- THE HEIGHT OF THE PROPOSED BUILDINGS ARE 9'-6".
 - 6" MASONRY WALLS TO BE INSTALLED AROUND PERIMETER OF SITE WHERE NO BUILDINGS ARE LOCATED.
 - ALL FACILITIES ARE TO CONFORM TO THE SALT LAKE COUNTY DESIGN AND CONSTRUCTION STANDARDS.
 - AREA TABULATION
TOTAL AREA = 1.84 AC
BUILDING FOOTPRINT = 0.86 AC (46.5%)
BUILDING COVERAGE RATIO: 0.46
 - BUILDING ROOF SLOPE INTO THE SITE.



- CURB AND GUTTER NOTES:**
- UNTREATED BASE COURSE (U.B.C.): COMPACT TO A MODIFIED PROCTOR DENSITY OF 95% OR GREATER.
 - CONCRETE: USE CLASS 3,000 CONCRETE.
 - EXPANSION JOINTS: PROVIDE TYPE F1 JOINT FILLER, PLACED FULL DEPTH AT 40' INTERVALS, WITH TOP SET FLUSH WITH SURFACE OF GUTTER. NO SEALANT IS REQUIRED.
 - CONTROL JOINTS: PLACE AT 10' INTERVALS.
 - CURING: USE LIQUID MEMBRANE WITH CHLORINATED RUBBER SUBSTANCE TYPE UNLESS SPECIFIED OTHERWISE.



NO.	REVISION	DATE

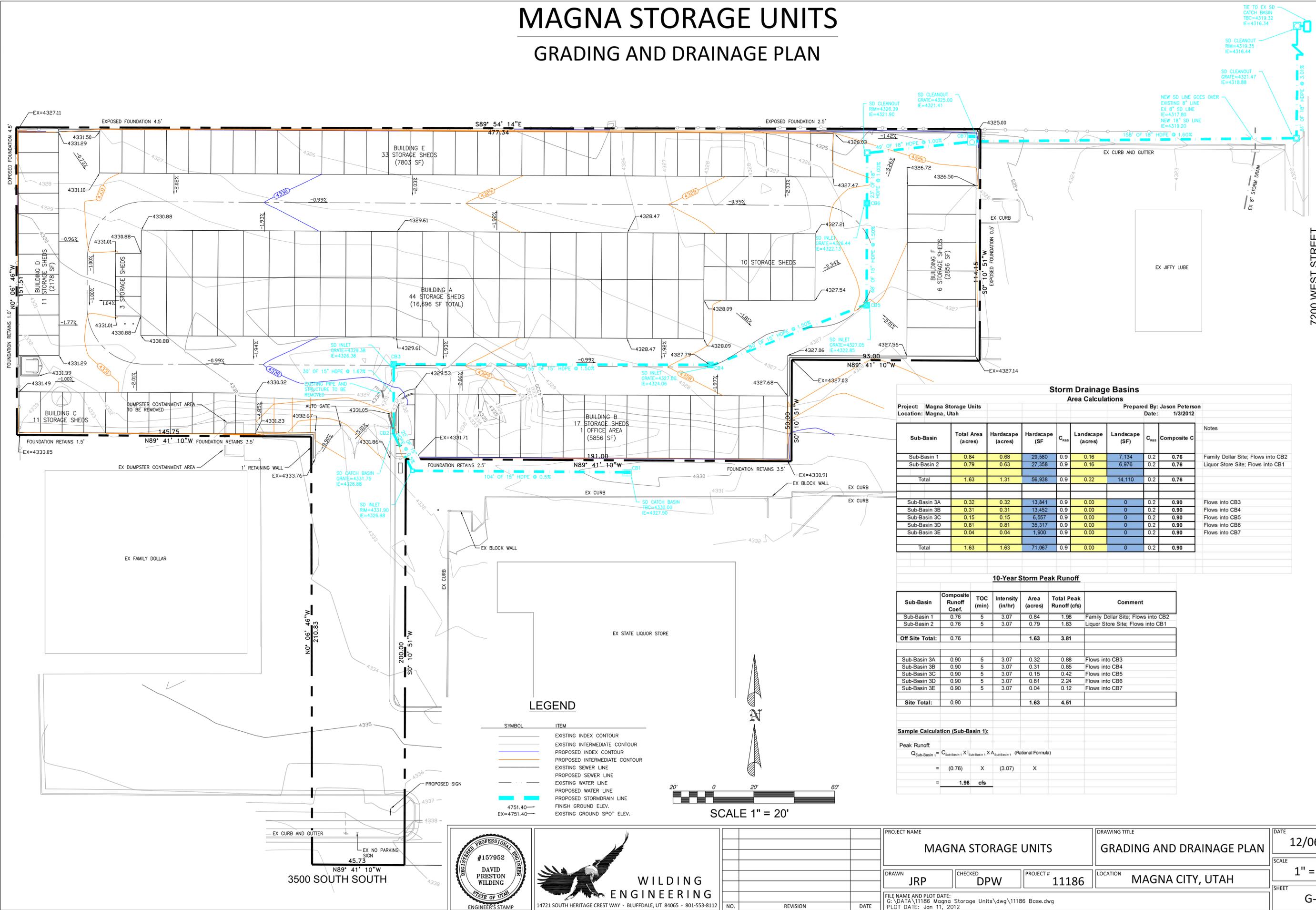
PROJECT NAME MAGNA STORAGE UNITS		
DRAWN JRP	CHECKED DPW	PROJECT # 11186
FILE NAME AND PLOT DATE: G:\DATA\11186 Magna Storage Units\dwg\11186 Base.dwg PLOT DATE: Jan 27, 2012		

DRAWING TITLE SITE PLAN	
LOCATION 7266 WEST 3500 SOUTH	
MAGNA CITY, UTAH	

DATE 12/06/11
SCALE 1" = 20'
SHEET S-1

MAGNA STORAGE UNITS

GRADING AND DRAINAGE PLAN



Storm Drainage Basins Area Calculations

Project: Magna Storage Units
Location: Magna, Utah
Prepared By: Jason Peterson
Date: 1/3/2012

Sub-Basin	Total Area (acres)	Hardscape (acres)	Hardscape (SF)	C _{pass}	Landscape (acres)	Landscape (SF)	C _{pass}	Composite C	Notes
Sub-Basin 1	0.84	0.68	29,580	0.9	0.16	7,134	0.2	0.76	Family Dollar Site; Flows into CB2
Sub-Basin 2	0.79	0.63	27,358	0.9	0.16	6,976	0.2	0.76	Liquor Store Site; Flows into CB1
Total	1.63	1.31	56,938	0.9	0.32	14,110	0.2	0.76	
Sub-Basin 3A	0.32	0.32	13,841	0.9	0.00	0	0.2	0.90	Flows into CB3
Sub-Basin 3B	0.31	0.31	13,452	0.9	0.00	0	0.2	0.90	Flows into CB4
Sub-Basin 3C	0.15	0.15	6,557	0.9	0.00	0	0.2	0.90	Flows into CB5
Sub-Basin 3D	0.81	0.81	35,317	0.9	0.00	0	0.2	0.90	Flows into CB6
Sub-Basin 3E	0.04	0.04	1,900	0.9	0.00	0	0.2	0.90	Flows into CB7
Total	1.63	1.63	71,067	0.9	0.00	0	0.2	0.90	

10-Year Storm Peak Runoff

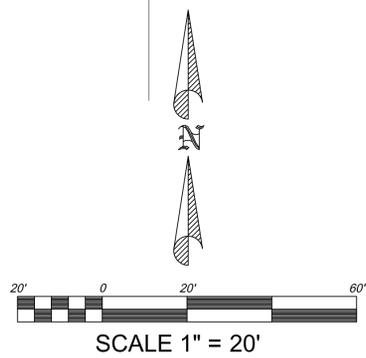
Sub-Basin	Composite Runoff Coef.	TOC (min)	Intensity (in/hr)	Area (acres)	Total Peak Runoff (cfs)	Comment
Sub-Basin 1	0.76	5	3.07	0.84	1.98	Family Dollar Site; Flows into CB2
Sub-Basin 2	0.76	5	3.07	0.79	1.83	Liquor Store Site; Flows into CB1
Off Site Total:	0.76			1.63	3.81	
Sub-Basin 3A	0.90	5	3.07	0.32	0.88	Flows into CB3
Sub-Basin 3B	0.90	5	3.07	0.31	0.85	Flows into CB4
Sub-Basin 3C	0.90	5	3.07	0.15	0.42	Flows into CB5
Sub-Basin 3D	0.90	5	3.07	0.81	2.24	Flows into CB6
Sub-Basin 3E	0.90	5	3.07	0.04	0.12	Flows into CB7
Site Total:	0.90			1.63	4.51	

Sample Calculation (Sub-Basin 1):

Peak Runoff:
 $Q_{Sub-Basin} = C_{Sub-Basin} \times I \times A_{Sub-Basin}$ (Rational Formula)
 $= (0.76) \times (3.07) \times$
 $= 1.98 \text{ cfs}$

LEGEND

- | SYMBOL | ITEM |
|--------|-------------------------------|
| | EXISTING INDEX CONTOUR |
| | EXISTING INTERMEDIATE CONTOUR |
| | PROPOSED INDEX CONTOUR |
| | PROPOSED INTERMEDIATE CONTOUR |
| | EXISTING SEWER LINE |
| | PROPOSED SEWER LINE |
| | EXISTING WATER LINE |
| | PROPOSED WATER LINE |
| | PROPOSED STORM DRAIN LINE |
| | FINISH GROUND ELEV. |
| | EXISTING GROUND SPOT ELEV. |



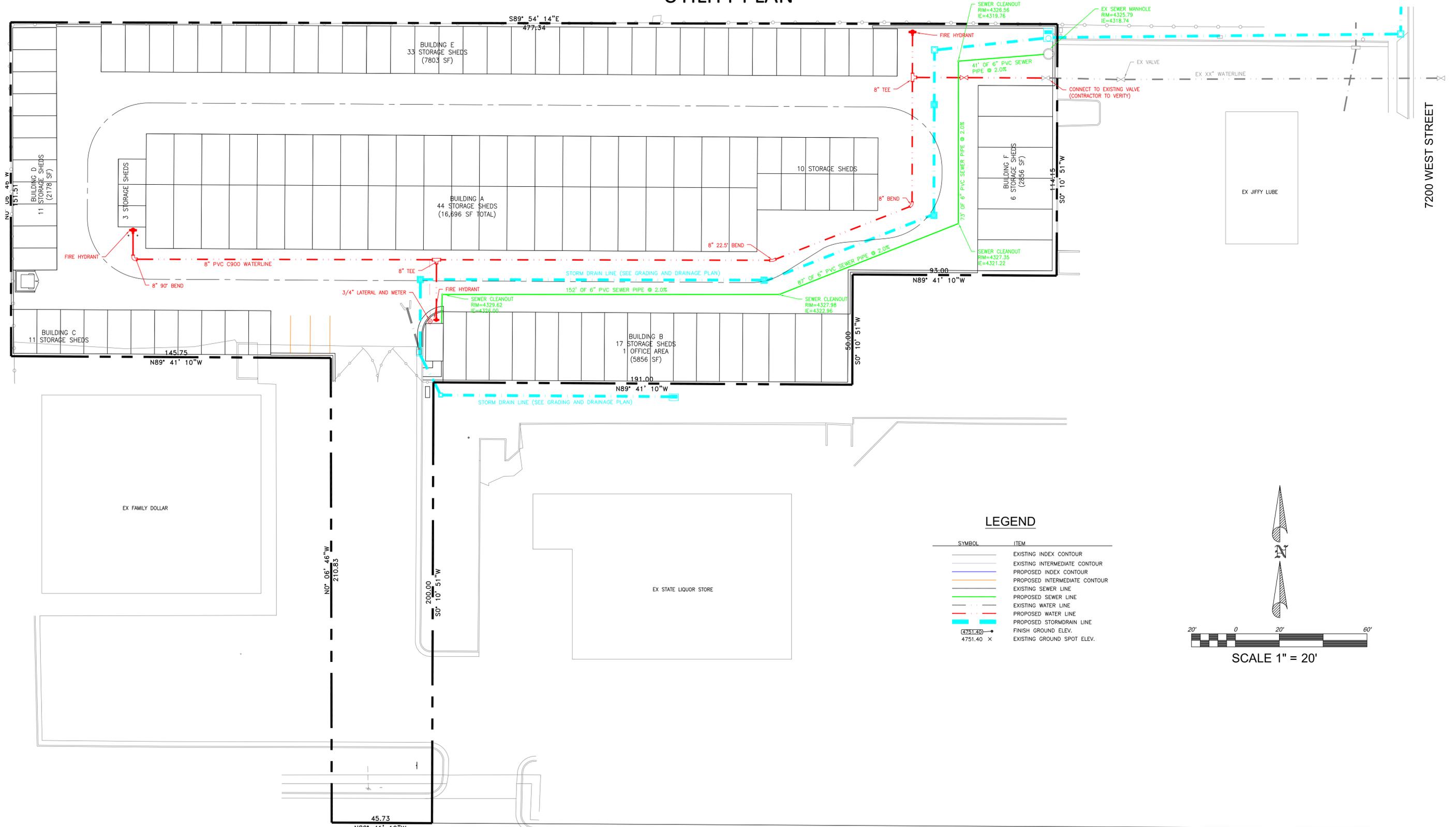
NO.	REVISION	DATE

PROJECT NAME MAGNA STORAGE UNITS	CHECKED DPW	PROJECT # 11186
DRAWN JRP	LOCATION MAGNA CITY, UTAH	
FILE NAME AND PLOT DATE: C:\DATA\11186 Magna Storage Units\dwg\11186 Base.dwg PLOT DATE: Jan 11, 2012		

DRAWING TITLE GRADING AND DRAINAGE PLAN	DATE 12/06/11
SCALE 1" = 20'	SHEET G-1

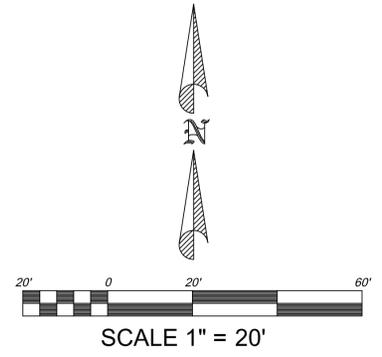
MAGNA STORAGE UNITS

UTILITY PLAN



LEGEND

SYMBOL	ITEM
(Thin grey line)	EXISTING INDEX CONTOUR
(Thick grey line)	EXISTING INTERMEDIATE CONTOUR
(Blue line)	PROPOSED INDEX CONTOUR
(Orange line)	PROPOSED INTERMEDIATE CONTOUR
(Black line)	EXISTING SEWER LINE
(Green line)	PROPOSED SEWER LINE
(Red line)	EXISTING WATER LINE
(Red dashed line)	PROPOSED WATER LINE
(Blue dashed line)	PROPOSED STORMDRAIN LINE
(Black circle with dot)	FINISH GROUND ELEV.
(Black 'x')	EXISTING GROUND SPOT ELEV.



3500 SOUTH SOUTH

EX SEWER MANHOLE



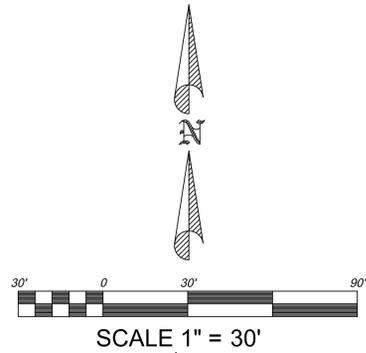
NO.	REVISION	DATE

PROJECT NAME MAGNA STORAGE UNITS		
DRAWN JRP	CHECKED DPW	PROJECT # 11186
FILE NAME AND PLOT DATE: G:\DATA\11186 Magna Storage Units\dwg\11186 Base.dwg PLOT DATE: Jan 11, 2012		

DRAWING TITLE UTILITY PLAN	
LOCATION MAGNA CITY, UTAH	DATE 12/06/11
SCALE 1" = 20'	
SHEET U-1	

MAGNA STORAGE UNITS

LOCATED IN THE SOUTHEAST QUARTER OF SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
RECORD OF SURVEY



SURVEYOR'S CERTIFICATE:

I, CHARLES GALATI, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7248891-2201 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY I HAVE PERFORMED A SURVEY ON THE HEREON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE, IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT LIES NORTH 00°04'33" WEST 33.00 FEET ALONG THE SECTION LINE AND NORTH 89°56'34" WEST 473.97 FEET PARALLEL TO THE SOUTH LINE OF SECTION 28 FROM THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°56'34" WEST 45.73 FEET; THENCE NORTH 00°22'10" WEST 210.83 FEET; THENCE NORTH 89°56'34" WEST 145.75 FEET TO THE EAST LINE OF CENTENNIAL VILLAGE NO. 7 SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF; THENCE ALONG THE EAST AND SOUTH LINES OF SAID SUBDIVISION THE FOLLOWING TWO COURSES, NORTH 00°22'10" WEST 151.51 FEET AND NORTH 89°50'22" EAST 477.34 FEET; THENCE SOUTH 00°04'33" EAST 114.15 FEET; THENCE NORTH 89°56'34" WEST 93.00 FEET; THENCE SOUTH 00°04'33" EAST 50.00 FEET; THENCE NORTH 89°56'34" WEST 191.00 FEET; THENCE SOUTH 00°04'33" EAST 200.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION DEEDED TO SALT LAKE COUNTY, A BODY CORPORATE AND POLITIC OF THE STATE OF UTAH, BY THAT CERTAIN WARRANTY DEED BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF GRANTORS LAND AT A POINT THAT LIES NORTH 89°56'34" WEST 473.97 FEET ALONG THE SECTION LINE AND NORTH 00°04'33" WEST 33.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°56'34" WEST 191.48 FEET TO THE SOUTHWEST CORNER OF GRANTORS LAND; THENCE NORTH 00°22'10" WEST 20.00 FEET ALONG THE WEST LINE OF GRANTORS LAND; THENCE SOUTH 89°56'34" EAST 191.59 TO THE EAST LINE OF GRANTORS LAND; THENCE SOUTH 00°04'33" EAST 20.00 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°41'10" EAST FROM THE FOUND SOUTH QUARTER CORNER OF SECTION 28 TOWNSHIP 1 SOUTH RANGE 2 WEST SLB&M TO THE SOUTH EAST CORNER OF SAID SECTION.

NARRATIVE OF BOUNDARY

THIS SURVEY WAS REQUESTED BY BRIAN KNOWLTON FOR THE PURPOSE OF MAKING IMPROVEMENTS TO THE PROPERTY. EVIDENCE FOR THIS SURVEY WAS TAKEN FROM RECORDED DEEDS, PHYSICAL EVIDENCE IN THE FIELD AND DOCUMENTS AS REFERENCED BELOW. ALL EVIDENCE HAS BEEN CONSIDERED IN ESTABLISHING THE BOUNDARY HERON.

TABLE OF ADJACENT STRUCTURES

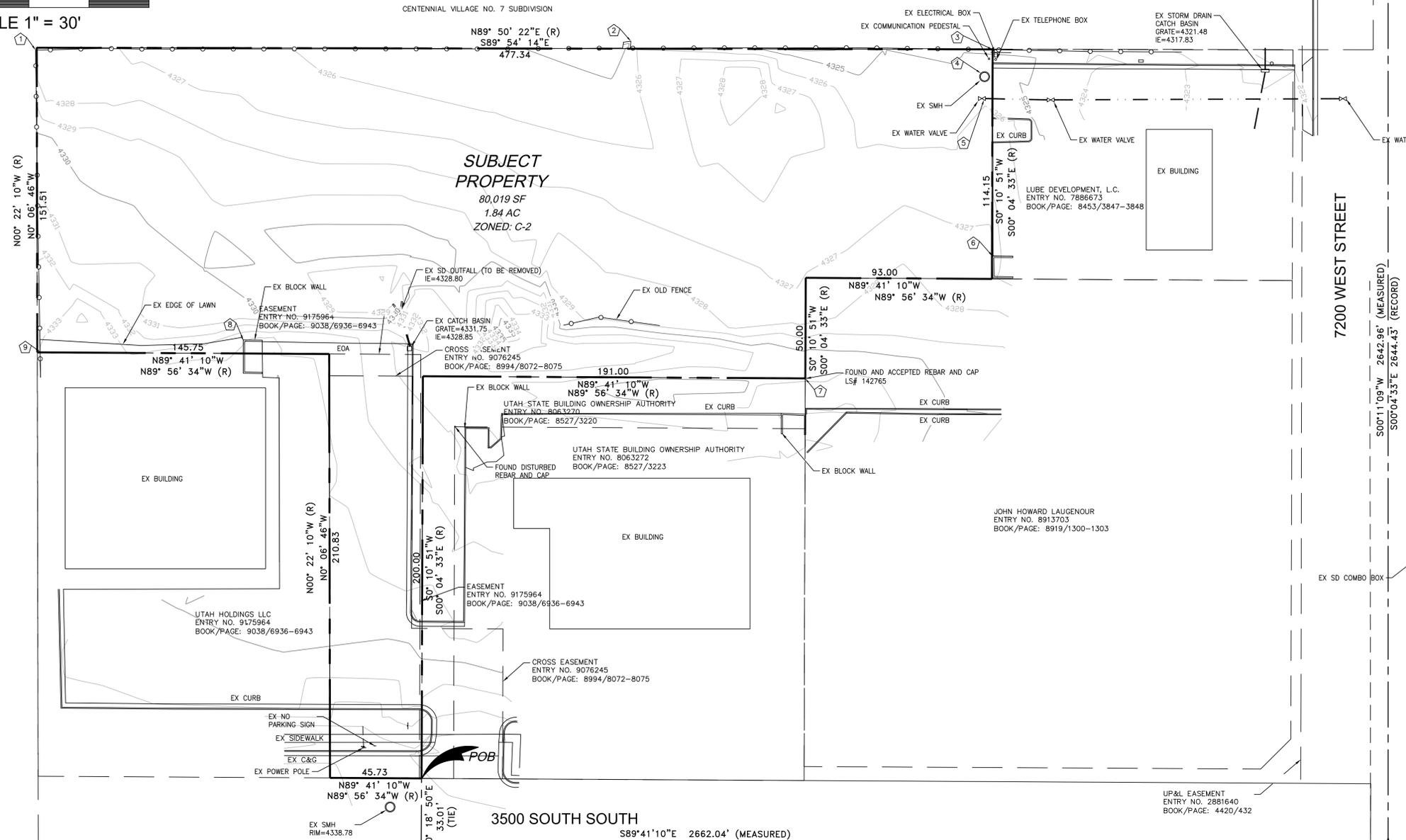
- ① FENCE CORNER IS 0.5 FEET OUTSIDE PROPERTY BOUNDARY
- ② FENCE ANGLE POINT IS 3.6 FEET OUTSIDE PROPERTY BOUNDARY
- ③ FENCE LINE IS 0.2 FEET INSIDE PROPERTY BOUNDARY
- ④ SEWER MANHOLE IS 3.8 FEET INSIDE PROPERTY BOUNDARY
- ⑤ WATER VALVE IS 5.3 FEET INSIDE PROPERTY BOUNDARY
- ⑥ BLOCK WALL CORNER IS 0.3 FEET OUTSIDE PROPERTY BOUNDARY
- ⑦ BLOCK WALL CORNER IS 6.8 FEET INSIDE PROPERTY BOUNDARY
- ⑧ FENCE CORNER IS 1.3 FEET INSIDE PROPERTY BOUNDARY

GENERAL NOTES

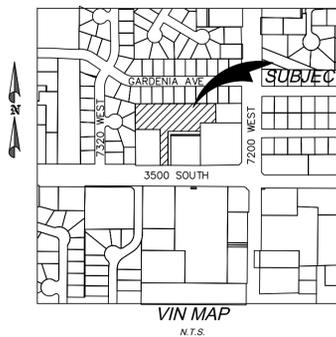
- (1) OTHER DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:
 1. LAND DESIGN ALTA\AMSC SURVEY, RECORDED AS 800-02-0285
 2. LARSEN & MALMQUIST ALTA\AMSC SURVEY, RECORDED AS S2003-02-0170
 3. CENTENNIAL VILLAGE NO. 7 SUBDIVISION PLAT, RECORDED AS 76-3-46
 4. COMMITMENT FOR TITLE INSURANCE FROM FOUNDERS TITLE COMPANY ORDER #3525720
 5. OTHER DOCUMENTS AS SHOWN ON THIS MAP
- (2) WILDLING ENGINEERING SURVEYED ABOVE GROUND VISIBLE EVIDENCE OF STRUCTURES THAT WOULD INDICATE THE POSSIBILITY OF AN EXISTING EASEMENT OR ENCUMBRANCE ON THE PROPERTY.

LEGEND

- SECTION LINE
- FOUND SECTION CORNER
- EXISTING ROW CENTERLINE
- FOUND STREET MONUMENT
- EXISTING ROW CENTERLINE
- NOT FOUND STREET MONUMENT
- FOUND REBAR AND CAP
- SET 5/8 REBAR AND CAP (BOUNDARY LINE)
- (WILDLING ENGINEERING)
- ADJACENT PROPERTY / ROW LINE
- FOUND PLUG
- ① — ADJACENT STRUCTURES
- (R) RECORD PER DEED



EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SLB&M (FOUND BRASS CAP MONUMENT)



NO.	REVISION	DATE

DRAWING TITLE	RECORD OF SURVEY
LOCATION	7266 WEST 3500 SOUTH
	MAGNA, UTAH

PROJECT NAME	MAGNA STORAGE UNITS
DRAWN	JRP
CHECKED	CG
FILE NAME:	G:\DATA\11186...DWG\11186 Base.dwg

DATE	12/12/11
SCALE	1" = 30'
SHEET	1 OF 1



STAFF REPORT

Executive Summary									
Hearing Body:	Magna Planning Commission								
Meeting Date and Time:	Thursday, February 16, 2012	03:30 PM	File No:	2	6	6	1	0	
Applicant Name:	Salt Lake County Planning	Request:							
Description:	Electrical Plan Best Practice								
Location:	County Wide								
Zone:							Any Zoning Conditions?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Community Council Rec:	Not yet received								
Staff Recommendation:	Approval								
Planner:	Todd A. Draper								

3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed

3.2 Reasons for Recommendation

- 1) Adoption of the Plan and Best Practice is in the best interests of collaborative and cooperative planning across multiple jurisdictional boundaries.
- 2) Adoption of the Plan as a Best Practice will help insure that individual community interests are protected when siting of new electrical facilities takes place.
- 3) The Best Practice helps insure that the needs of today are met without compromising the needs of future generations (it is sustainable).

DRAFT



Electrical Facilities

Electrical Facilities

Purpose Statement

Planning, financing and building infrastructure to meet future growth in Salt Lake County poses major challenges. Capital facilities like water, sewer, roads and highways, public transportation, and schools are routinely considered by government and community leaders in planning for the future. Often left out, but equally critical is the planning and siting of electrical infrastructure. Identifying where electrical facilities are needed to support future growth will benefit local governments, transportation planners, developers, residents, businesses and the power provider. This type of clarity and predictability will not only help assure electrical capacity is available to meet communities’ development needs, but also make more efficient use of limited financial resources and minimize potential conflict in the future.

Contents:

Core Concepts	1
Key Questions	2
Discussion	2
Resources	2
Modifications and Additions	3

Best Practices

Core Concepts

1. Electrical infrastructure systems must be designed to meet customers’ needs when usage is at the highest point during the year, known as “peak demand.”
2. Infrastructure systems must be able to expand relative to population growth.
3. As customer demand projections take into account current economic factors they are subject to fluctuation as a result.
4. Infrastructure plans must also account for changes in technology, both in the production of and usage of electrical power.
5. A set of uniform siting criteria should be developed by the community for evaluating potential electrical utility sites.
6. Establish a logical relationship between electrical infrastructure and land use, both existing and future. Integrate planning efforts for electrical infrastructure, transportation, and local and regional land use. In short, engage in cooperative planning.
7. As a regulated utility, the power company is unable to build new infrastructure until it is needed. Knowing where these facilities will go in advance will improve predictability of electrical infrastructure improvements for communities, residents, property owners and power providers.
8. Integrate community considerations into electrical infrastructure planning.
9. Foster communication and broader understanding of all stakeholders’ needs and concerns. Maintain communication among stakeholders and update the plan’s elements over time.

Related Best Practices:





Key Questions

How will projected population growth in Salt Lake County be accommodated?

As new development occurs where will electrical facilities and utilities be located in relation to that development?

Are there land use policies or practices that can be implemented to conserve or reduce the demand for electrical power?

What siting criteria will be used for evaluating alternative sites?

Index

Context

Best Practices

Projects

Official Map

Appendix

Discussion

The Salt Lake County Electrical Plan Task Force in conjunction with Rocky Mountain Power has created a series of documents known collectively as the Salt Lake County Electrical Plan. These documents include a series of maps that depict and inform a forecast of electrical infrastructure needs within Salt Lake County. Also part of the Electrical Plan is a Local Planning Handbook to use in developing local siting criteria for evaluating potential sites for locating the new infrastructure identified as part of the plan in support of existing land use plans. The third element of the Electrical Plan is collaboration and cooperation between the multiple jurisdictional entities to insure that cross jurisdictional impacts are mitigated. These efforts will ultimately increase efficiency in the provision of electrical service to all constituents.

The Three main Goals of the Electrical plan are:

1. Ensure adequate electrical capacity to supply communities' future growth.
2. Define appropriate land uses and design characteristics for future electrical facilities.
3. Let residents and property owners know what to expect as the community changes over time.

This Electrical Facilities Best Practice adopts the principles and concepts contained within the Salt Lake County Electrical Plan and Local Planning Handbook (as updated and amended) as a best practice of the Salt Lake County General Plans.

Resources

1. *Powering our Future: Salt Lake County Electrical Plan Local Planning Handbook.* Rocky Mountain Power, September 2010. http://cooperativeplan.slco.org/pdf/Projects/ElectricalPlan/SLCEP_Final_compress.pdf
2. *The Case for New Electricity Transmission and Siting New Electricity Transmission Lines,* Roger W. Gale, Mary O'Driscoll, GR Energy LLC, September, 2001, http://oharas.com/ET/Transmission_Case.pdf
3. *The Neighborly Substation- Electricity, Zoning and Urban Design,* Hope Cohen, Deputy Director, Center for Rethinking Development, December, 2008. http://www.manhattan-institute.org/html/crd_neighborly_substation.Htm
4. *Visual Impact Analysis Methodology for Transmission Line Planning Corridors,* EDAW, February 1977.



Modifications and Additions

As an addendum and amendment to the referenced Salt Lake County Electrical Plan and Local Planning Handbook, the following specific modifications and additions are recognized as amendments to the text relative to this County Best Practice.

<i>Index</i>
<i>Context</i>
<i>Best Practices</i>
<i>Projects</i>
<i>Official Map</i>
<i>Appendix</i>

Chapter, Section, and Page	Revised or Additional Text
2, B, 4A Pages 12-13	In Salt Lake County the co-location of electrical transmission lines along existing and proposed trail rights-of-way shall be limited to urban trails.
2, B, 5H Page 15	5H. Avoid locating Electrical Transmission Lines along trail rights-of-way within or adjacent to the foothills and canyon areas of Salt Lake County. Recreational trails in the foothills and canyons are prized for their scenery, views, and natural setting. As such they are an undesirable location for electrical transmission lines or infrastructure.
Maps	Adoption by reference of the map on page 19 of the Summit and Wasatch County Electrical Plan & Local Planning Handbook that shows existing and proposed electrical facilities within the Brighton area of Big Cottonwood Canyon.

Electrical Facilities Best Practice - Planning Commission Comment Matrix

SECTION	Copperton PC	Emigration PC	Kearns PC	Magna PC	Millcreek PC	SLCo PC	Staff Response
2, B, 4A						Did not feel it appropriate to locate electrical transmission lines along trails, specifically those in the foothills and canyons areas.	Language added to best practice under Modifications and Additions Section to reflect limitation of co-location to urban trails and an addition of 5H to indicate that trails in the foothills and canyons were undesirable locations for electrical transmission lines and infrastructure.
						Felt that discussion regarding conservation practices was missing	See section 2, B, 11 . Conservation and peak reduction measures are addressed in the handbook. See General Plan Best Practice on Energy as well.

Electrical Facilities Best Practice - Planning Commission Comment Matrix

SECTION	Copperton PC	Emigration PC	Kearns PC	Magna PC	Millcreek PC	SLCo PC	Staff Response
2, B, 5B						Desired to see the term "Community" as utilized on pages 14 and 15 specifically reference the "service community".	This particular section references State Law regarding the rights of communities to request that electrical utilities be buried. As this is a general planning document, staff believes that existing state law would govern such activities and does not feel an addition to the language is necessary.
						Would like to see Big Cottonwood and Brighton Communities also follow the principles of the adopted best practice, regardless of where the power lines originate.	Staff is in agrees. See specific comments related to the Big Cottonwood Community Council.

Electrical Facilities Best Practice - Planning Commission Comment Matrix

SECTION	Copperton PC	Emigration PC	Kearns PC	Magna PC	Millcreek PC	SLCo PC	Staff Response
			who gets to pay for this? Concerned about potential raises in electrical rates.				Electrical facilities are paid for by the Power company, obviously through their ratepayers. Generally though, the belief is that these practices would likely reduce the cost to the power utility through efficiencies brought about by advance planning.
		Generally in favor of seeing more lines buried, especially in FCOZ areas.		Commissioners would like to see all new electrical lines buried.	Commissioners generally were in favor of seeing more lines buried in their community.		Staff notes that this option was available under state law, but expensive and the additional costs would be required to be borne by the community.
Discussion - pg. 2					Would like to see language changed to reflect that "This Electrical Facilities Best Practice adopts the concepts contained within the Salt Lake County Electrical Plan Handbook."		Changes to this effect will be made in the Final draft that is presented to the County Council.

Electrical Facilities Best Practice - Planning Commission Comment Matrix

SECTION	Copperton PC	Emigration PC	Kearns PC	Magna PC	Millcreek PC	SLCo PC	Staff Response
					Questioned what public input went into creating the Local Planning Handbook	Curious as to who was on the technical committee.	The creation of the document was done with a technical committee with representatives from all local jurisdictions (see acknowledgement page) and the current process of adopting it into the general plans is the opportunity provided for including public input. Also, once adopted, the listed best practice processes would solicit public input when reviewing and siting individual electrical facilities.
					Questioned if this would lead eventually to an ordinance.		There are no known plans to codify elements of the electrical plan at this time.
		Questioned how the review of new or expanding facilities would be handled under this plan.			Questioned how the review of new or expanding facilities would be handled under this plan. Asked about Planning Commission review of Transmission lines.		Facilities such as substations are routinely reviewed by the Planning Commission, through the Conditional Use review process. Typically however in the past, transmission lines have not been reviewed with the same detail as the substations. This best practice would give the Planning Commission a set of recommended guidelines to follow when reviewing new transmission lines in the future.

Electrical Facilities Best Practice - Planning Commission Comment Matrix

SECTION	Copperton PC	Emigration PC	Kearns PC	Magna PC	Millcreek PC	SLCo PC	Staff Response
					Interested in provisions for solar, wind and other alternative electrical power generation.		Power Generation facilities are only briefly discussed in the plan. Many of the same criteria for the siting of substations would likely also apply to a generation facility. As the popularity of small individual systems increases, the development of specific siting criteria for smaller generation options such as solar and wind might be a good candidate for inclusion into this best practice.
					Asked why this utility was being singled out for adoption of a best practice.		This best practice is in response to the creation of the Local Planning Handbook. Also inclusion of a discussion regarding electrical facilities is a relatively new concept in general plans. Other best practices for other utilities may be considered for addition to the general plans in the future.
		Recommended approval as proposed at their January 12, 2012 meeting.					

Electrical Facilities Best Practice - Community Council Comment Matrix

SECTION	Copperton CC	Emigration CC	Kearns CC	Magna CC	*Magna TC	Staff Response
		Presented at their January 2012 meeting				
	No official Response Received	Recommended Approval of the Best Practice	No official Response Received	No official Response Received	No official Response Received	