



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

Magna Township Planning Commission

Public Meeting Agenda

Thursday, July 11, 2013

6:30 P.M.

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

ANY QUESTIONS, CALL 385-468-6700

REASONABLE ACCOMMODATIONS FOR 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 - 6:30 P.M.

- 1) Adoption of minutes from the April 11, 2013 meeting.
- 2) Update of the resolution of the access issues for #28332 Oquirrh View Estates Phase 2 Subdivision.
- 3) Other Business.

Public Hearing Items - Starting immediately following Business Items

28535 – Brimley Neon Inc. is requesting Conditional Use approval for a new electronic message center sign for the Magna Storage Facility – **Address:** 7266 West 3500 South – **Zone:** C-2 (Commercial) – **Community Council:** Magna – **Planner:** Nancy Moorman.

28536 – Mark Wells and Taylor Smith are requesting Conditional Use approval for a new neighborhood storage facility – **Address:** 3588 South 7200 West – **Zone:** C-2 (Commercial) – **Community Council:** Magna – **Planner:** Nancy Moorman.

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.



STAFF REPORT

Executive Summary									
Hearing Body:	Magna Township Planning Commission								
Meeting Date and Time:	Thursday, July 11, 2013	06:30 PM	File No:	2	8	5	3	5	
Applicant Name:	Brimley Neon Inc.	Request:	Conditional Use						
Description:	Electronic Message Center Sign								
Location:	7266 West 3500 South								
Zone:	C-2 Community Commercial	Any Zoning Conditions?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>					
Community Council Rec:	Varies								
Staff Recommendation:	Approval with Conditions								
Planner:	Nancy Moorman								

1.0 BACKGROUND

1.1 Summary

Brimley Neon Inc., on behalf of Magna Storage, is seeking Conditional Use approval for an Electronic Message Center sign located at 7266 West 3500 South. The new sign is proposed to be located on the portion of the property that fronts 3500 South. The sign is within 300 feet of a residence, so it must be approved by the Planning Commission according to Chapter 19.82.135 of the zoning ordinance. In addition to the requirements of 19.82.135, the Planning Commission can set restrictions regarding the hours of sign operation, sign height, sign size, and/or setbacks from the property line.

1.2 Neighborhood Response

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

1.3 Community Council Response

The Magna Town Council recommended approval of this item at their regularly scheduled meeting held June 6, 2013.

The June meeting for the Magna Area Community Council was cancelled, so this item was not able to be discussed. The Council Chair informed me that they will have a decision on this application at the July Planning Commission meeting.

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>
		The proposed sign plan complies with all applicable zoning laws, including height, size, and setback. This area has trees lining the front of the property. If any tree is removed to put in this sign, the applicant will have to comply with the tree replacement provision in Chapter 19.77 of the zoning ordinance.
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<u>Standard `B':</u> <i>The proposed use and site development plan shall comply with all other applicable laws and ordinances.</i>
		The proposed sign plan complies with all other applicable laws and ordinances.
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<u>Standard `C':</u> <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>
		The proposed sign plan does not have a direct result on traffic, so it complies with this provision.
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<u>Standard `D':</u> <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>
		The proposed EMC sign does not pose a threat to safety. If any of these issues become a factor, they will be worked out as part of the technical review or building permit review.
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<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>
		The proposed sign plan with staff's recommended conditions is not anticipated to impact the quality of life for residents in the vicinity. There are residences along 3500 South that are within 300 feet of the sign who could potentially be impacted. If the Planning Commission determines that these residences will be negatively impacted by the sign, they may mitigate this by putting additional restrictions on the hours of sign operation, sign height, sign size, and/or setbacks from the property line (Ch. 19.82.135E).

2.2 Zoning Requirements

19.82.190 - On-premises sign regulations for the C-2 zone:

Maximum total sign size (based on frontage of property): 63.73 square feet

Maximum EMC sign size (50% of the total allowed): 31.865 square feet

Actual total sign size: The total sign area will be about 61 square feet.

Actual EMC sign size: The EMC will be about 25 square feet.

Maximum height: 30 feet

Actual height: 17 feet

Minimum setback: 18 inches

Actual setback: 18 inches

Maximum number of signs: 1 ground sign per 300 feet of frontage

Actual number of signs: 1 ground sign

The following provisions also apply:

A. An electronic message center shall only display static images. An electronic message center shall not display scrolling text, video images, or scintillating images.

B. The minimum image display duration shall be four seconds.

C. The maximum image transition duration shall be three seconds. Transitions from one static image shall fade out and fade or dissolve in to the next static image without the use of flashing, animation, or movement.

D. All electronic message centers shall be equipped with a sensor or other device that automatically determines the ambient illumination and must be programmed to automatically dim according to ambient light conditions. The nighttime illuminance of an electronic message center shall not increase ambient lighting conditions by more than three-tenths footcandles when measured perpendicular to the electronic message center face at a distance determined by the following formula:

Measurement Distance (in feet) = The square root of [Area of electronic message center face in square feet) × 100]

E. Where allowed as a conditional use, conditions may be imposed by the planning commission regarding hours of sign operation, sign height, sign size, and/or setbacks from property lines to mitigate impacts on nearby residential properties, to protect critical viewsheds as established in the general plan, or to prevent potential traffic hazards.

Discussion

As can be seen by the information above, the proposed EMC sign complies with applicable zoning regulations. In a C-2 zone, an EMC sign must come before the Planning Commission for Conditional Use approval if it is located on a ground sign and within 300 feet of a residence.

2.3 Other Agency Recommendations or Requirements

The building department requires a building permit for the construction of the sign. There are no other specific requirements from other agencies.

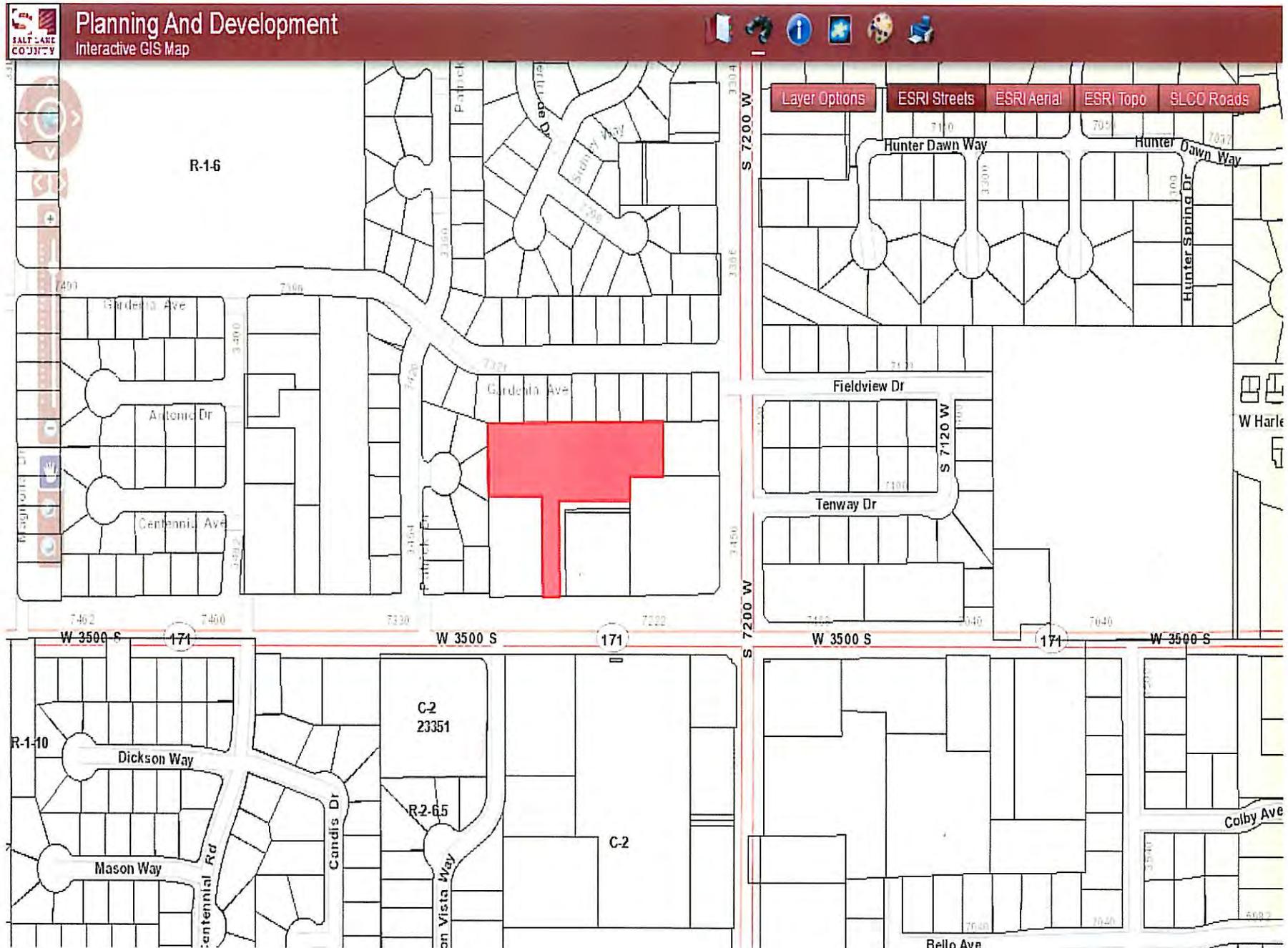
3.0 STAFF RECOMMENDATION

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

- 1) The applicant shall obtain all required building permits for sign installation.
- 2) If a tree or trees are removed for the installation of this sign, the tree replacement provision (Chapter 19.77.040C5) must be followed.

3.2 Reasons for Recommendation

- 1) With the recommended conditions, the proposed EMC sign complies with Salt Lake County ordinances and regulations, including the standards for Conditional Use approval.





BRIMLEY NEON INC.
ANTIQUE & REPRODUCTION
NEON SIGN SPECIALIST

1177 so. 300 w., S.L.C., UTAH
801-466-1761
WWW.ANTIQUENEON.COM

Magna Storage



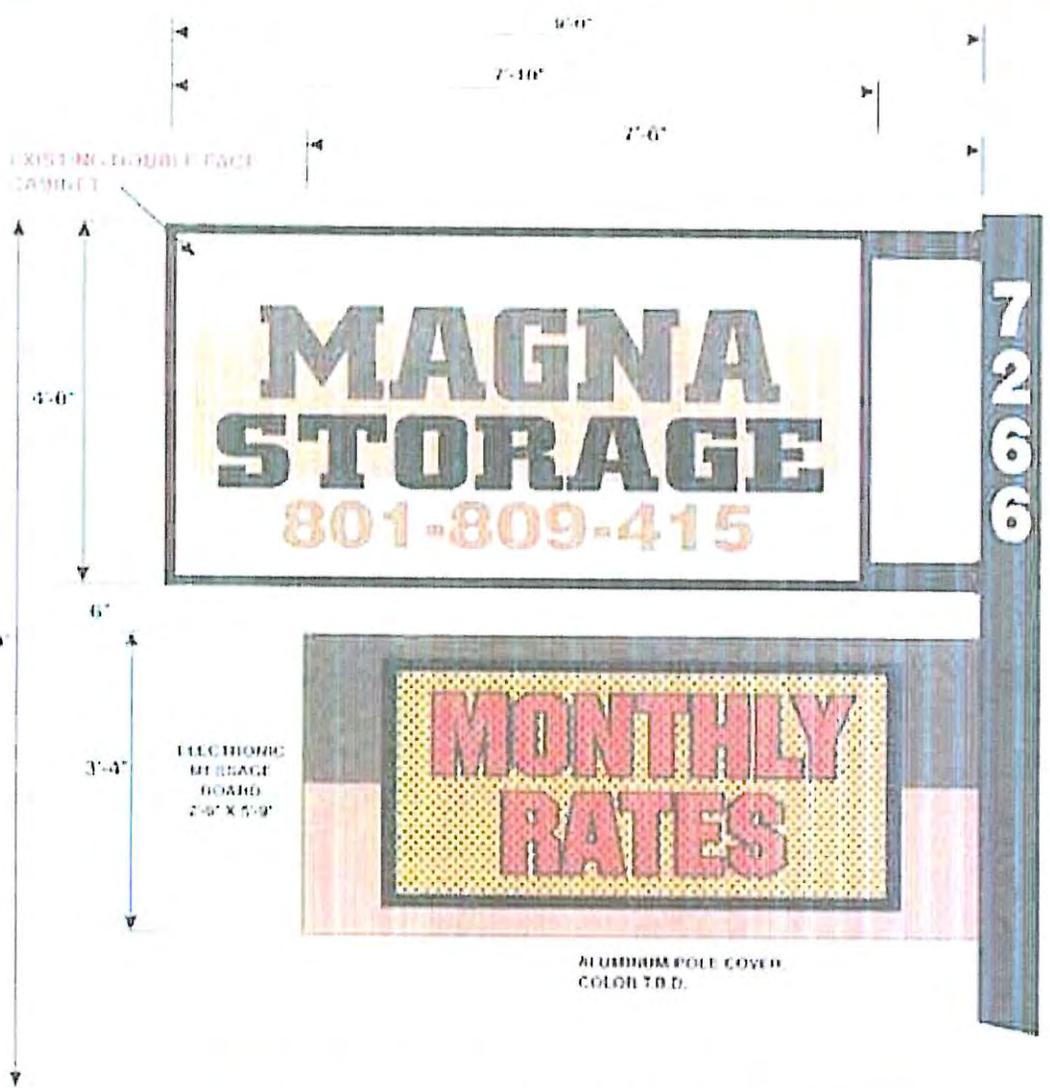
7266 W 3500 S, Magna, UT 84044, USA

NEW POLE SIGN TO
BE LOCATED
APPROX. HERE

210 FEET

Google earth

Imagery Date: 6/17/2010 40°41'48.92" N 112°03'52.98" W elev 4337 ft eye alt 4758 ft



7" WHITE VINYL NUMERALS

18" To SIDE POLE

ALUMINUM POLE COVERED COLOR TO D.

DOUBLE FACE ILLUMINATED POLE DISPLAY

- ALUMINUM CABINET W/ 1 1/2" ALUMINUM RETAINER, COLOR TO D.
- WHITE TEXAN FACE OVERLAIN W/ VINYL GRAPHICS
- INTERNALLY ILLUMINATED W/ 100' FLUORESCENT LAMPS



PROPOSED LOCATION

NEW IMAGE LED
 10000 W. 10000 S. SUITE 100
 SALT LAKE CITY, UT 84119
 (801) 488-8888

THIS DOCUMENT IS THE PROPERTY OF NEW IMAGE LED. IT IS TO BE USED ONLY FOR THE PROJECT AND LOCATION SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF NEW IMAGE LED IS STRICTLY PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN AND FOR THE RESULTS OF ANY INSTALLATION OR USE OF THE INFORMATION CONTAINED HEREIN.

DRG. MAGNA STORAGE, UTAH SCALE 1/2" = 1'-0" DATE: MARCH 2010 DRAWN BY: HARRY DITTON CHECKED BY: TERRY H. ANG	ORDER NO. 303-568 (APPROVED FOR PRODUCTION) CUSTOMER APPROVAL:
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STAFF REPORT

Executive Summary									
Hearing Body:	Magna Township Planning Commission								
Meeting Date and Time:	Thursday, July 11, 2013	06:30 PM	File No:	2	8	5	3	6	
Applicant Name:	Mark Wells & Taylor Smith	Request:	Conditional Use						
Description:	Neighborhood storage								
Location:	3588 South 7200 West								
Zone:	C-2 Community Commercial	Any Zoning Conditions?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>					
Community Council Rec:	Varies								
Staff Recommendation:	Approval with Conditions								
Planner:	Nancy Moorman								

1.0 BACKGROUND

1.1 Summary

Mark Wells and Taylor Smith are seeking approval for a Conditional Use Permit for a new neighborhood storage facility located at 3588 South 7200 West. The 1.8 acre site is currently vacant and has significant slope issues. The proposed facility accounts for the drastic changes in slope by creating 2 story units on the north side of the middle building shown on the site plan. The development is proposed to have 306 storage units and one residential unit where a caretaker for the property can reside. The property is bordered on the north by commercial property, including the Reams grocery store, on the south by a manufacturing facility, and on the west by single-family residential homes.

1.2 Neighborhood Response

No neighborhood response was received at the time of this report.

1.3 Community Council Response

The Magna Town Council recommended approval of this item at their regularly scheduled meeting held June 6, 2013.

The June meeting for the Magna Area Community Council was cancelled, so this item was not able to be discussed. The Council Chair informed me that they will have a decision on this project at the July Planning Commission meeting.

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>
		The plan as proposed complies with all applicable provisions of the Zoning Ordinance, including the zoning district in which it is located and parking and landscaping requirements.
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<u>Standard `B`:</u> <i>The proposed use and site development plan shall comply with all other applicable laws and ordinances.</i>
		The plan as proposed complies with all applicable provisions in the Zoning Ordinance. Compliance with all other applicable laws and ordinances will be established through the technical review process.
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<u>Standard `C`:</u> <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>
		The traffic engineer has reviewed the site access and indicated that there are no issues with the proposal. Final details will be worked out as part of the technical review.
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<u>Standard `D`:</u> <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>
		These issues will be dealt with during the technical review with staff and at the time of the building permit. No perceived threats to safety are anticipated.
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<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>
		The plan as proposed will not significantly impact the quality of life of residents in the vicinity. All potential negative impacts are mitigated through compliance with agency requirements and the conditions listed in this staff report. There is a wide vegetative buffer between the storage buildings and the single family homes to the west of the property in order to mitigate any potential impacts for these residents. At one of the community council meetings, this property was brought up independent of the application as an area of high crime. This application creates a safe use for the property, eliminating the vacant field which has become a nuisance.

2.2 Zoning Requirements

Chapter 19.62 - C-2 Commercial Zone

Chapter 19.80 Off-Street Parking Requirements

There is no parking standard for storage facilities in the zoning ordinance. When no standard is listed, the following provision applies:

Number of Parking Spaces for Uses Not Specified. For any use of buildings not specified in this section, or for uses of a seasonal or temporary nature, the off-street parking requirement shall be determined by the division director being guided, where appropriate, by comparable ordinances from other jurisdictions, accepted planning industry standards, or the requirements set forth in this section for uses or buildings which, in the opinion of the division director, are similar to the use or building under consideration.

The 4 spaces were determined to be acceptable for this use, which also includes a small office and residential unit for the caretaker of the property.

Chapter 19.77 - Water Efficient Landscape Design and Development Standards

2.3 Other Agency Recommendations or Requirements

Planning

1. Submit a hardcopy and 1 electronic copy of the Landscape Irrigation Water Allowance Worksheet.
2. Submit 2 hardcopies and 1 electronic copy of the landscape planting plan and irrigation plan as described in Chapter 19.77 of the Salt Lake County ordinance.

Grading

3. Submit a hardcopy and an electronic copy of the Geotechnical Engineering report.
4. Submit 3 hardcopies and 1 electronic copy of the site grading and drainage plans.
5. Submit a SWPPP.
6. Submit an NOI prior to obtaining a building permit.

Hydrology

7. Complete all of the items listed in the checklist given at the meeting.
8. If your plans are impacting nearby irrigation, be sure to get clearance from the canal company.
9. Impact fees are \$7,318 per acre.

Public Improvements

10. Will bond for drive approach \$2,065. (This does not include any hydrology bond, and will need 2 perhaps 3 fire hydrants.)

Traffic

11. Show the turn radius on the site plan.
12. The flare of the drive approach cannot go past the property line. You can make the drive approach one driveway, but it needs to be 50' wide or less.

Fire

13. Show the 2 new fire hydrants on the plans.
14. Complete a fire flow from Magna Water District.
15. A knock box is required on all gates.

16. The fire sprinkler issue will need to be worked out with the building department.

Building

17. Building as submitted does not comply with building code requirements. Full plan review has not been done and will not be done until submittal for building permit process. Please note that starting on July 1st, 2013, the governing code is the 2012 IBC. That being said, building cannot conditionally approve the site plans of this application as proposed based on the following:
18. With the access as shown, the proposed layout has dead end corridors that exceed the lengths allowed by the IBC. (Section 1018.4)
19. With the access as shown, the proposed layout has common path of egress travel that exceeds the maximum allowed by the IBC. (Section 1014.3)
20. The actual plan review will be done during the building permit process, but a couple of items to note as well.
 - A. It appears the design of the building is to create three separate "buildings" in the middle section by the use of fire walls to avoid fire sprinklers. That being assumed, based on the current layout with openings where they are shown, fire sprinklers would still be required per section 903.2.11.1 for the storage "buildings" in the middle section. Fire sprinklers would also be required in the "building" with the apartment as all group R occupancies require fire sprinklers per the IBC.
 - B. May not be the case for the interior of the building, but just as a note, without fire sprinklers, if occupant load on the corridor exceeds 30, then the corridor is required to be 1 hour rated.

Health

21. Provide a water and sewer availability letter from Magna Water District 801-250-2118.

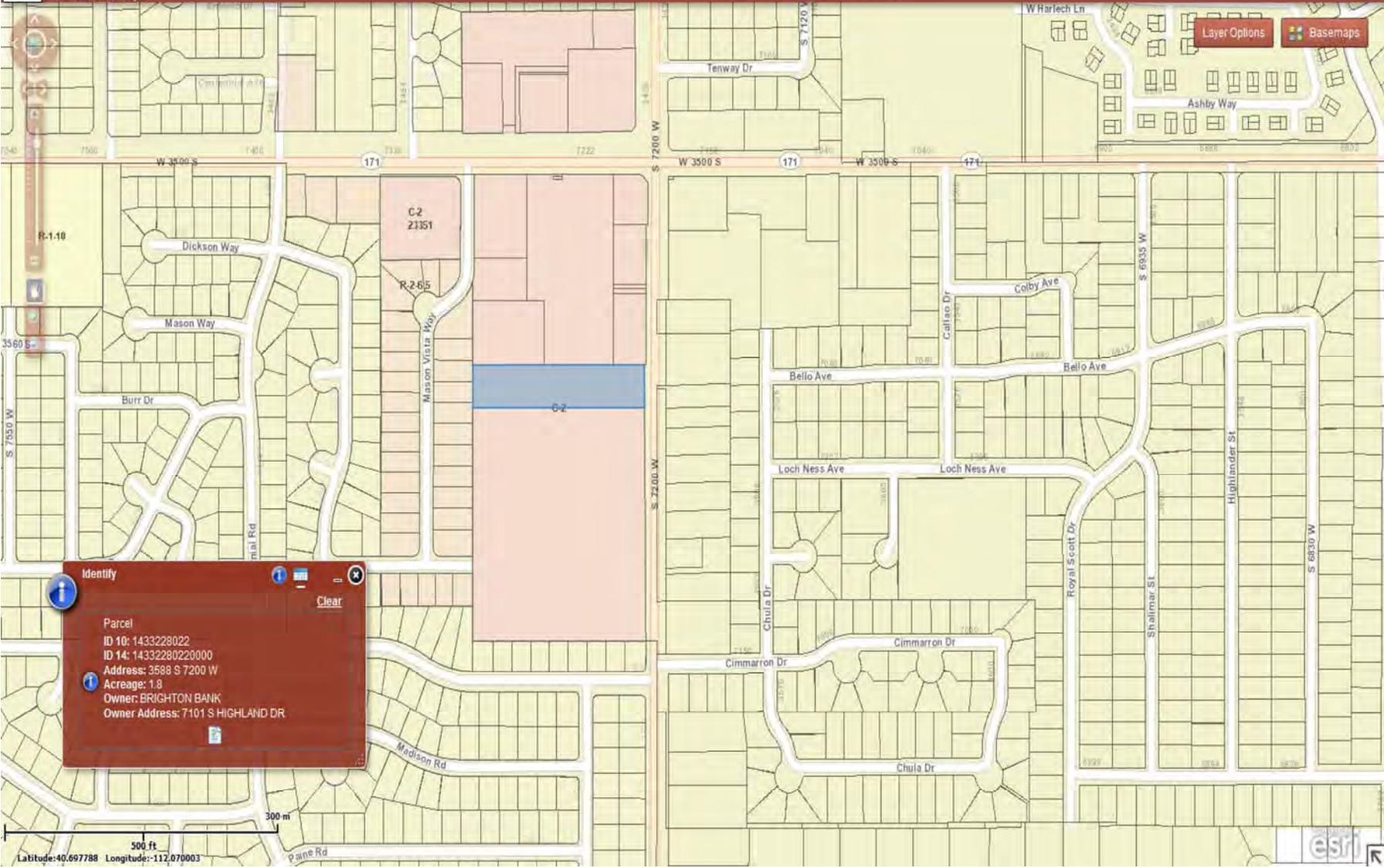
3.0 STAFF RECOMMENDATION

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

- 1) The applicant shall comply with all applicable ordinances and the recommendations and requirements of the individual reviewers as part of the technical review.

3.2 Reasons for Recommendation

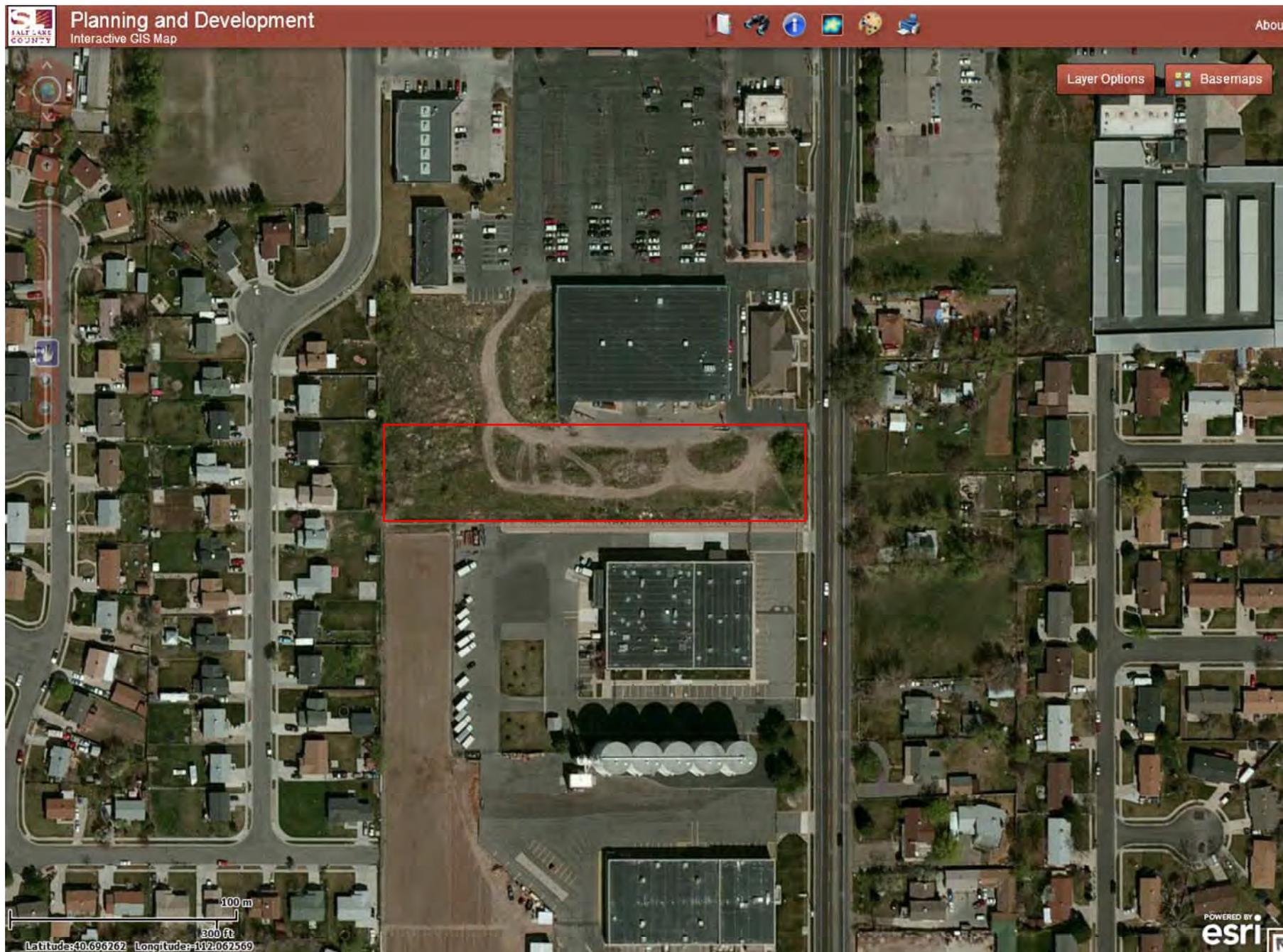
- 1) All criteria for approval can be met through adherence to the recommendations and requirements of the reviewing agencies.
- 2) The proposed plans comply with the Conditional Use criteria as described in Section 2.1 above.



Identify

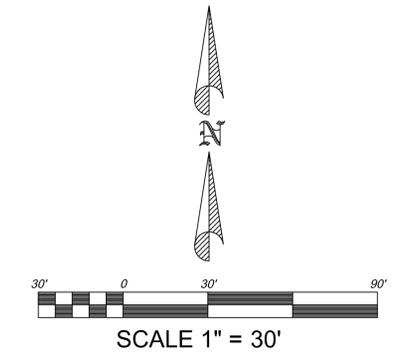
Parcel
ID 10: 1433228022
ID 14: 14332280220000
Address: 3588 S 7200 W
Acreage: 1.8
Owner: BRIGHTON BANK
Owner Address: 7101 S HIGHLAND DR

[Clear](#)

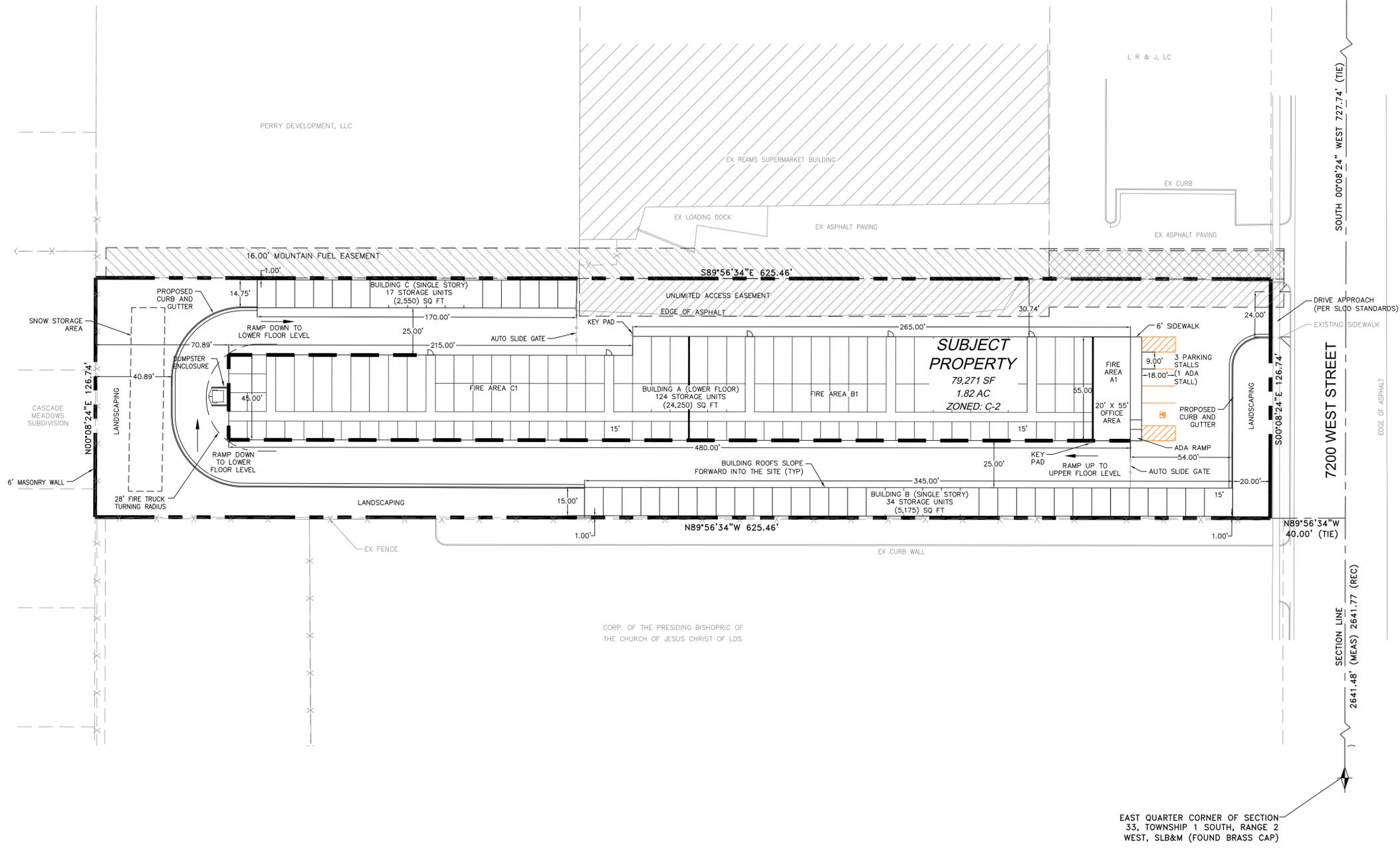


APEX STORAGE UNITS

SITE PLAN - LOWER FLOOR



NORTHEAST CORNER OF SECTION 33,
TOWNSHIP 1 SOUTH, RANGE 2 WEST,
SLB&M (FOUND BRASS CAP)



STORAGE UNIT TABULATION TABLE

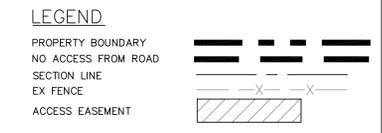
BUILDING	COUNT
BUILDING A	
LOWER FLOOR	124
UPPER FLOOR	131
BUILDING B	34
BUILDING C	17
TOTAL	306

FIRE AREA CALCULATION

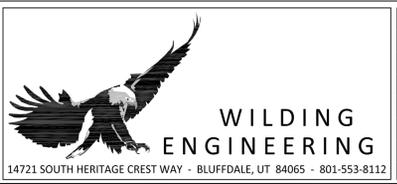
FIRE AREA	SQUARE FOOTAGE
A1	1100 SQ FT
B1	11,825 SQ FT
C1	11,325 SQ FT
A2	1100 SQ FT
B2	11,825 SQ FT
C2	11,325 SQ FT

- NOTES:
- 2009 IFC TYPE OF CONSTRUCTION IS TYPE IIB
 - 2009 IFC TYPE GROUP S-1

- NOTE:
- THE HEIGHT OF THE PROPOSED BUILDINGS ARE 20'-9" MAXIMUM (HEIGHT VARIES).
 - 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 = 1.82 AC
BUILDING FOOTPRINT = 0.73 AC (40.3%)
BUILDING COVERAGE RATIO: 0.403
 - BUILDING ROOF SLOPE INTO THE SITE.
 - ALL UNITS ARE 10' WIDE UNLESS OTHERWISE NOTED.
 - SITE SURVEY AND PROPERTY BOUNDARY WAS DETERMINED BY OTHERS.
 - ACCESS TO LOWER FLOOR UNITS IS FROM THE NORTH SIDE OF THE BUILDING. ACCESS TO THE UPPER FLOOR UNITS IS FROM THE SOUTH SIDE OF THE BUILDING.



EAST QUARTER CORNER OF SECTION 33,
TOWNSHIP 1 SOUTH, RANGE 2 WEST,
SLB&M (FOUND BRASS CAP)

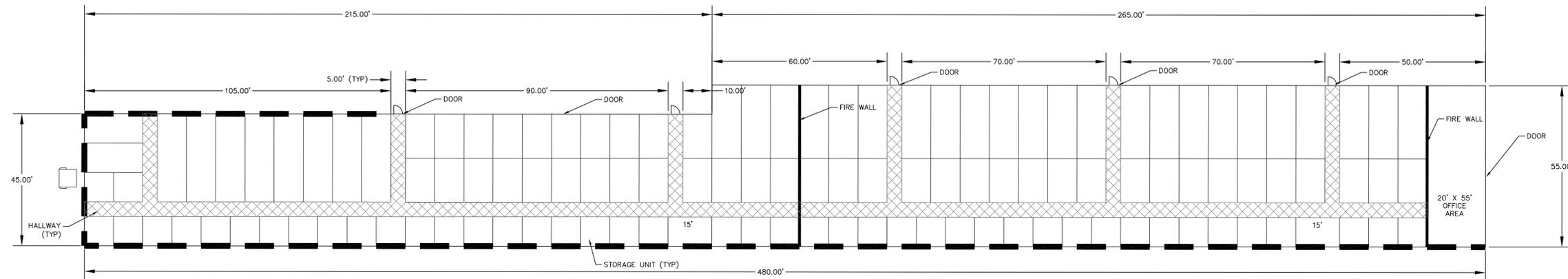
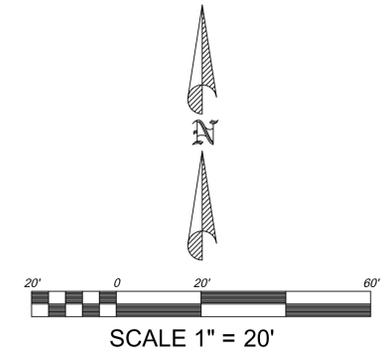


NO.	REVISION	DATE

PROJECT NAME APEX STORAGE UNITS		
DRAWN JRP	CHECKED MEC	PROJECT # 13054
FILE NAME AND PLOT DATE: G:\DATA\13054 Apex Storage Units\13054 Base.dwg PLOT DATE: May 29, 2013		

DRAWING TITLE SITE PLAN - LOWER FLOOR	
LOCATION MAGNA, UTAH	DATE 05/02/13
SCALE 1" = 30'	
SHEET C101	

APEX STORAGE UNITS LOWER FLOOR PLAN



NOTE:
1. ALL UNITS ARE 10' WIDE UNLESS OTHERWISE NOTED.

LEGEND

- NO ACCESS FROM ROAD
- HALLWAY

 WILDING ENGINEERING <small>14721 SOUTH HERITAGE CREST WAY - BLUFFDALE, UT 84065 - 801-553-8112</small>										
	PROJECT NAME APEX STORAGE UNITS				DRAWING TITLE LOWER FLOOR PLAN				DATE 05/20/13	
	DRAWN JRP		CHECKED MEC		PROJECT # 13054		LOCATION MAGNA, UTAH			
	RELEASE TO CLIENT NO.		REVISION		DATE 05/20/13		FILE NAME AND PLOT DATE: G:\DATA\13054 Apex Storage Units\dwg\13054 Base.dwg PLOT DATE: May 29, 2013			
ENGINEER'S STAMP						SCALE 1" = 20'			SHEET 1 OF 2	



