



Magna Township Planning Commission

Public Meeting Agenda

Thursday, September 12, 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 QUALIFIED INDIVIDUALS MAY BE PROVIDED UPON RECEIPT OF A REQUEST WITH 5 WORKING DAYS NOTICE. PLEASE CONTACT WENDY GURR AT 385-468-6707. TTY USERS SHOULD CALL 711.

The Planning Commission Public Meeting is a public forum where the Planning Commission receives comment and recommendations from applicants, the public, applicable agencies and County staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items. Action may be taken 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 MEETING

Business Items - 6:30 P.M.

- 1) Adoption of minutes from the August 15, 2013 meeting.
- 2) Other Business

PUBLIC HEARINGS

25638 – Planning and Development Services is seeking approval and adoption of a Bicycle Best Practice for inclusion into Salt Lake County General plans. The Bicycle Best Practice would be applicable to all unincorporated areas of Salt Lake County. The purpose of a Bicycle Best Practice is to provide Salt Lake County with a critical bicycle planning and design resource.

Planner: Will Becker

Conditional Use

28573 - Salt Lake County Parks and Recreation is seeking approval to amend their site plan of the Pleasant Green Park in Magna to add additional parking. The park was originally approved under a Conditional Use permit. **Location:** 3252 South 8400 West. **Zone:** R-1-6. **Community Council:** Magna. **Planner:** Spencer Hymas

Street Vacation

28584 - Deborah Hedegaard is requesting to vacate a platted portion of an alley to the west of the Brownstone Building on Magna Main Street. **Location:** approximately 9113 West Magna Main (2700 South). **Zone:** C-3 (Commercial). **Community Council:** Magna. **Planner:** Spencer Hymas

Preliminary Plat (continued)

28577 – Gary Cannon is requesting approval of a Preliminary Plat for the proposed Treyson Court Subdivision on a 2 acre site containing 8 proposed lots. **Location:** 7372 West 3500 South. **Zone:** R-1-6 (Single Family Dwellings). **Community Council:** Magna. **Planner:** Spencer Hymas.

Rezone

28576 – Gary Cannon is requesting to rezone 2.42 acres from A-1/zc to A-1, thereby removing the zoning condition – **Location:** 2650 South 7200 West. **Zone:** A-1/zc (Agricultural – excluding duplexes and dwelling groups). **Community Council:** Magna. **Planner:** Spencer Hymas.

28591 – Christopher Clifford is requesting to rezone 7.39 acres from R-1-8 to R-1-6 – **Location:** 8973 West Newhouse Drive (3340 South). **Zone:** R-1-8 (Single Family Residential). **Community Council:** Magna. **Planner:** Spencer Hymas.

ADJOURN

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

Magna Township Planning Commission Meeting

Thursday, August 15, 2013 6:30 p.m.

Approximate meeting length: 23 minutes
Number of public in attendance: 4
Summary Prepared by: Wendy Gurr
Meeting Conducted by: Commissioner Kunz

***NOTE:** Staff Reports referenced in this document can be found on the State and County websites, or from Salt Lake County Planning & Development Services.

ATTENDANCE

Commissioners and Staff:

Commissioners	Public Mtg	Business Mtg	Absent	Planning Staff / DA	Public Mtg	Business Mtg
Paul Kunz – Chair	x	x		Todd Draper	x	x
Dan Cripps – Vice Chair	x	x		Wendy Gurr	x	x
John Bodenhofer			x	Chris Preston (DA)	x	x
Michael Brooks - Alternate			x	Max Johnson	Absent	Absent
Kelly Harman	x	x				
Lance Jacob			x			
Nathan Pilcher	x	x				

BUSINESS MEETING

Meeting began at – 6:47 p.m.

- 1) Adoption of minutes from the July 11, 2013 meeting.
Motion: To approve the minutes from the July 11, 2013 meeting.
Motion by: Commissioner Harmon
2nd by: Vice Chairman Cripps
Vote: Unanimous in favor (of Commissioners present)
- 2) Attached copy of the Draft Bicycle Best Practice to be discussed at the September 12, 2013 Planning Commission Meeting.
- 3) Other Business Items (as needed)

PUBLIC HEARINGS

Hearings began at – 6:50 p.m.

The Public Hearings will begin immediately following the Business Meeting

Preliminary Plats

28261 – Sharon & Ann Rushton are requesting approval of a revised Preliminary Plat for a 6-lot Subdivision on a 1.67 acre site – **Address:** 2902 South 7200 West – **Zone:** A-1/zc (Agricultural – excluding duplexes and dwelling groups) – **Community Council:** Magna – **Planner:** Spencer Hymas.

Commissioners and Staff discussed the original Subdivision request and determined the initial structure has been removed and curb and gutter has been installed by the County along 7200 West, but not in the cul-de-sac.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Sharon Rushton

Address: 3218 South Hunter Villa Lane, Unit B, Apt D

Comments: Confirmed the original structure was removed and land is currently vacant.

Speaker # 2: Magna Town Council

Name: Todd Richards

Address: Not provided

Comments: Heard this quite a while ago and does not have a problem with it.

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #28261 as presented, based on staff recommendations pending Conditions 1 and 2.

Motion by: Vice Chairman Cripps

2nd by: Commissioner Pilcher

Vote: Unanimous in favor (of Commissioners present)

28577 – Gary Cannon is requesting approval of a Preliminary Plat for the proposed Treyson Court Subdivision on a 2 acre site containing 8 proposed lots. **Address:** 7372 West 3500 South – **Zone:** R-1-6 (Single Family Dwellings) – **Community Council:** Magna – **Planner:** Spencer Hymas.

Chairman Kunz questioned the buffer and why the sidewalk has not been installed or if it is in the plans. He stated public street standards require a four foot sidewalk.

PUBLIC PORTION OF MEETING OPENED

Speaker # 2: Magna Town Council

Name: Todd Richards

Address: Not provided

Comments: Have not seen, heard or received any info regarding this application, asked for a continuance to be able to receive paperwork to provide a recommendation.

Commissioner Harman wanted to know if applicant knew this was up for review tonight, staff is uncertain.

PUBLIC PORTION OF MEETING CLOSED

Motion: To continue application #28577 to the next meeting.

Motion by: Vice Chairman Cripps

2nd by: Commissioner Harman

Vote: Unanimous in favor (of Commissioners present)

MEETING ADJOURNED

Time Adjourned – 7:10 p.m.



STAFF REPORT

Executive Summary									
Hearing Body:	Magna Township Planning Commission								
Meeting Date and Time:	Thursday, September 12, 2013	06:30 PM	File No:	2	8	5	7	3	
Applicant Name:	Salt Lake County Parks & Rec	Request:	Conditional Use						
Description:	Parking Lot								
Location:	3252 S 8400 W								
Zone:	R-1-6 Residential Single-Family	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								
Planner:	Spencer Hymas								

1.0 BACKGROUND

1.1 Summary

Salt Lake County Parks and Recreation is seeking approval to amend their site plan of the Pleasant Green Park in Magna to add additional parking. The park is located at 3252 S 8400 W. The parking lot will be located off the entrance on 8525 west and connect through to 8575 west. The a park is a quasi public use in the R-1-6 zone - originally approved under a Conditional Use permit.

1.2 Neighborhood Response

No neighborhood response had 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 September 5, 2013.

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 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 provide additional parking which will enhance the accessibility to the park. The plan will also improve the existing access and raise the standard of development.

2.2 Zoning Requirements

Chapter 19.14 - Single Family Dwelling

-Public and Quasi-Public uses are a conditional use in this zone. There is no structure being built - the parking lot does not have setback requirements mandated by ordinance.

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 3 hardcopies and 1 electronic copy of the site grading and drainage plans - final plans must be stamped.
4. Quantities of Cut and Fill.
5. Submit an NOI prior to obtaining a grading permit.
6. Submit a storm water maintenance agreement.

Hydrology

7. No storm drain impact fees are required for this project.
8. All pipe must be RCP with 1-foot of ground cover
9. All storm water must be collected into an inlet box and routed to an existing storm drain line.
10. All boxes must be SLCO standard (SLCO standard cleanout #220).
11. Must show flow arrows directing surface flow into boxes on entire parking area.

Geology

12. Submit Moderate Liquefaction potential.

2.4 Other Issues

Staff is not aware of any other issues at the time of this report.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed Conditional Use .

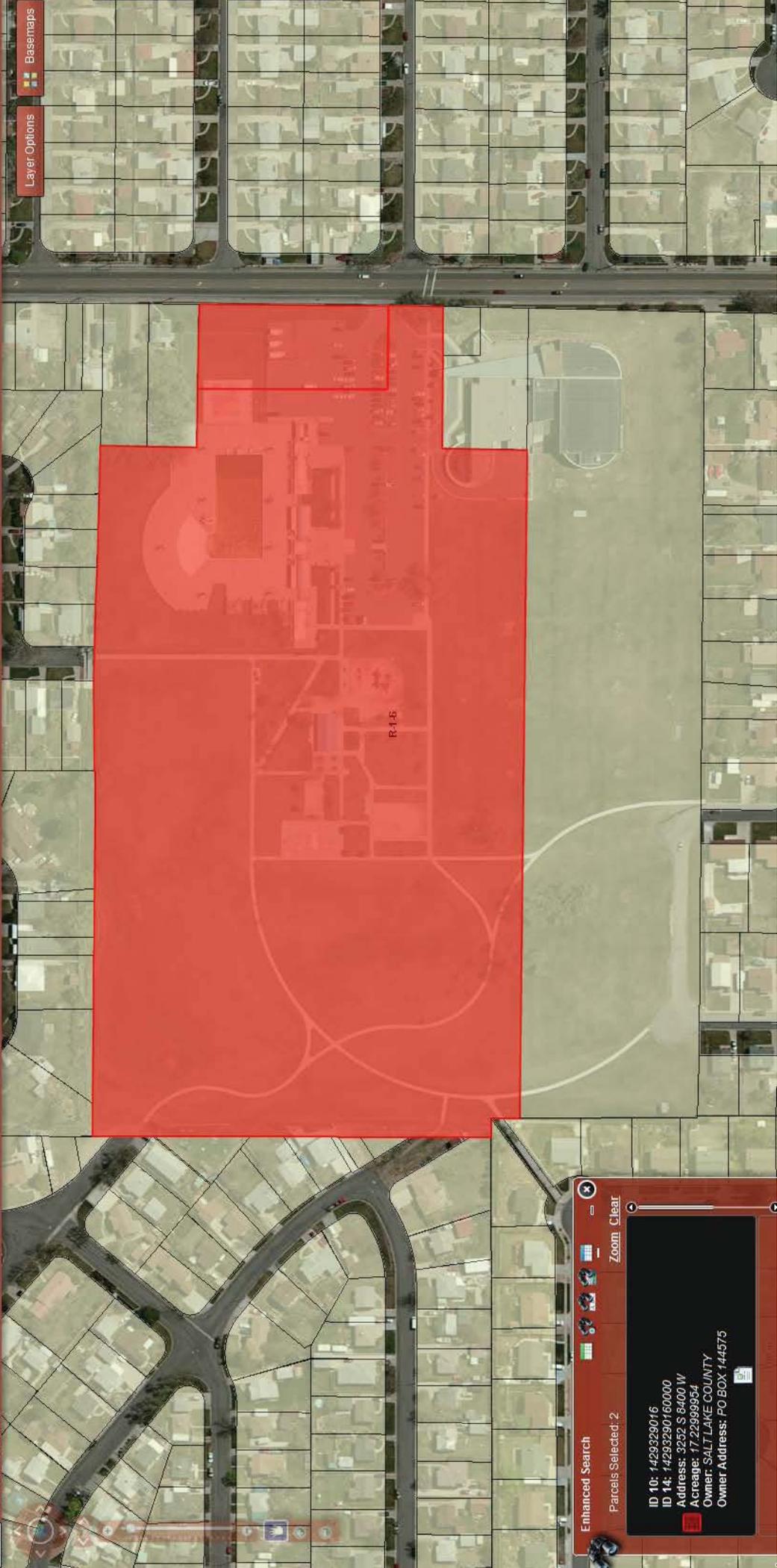
3.2 Reasons for Recommendation

- 1) The applicant shall comply with all applicable ordinances and the recommendations and requirements of the individual reviewers as part of the technical review.
- 2) The proposed plans comply with the Conditional Use criteria as described in Section 2.1 above.



Layer Options

Basemaps

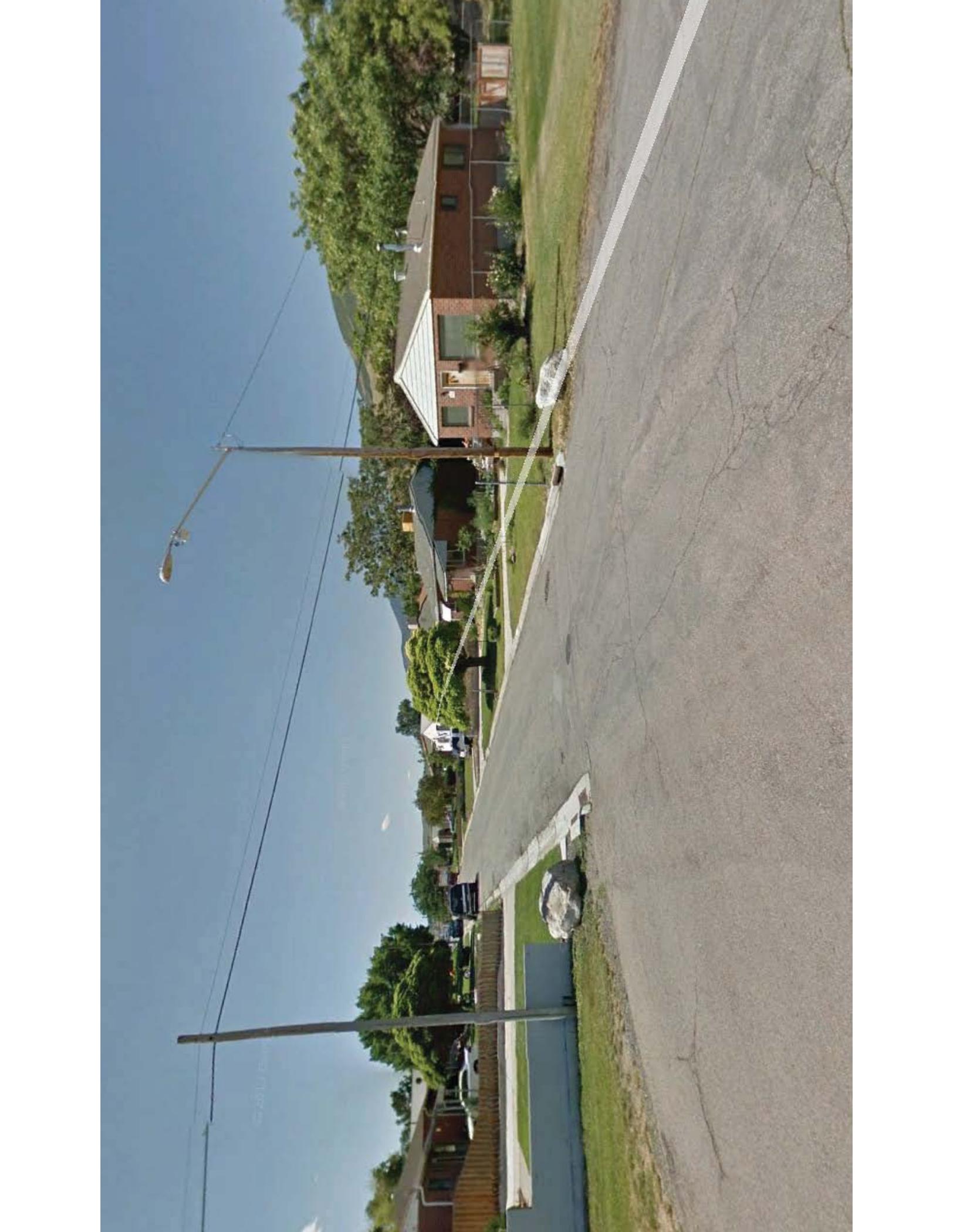


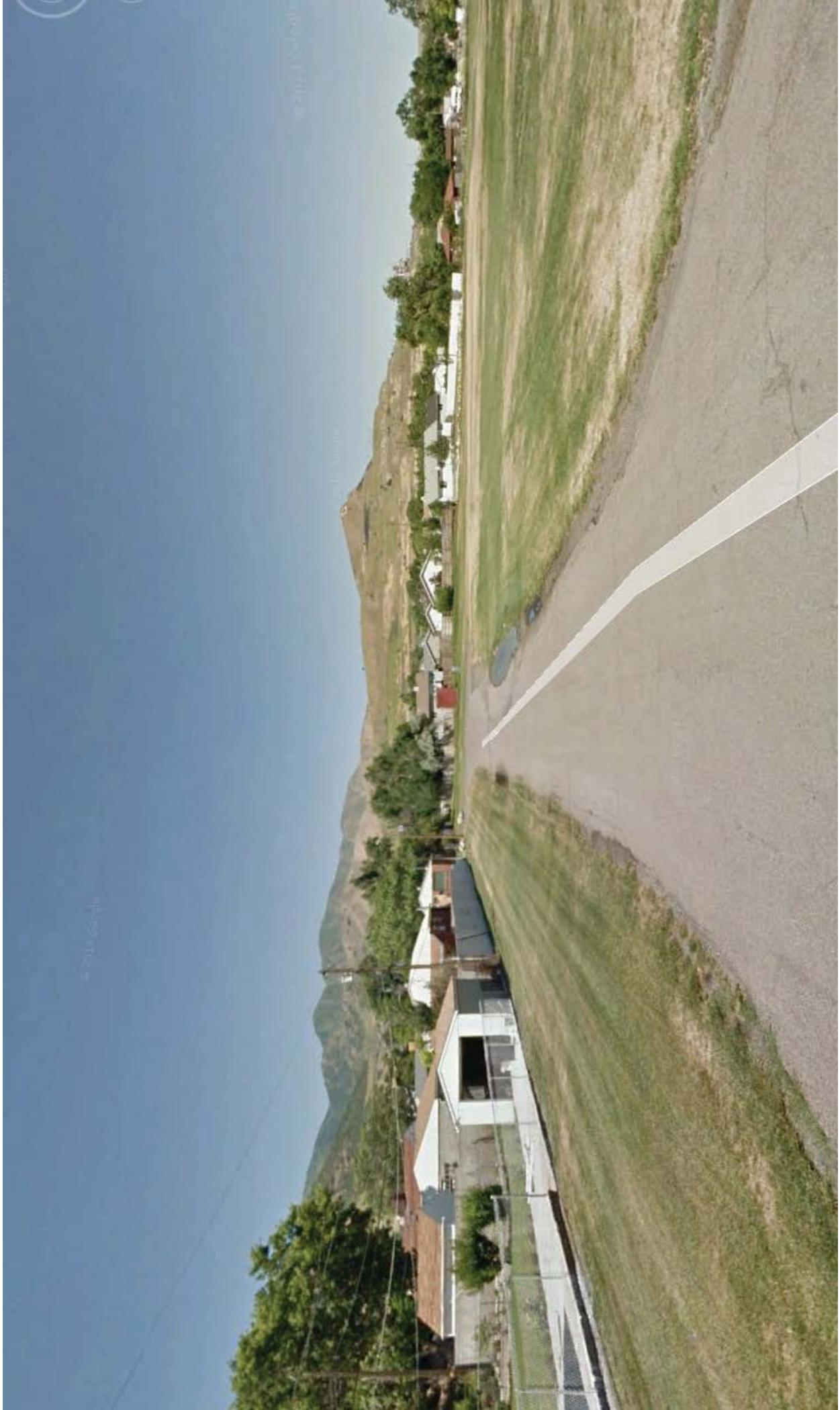
Enhanced Search

Parcels Selected: 2

Zoom Clear

ID 10: 1429329016
ID 14: 14293290160000
Address: 3202 S 8400 W
Acreage: 17.22999954
Owner: SALT LAKE COUNTY
Owner Address: PO BOX 144575







PREPARED FOR:
 SALT LAKE COUNTY
 PARKS AND RECREATION

CONSULTANTS:
Electrical Engineer
 S&K ELECTRIC, INC.
 2100 SOUTH 10TH AVENUE, SUITE 200
 DENVER, COLORADO 80202
 CONTACT: MICHAEL HANCOCK

Civil Engineer
 CARLSON DESIGN INC.
 1111 WEST 10TH AVENUE, SUITE 200
 DENVER, COLORADO 80202
 CONTACT: MICHAEL HANCOCK

**PLEASANT GREEN PARK
 NEW PARKING LOT
 3250 SOUTH 8400 WEST
 MAGNA, UTAH**

- REVISIONS:
- △
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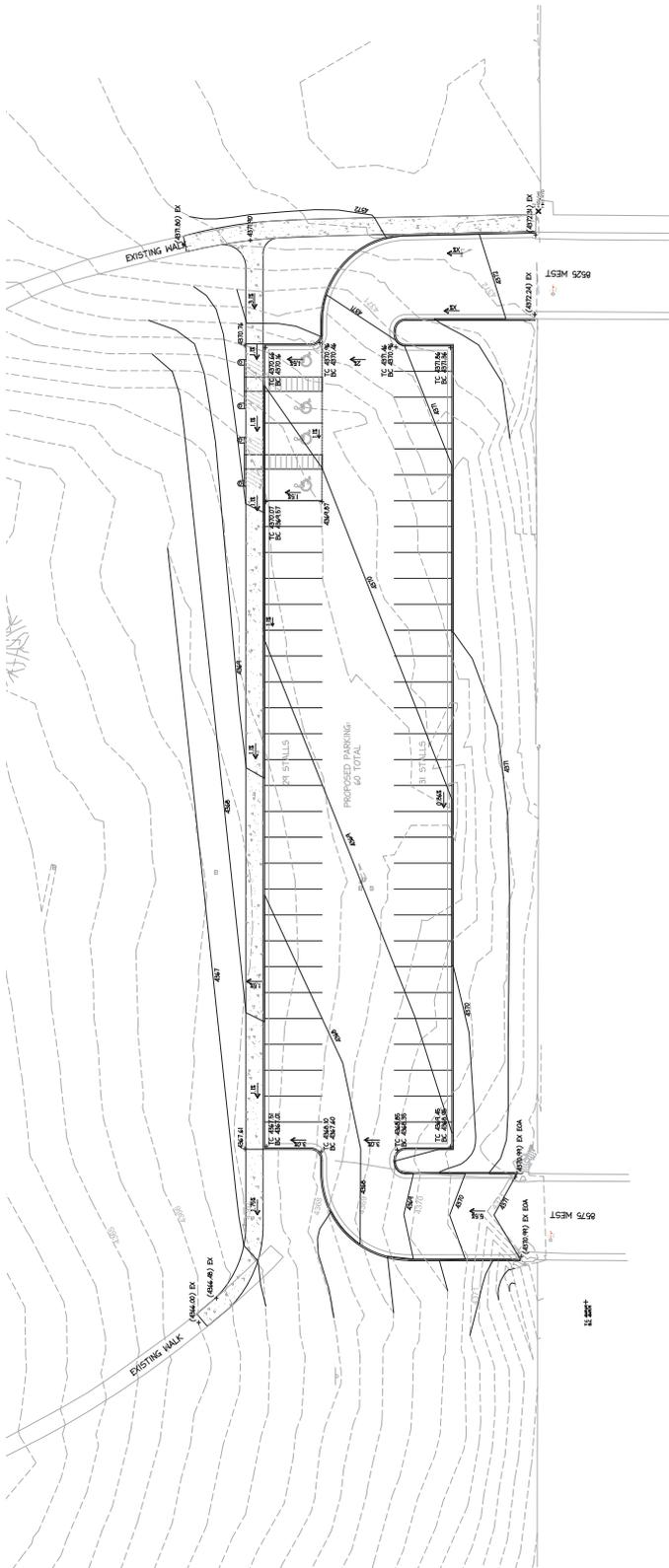
STAMP

SHEET TITLE:
GRADING PLAN

DATE: 07.02.13
 DRAWN BY: EMJ
 CHECKED BY: MKW
 JOB NO.: U13-007

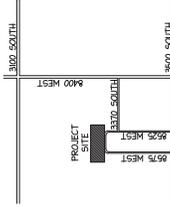
SHEET NO.: **LG-101**

DRAFT FOR REVIEW ONLY

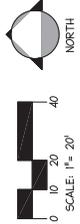


GRADING LEGEND

- PROPERTY LINE
- WORK LIMIT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION AT EDGE OF ASPHALT
- PROPOSED SPOT ELEVATION
- PROPOSED SPOT GRADE
- SLOPE INDICATOR
- TOP/BOTTOM OF CURB ELEVATION



VICINITY MAP



GRADING GENERAL NOTES

1. THE BASE INFORMATION FOR THIS DRAWING HAS REMAINED FROM OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DRAWING WITH ACTUAL FIELD CONDITIONS PRIOR TO BEGINNING ANY WORK AND IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE BASE INFORMATION WITH THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE BASE INFORMATION WITH THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE BASE INFORMATION WITH THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
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3. REFER TO LEGENDS, NOTES, DETAILS, AND SPECIFICATIONS FOR FURTHER INFORMATION.
4. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING GRADES IN THE FIELD PRIOR TO BEGINNING WORK AND IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. IN THE EVENT THAT THE CONTRACTOR BEGINS GRADING OPERATIONS PRIOR TO VERIFYING THE EXISTING GRADES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING GRADES AND SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING GRADES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING GRADES AND SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING GRADES.
5. COORDINATE LAYOUT AND GRADING WITH OTHER TRADES SO THAT CONSTRUCTION CAN CONTINUE IN A NORMAL SEQUENCE OF EVENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE GRADING WITH OTHER TRADES AND SHALL BE RESPONSIBLE FOR COORDINATING THE GRADING WITH OTHER TRADES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE GRADING WITH OTHER TRADES AND SHALL BE RESPONSIBLE FOR COORDINATING THE GRADING WITH OTHER TRADES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND MARKING THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK PRIOR TO BEGINNING ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND MARKING THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK PRIOR TO BEGINNING ANY WORK.
7. CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY INTO EXISTING.
8. THIS DESIGN INDICATES RELATIONSHIPS BASED ON SURVEY DATA OBTAINED FROM OTHER PARTIES AND HAS BEEN INTERPRETED OR CORRECTED BY THE LANDSCAPE ARCHITECT TO MEET THE REQUIREMENTS OF THIS PROJECT. THE SUBSEQUENT ACCURACY OF THIS DOCUMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. ALTHOUGH THIS DOCUMENT IS INTENDED FOR USE DURING CONSTRUCTION, THE ACTUAL CONDITIONS ENCOUNTERED ON SITE MAY VARY FROM THE INFORMATION SHOWN HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL CONDITIONS ENCOUNTERED ON SITE AND SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL CONDITIONS ENCOUNTERED ON SITE.



STAFF REPORT

Executive Summary									
Hearing Body:	Magna Township Planning Commission								
Meeting Date and Time:	Thursday, September 12, 2013	06:30 PM	File No:	2	8	5	8	4	
Applicant Name:	Deborah Hedegaard	Request:	Street Vacation						
Description:	Proposed Vacation of an Alley West of the Brownstone Building								
Location:	9113-9117 W Magna Main Street								
Zone:	C-3 Regional Commercial	Any Zoning Conditions?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>					
Planning Commission Rec:	Not Yet Received								
Community Council Rec:	Approval								
Staff Recommendation:	Approval								
Planner:	Spencer Hymas								

1.0 BACKGROUND

1.1 Summary

In 1908, Frank and Sarah Chambers dedicated a 16-foot wide alley running north and south down the middle of Block 1 of the Chambers Townsite to the public. Since that time, Salt Lake County legally held all interest in the 16-foot alley.

Deborah Hedegaard is requesting to vacate the alley in order to expand their property boundaries. Salt Lake County's current policy has been to typically grant these requests as long as there are not major objections or threats to the public's health safety and welfare.

1.2 Hearing Body Action

1.3 Neighborhood Response

There have been no adverse responses received at the time of this report.

1.4 Community Council Response

This item was discussed and recommended for approval at the Magna Town Council Meeting held on September 5, 2013

This item has not yet been discussed at the Magna Community Council Meeting

2.0 ANALYSIS

2.1 Applicable Ordinances

14.48 - Street Vacations

14.48.030 Conditions for vacation.

Petitions for vacation of public streets shall be considered on the basis of the following:

A. Alleys, Walkways and Trails. Alleys, walkways and trails are not generally within the current planning and maintenance policies of the county. Vacation of an alley, walkway or trail relieves the county from present or future obligations to maintain such alley, walkway or trail. This benefit to the county is declared to be adequate compensation for the county's interest. Where appropriate, the county may require conditions precedent to the vacation of any alley, walkway or trail such as installation of landscaping, fencing or other improvements which must be completed or bonded for prior to the transfer of county property interests.

B. Major and Minor Streets. Major and minor streets shall not be vacated or permanently closed unless adequate compensation has been paid for the transfer of the county's interest in the land. The vacation or closure is not final or complete until the document transferring title is signed by the mayor and, in the case of a plat amendment or deed, recorded with the Salt Lake County recorder's office.

2.2 Other Agency Recommendations or Requirements

The Salt Lake County District Attorney would like the applicant to submit more technical information before giving final approval.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed Street Vacation.

3.2 Reasons for Recommendation

- 1) The vacation of the alley will relieve the county from present or future obligations to maintain the alley.
- 2) Salt Lake County Staff does not believe that the vacation of the alley will create injury or health safety and welfare concerns.



9113 Magna Main St, Magna, UT 84044



The screenshot displays an aerial view of a residential neighborhood. A red popup window titled "Identify" is open, showing the following information:

- Parcel ID 10: 1430204004
- ID 14: 14302040040000
- Address: 9113-9119 W MAGNA MAIN ST
- Acreage: 0.23
- Owner: HEDEGAARD, DEBORAH K; TR
- Owner Address: 464 N PUGSLEY ST

The map interface includes a top navigation bar with the title "Planning and Development Interactive GIS Map" and a search bar. On the right side, there are buttons for "Layer Options" and "Basemaps". The bottom right corner features a scale bar and a north arrow. The Esri logo is visible in the bottom right corner of the map area.



STAFF REPORT

Executive Summary									
Hearing Body:	Magna Township Planning Commission								
Meeting Date and Time:	Thursday, August 15, 2013	06:30 PM	File No:	2	8	5	7	7	
Applicant Name:	Gary Cannon	Request:	Subdivision						
Description:	8 Lot Subdivision Single Family Dwellings								
Location:	7372 W 3500 S								
Zone:	R-1-6 Residential Single-Family	Any Zoning Conditions?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>					
Staff Recommendation:	Approval with Conditions								
Planner:	Spencer Hymas								

1.0 BACKGROUND

1.1 Summary

Gary Cannon is seeking approval of a preliminary plat for the proposed Treyson Court subdivision located at 7372 West 3500 South. The subdivision is on a 2 acre site and contains 8 lots proposed for single family dwellings. The property is zoned R-1-6.

1.2 Neighborhood Response

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

2.0 ANALYSIS

2.1 Applicable Ordinances

R-1-6 Zone

Required Proposed

Lot Area

Required - 6,000 sq. ft.

Proposed - 6,000+ sq. ft.

Lot Width

Required - 60 ft. at 25-foot setback

Proposed - 68 feet at 25-foot setback

Setbacks

Front

Required - 25 feet

Proposed - 25 feet

Side

Required - 5 feet one side and 11 feet on the garage or driveway side or 8 feet on each side

Proposed - Not Available

Rear

Proposed - 15 feet w/Garage 30 feet w/o

Required - 15 feet w/Garage 30 feet w/o

Parking

The County's parking ordinance requires that 2 parking spaces be provided for each dwelling unit. The applicant will need to provide a plans showing where the required two parking spaces will be provided.

18.12.030 - Preliminary plat approval or disapproval.

Following a review of the preliminary plat the planning commission shall act on the preliminary plat as submitted or modified. If the plat is approved, the director or director's designee shall sign the plat. One copy of the preliminary plat shall be provided to the subdivider. One signed copy shall be retained by the planning and development services division, and one copy of the approved plat shall be returned to the developer's engineer. If the preliminary plat is disapproved, the director or director's designee shall notify the developer in writing and give reasons for such disapproval. The receipt of a signed copy of the approved preliminary plat shall be authorization for the subdivider to proceed with the preparation of specifications for the minimum improvements required in [Chapter 18.24](#) of this title and with the preparation of the final plat.

2.2 Subdivision Requirements

Preliminary and Final Plat

The project will need to satisfy the technical requirements of the Preliminary Plat Process before a Final Preliminary Plat can be issued. At this time, there do not appear to be any major issues raised by the other reviewers and outside agencies that would significantly affect the layout of the proposed subdivision.

2.3 Other Agency Recommendations or Requirements

Grading - Greg Baptist

1. A Geotechnical Study is required.
2. Cul-de-sac will require a grading permit - at time of grading permit
 - a. Site, grading, and drainage plans from a qualified civil engineer.
 - b. A SWPPP plan will be required
 - c. An NOI from the Department of Environmental Quality will be required.

Health - Jeremy Roberts

1. Water and Sewer availability letters

Planning -Spencer Hymas

1. Building setback lines to be shown on the plat, including showing dimensions where required by the planning commission
2. Show all existing and proposed easements.
3. Where required, evidence of any agreements with adjacent property owners relative to the subdivision development shall be presented to the planning and development services division in writing prior to its approval of the plat. These agreements shall include those relative to drainage, easements, protection strips and improvement bonds.

- a. If a protection strip is being used the following ordinance applies.

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

Unified Fire Authority - Tom Smolka

1. Install fire hydrant according to plans if structures are greater than 4800 square feet, 2 fire hydrants may be required.
2. Meet the fire flow of 1500 GPM

Urban Hydrology - John G. Hill

TECHNICAL REVIEW REQUIRED

Subdivision - Darlene Jeffreys

1. A title report will be required
2. Contact Theresa Curtis to get the street name approved. (Phone 385-468-6757)

Traffic Engineer - Jena Carver

1. 4' Sidewalk and 5' Park-strip needs to be shown on the Site Plan
Once the Site Plan is approved, a Technical Review of the following will be required:
2. Plan and profile drawings for the new road

2.4 Other Issues

Existing Structures - The existing structures will need to be removed prior to the Final Plat recording. The applicant will need to provide proof that the home has been removed under demolition permit before the Final Plat can be recorded.

Bonding - Bonding for any required public improvements will need to be posted prior to Final Plat recording.

Easements:

Existing Easements will need to be identified, if any and their disposition indicated on the plat. e.g. relocation, abandoned or remain.

New Easements may be required by the utility companies as part of their review of the plat. These will need to be identified on the Preliminary and Final Plats.

All Easements will be worked out by the applicant with the Utility Companies. A signed paper version of the Final Plat will be obtained from the utility companies, indicating their approval of the plat, prior to County Planning and Development services Final Plat approval.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed Subdivision 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, including completing the preliminary and final plat approval with staff.

3.2 Reasons for Recommendation

- 1) The project will comply with subdivision and zoning requirements once all applicable ordinances and agency recommendations have been adhered to.



Enhanced Search

Search for Parcel by ADDRESS

example 2001 S State St

Search

Clear



SALT LAKE CITY
 45 W. 1000 S • 2nd Fl. 530
 Sandy, UT 84070
 Phone: 801.255.0529
 Fax: 801.255.4449

LAYTON
 Phone: 801.547.1100

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 WWW.ENSTEN.COM

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 WEST PAPER CANYON
 SALT LAKE CITY, UT 84119
 PHONE: 801-462-4802
 FAX: 801-462-4802

TREYSON COURT
 3500 SOUTH 7200 WEST
 SALT LAKE CITY, UTAH

DATE: 10/15/2014
 DRAWN BY: J. B. BROWN

PRELIMINARY PLAT

PROJECT NUMBER: 100123
 COUNTY: KANE
 DISTRICT: 100123
 SHEET NUMBER: 100123

C1.0



HORIZONTAL GRAPHIC SCALE
 0 10 20 30 40 50
 FEET
 LOCATED SECTION 08
 TOWNSHIP 5 SOUTH, RANGE 10 WEST
 SALT LAKE BASE AND MERIDIAN



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 45 W. 1000 S. • 84143-5000
 Phone: 801.255.0529
 Fax: 801.255.4649

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WWW.ENSTEN.COM

TEL: 801.255.0529
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TREYSON COURT
 3500 SOUTH 7200 WEST
 SALT LAKE CITY, UTAH

DATE: 01/20/2011
 DRAWN BY: [illegible]

GRADING PLAN

PROJECT NUMBER: 100121
 SHEET NUMBER: 001
 DATE: 01/20/2011

C2.0



CALL BUREAUS FOR ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.



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 WEST PAPER CANYON
 SALT LAKE CITY, UT 84119
 PHONE: 801-462-4802
 FAX: 801-462-4802

TREYSON COURT
 3500 SOUTH 7200 WEST
 SALT LAKE CITY, UTAH

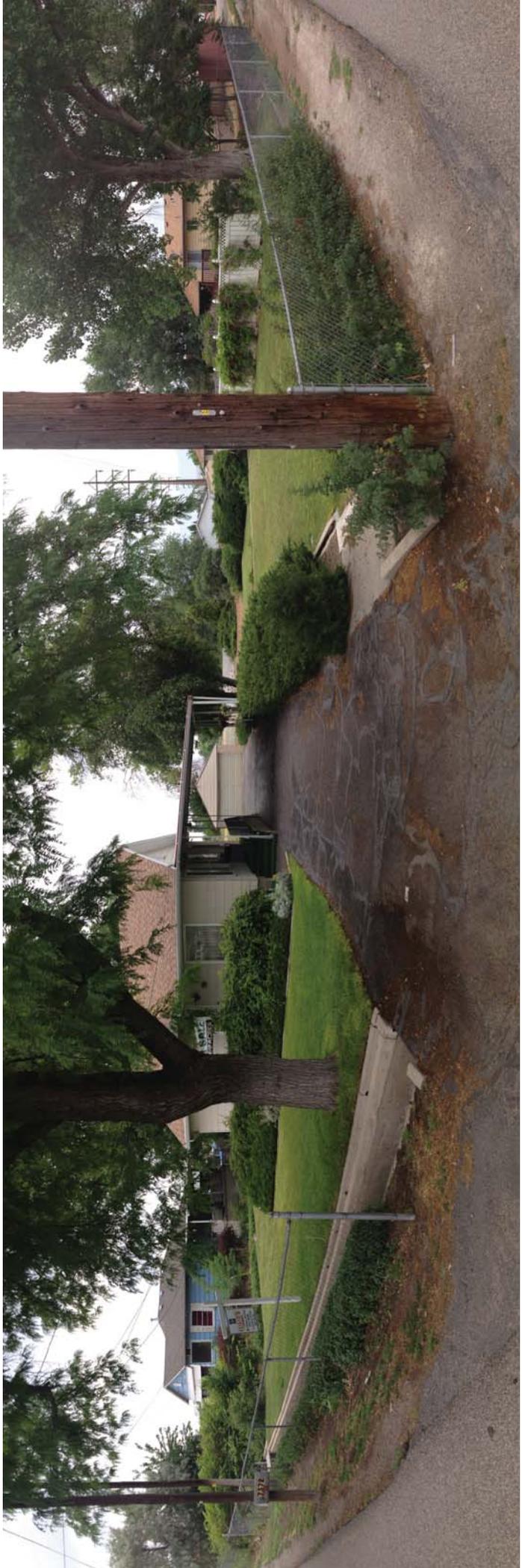
DATE: 11/11/2014
 DRAWN BY: J. HARRIS

UTILITY PLAN

PROJECT NUMBER: 100171
 PROJECT LOCATION: 3500 SOUTH 7200 WEST
 COUNTY: KANE
 SHEET NUMBER: C3-0

C3-0









OAKVIEW
REAL ESTATE
LORIANA ORTIZ
644-6141



STAFF REPORT

Executive Summary									
Hearing Body:	Magna Township Planning Commission								
Meeting Date and Time:	Thursday, August 15, 2013	06:30 PM	File No:	2	8	5	7	6	
Applicant Name:	Gary Cannon	Request:	Zone Change						
Description:	Rezone from A-1 z/c to A-1 without the Zoning Condition.								
Location:	2650 South 7200 West								
Zone:	A-1 Agriculture	Any Zoning Conditions?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>					
Zoning Condition:	Excludes the uses of duplexes and dwelling groups.								
Planning Commission Rec:	Not Yet Received								
Community Council Rec:	Not yet received								
Staff Recommendation:	Approval								
Planner:	Spencer Hymas								

1.0 BACKGROUND

1.1 Summary

Applicant Gary Cannon is requesting to rezone 2.42 acres of land on 2650 S 7200 W. The current zone is A-1 with a zoning condition that does not allow two family dwellings. The applicant is requesting to rezone the property to remove the zoning condition.

1.2 Neighborhood Response

There have been both positive and negative responses from the neighborhood with regards to this application.

1.3 Community Council Response

2.0 ANALYSIS

2.1 General Plan

General Plan Map Designation: The project is located along a Magna Corridor which is designated as adaptive and flexible for changes.

The Project is also located in a blue area - one that has limited potential for the absorption of growth, and is likely to experience only minor changes in overall character over time. The level of stability of Blue areas is defined as follows:

- 1) Subtle changes in land use may occur. Overall, land uses in the area/corridor will exhibit less diversity and less intensity. Changes will be limited to a small number of dispersed sites, leaving the majority of the area/corridor unchanged.

2) Improvements may occur which subtly alter the appearance, economics, or sustainability of the area/corridor. Most improvements will consist of individual projects, and may not require coordination with parcels beyond their immediate vicinity.

3) Mobility networks are less formalized and will remain largely as built, but minor changes may occur. Public transit typically will have no dedicated right-of-way.

Applicable Best Practices: The following Best Practices are useful in evaluating the proposed zone change application for the subject property.

Land Use and Mobility - This best practice discusses the core concepts and in regard to improving mobility of the population in a given area; providing more and better alternatives to getting around than what may be currently available. This would include increased or improved transit as well as pedestrian and bicycle facilities. In order to have the installation and utilization of such facilities improve the mobility of the residents and visitors to an area, density actually has to increase in strategic locations; closer to the major streets and along designated corridors. The subject properties proposed increase in density would be consistent with the area designation and would fill the intent of this Best Practice.

Corridors - This best practice is a key element to improved transportation and mobility in a community. It discusses density increase, use increase along corridors to facilitate transit improvement viability and efficiency; housing diversity and affordability; and pedestrian scale, aesthetic and economic improvements along these public spaces. Increased density on the subject property would be consistent with this best practice.

Housing - This best practice discusses the need for a community to have diverse housing types and price-points for viability and sustainability. Having diverse housing types that range from ownership to rental and from single-family to multi-family provides housing for a communities broad spectrum of citizens' in their different stages and circumstances in life. Providing a variety of housing types accommodates more socio-economic diversity in a community. This in turn results in a more economically and socially healthy community. It also improves the possibility that citizens can remain in their community throughout their life if they so choose, and not have to move away when their life circumstances change. Increased density or intensity of use on this site, if developed properly, would be consistent with this best practice.

Sustainability - The Sustainability Best Practices discusses the reasons why and the methods to utilize sustainability for a community should be a goal. It includes many of the other best practices already noted. It also discusses environmental issues such as conservation of resources such as water and fuel, improvements to air quality and support of a communities social fabric. The proposed zone change is consistent with this best practice. The proposed change is consistent with the existing two-family density in the immediate vicinity. Increased density will also proved the necessary rooftops to sustain better commercial activity along Magna Main Street and Magna's other commercial developments.

In analyzing the proposed zone change through the guidance of the General Plan, the removal of the zoning condition to allow two-family dwellings on this site would seem to be consistent and appropriate with the General Plan. However, there are some concerns that are either reality or perceived. Appropriate controls on the site design will be implemented during a site plan review process. Staff is confident that potential impacts can be adequately mitigated. Mitigation may include reduction in density, site improvements that address potential impacts, studies such as a traffic study to make sure the site is designed safely. Staff does not control the building design nor the materials used. Staff also does not control whether the units are owner occupied or rentals.

Nevertheless, the issues we do control will be addressed during the site plan process where applicable ordinances and standards will be applied at the appropriate time.

2.2 Existing Zoning and Land Use

To the North:

There is are two Commercial C-2 pads that front along 7200 W. These commercial pads are under utilized

and may be able to be sustained through additional rooftops.

There is also a twin-house development adjacent to the subject property called Copperview Village Condos.

To the East:

- Single-Family PUD Private Subdivision - *Cottages on Cottage Commons* - RM/zc - (Zoning Conditions = 1. Business and Professional Offices; 2. Banks)

To the East:

The land to the east is in West Valley's jurisdiction but appears to be a mix of medium density single family and vacant ground zoned for agriculture.

To the South and West:

Land to the South and West is zoned A-1 with the zoning condition that does not allow for duplexes

3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed Zone Change.

3.2 Reasons for Recommendation

- 1) The proposed zone change is consistent with the Magna Township General Plan as outlined in this report.
- 2) Development of the site will have to comply with all development standards and regulations.



CALL BUSINESSES
 TO REMOVE AT LEAST 48
 HOURS PRIOR TO THE
 DATE OF THE PART
 OF THE BUSINESS



COPPERVIEW DRIVE

7200 WEST STREET



HORIZONTAL GRAPHIC SCALE
 (IN FEET) - 30'

10F1

CONCEPT PLAN

DATE: 10/20/2023
 DRAWN BY: J. B. BAKER

PROJECT NUMBER: 230373
 COUNTY: GARFIELD
 PROJECT ADDRESS:

THE HAMPTONS
 2650 SOUTH 7200 WEST
 MAGNA, UTAH

WWW.ENSIGNING.COM

RICHFIELD
 Phone: 435.901.0187

CEDAR CITY
 Phone: 435.865.1453

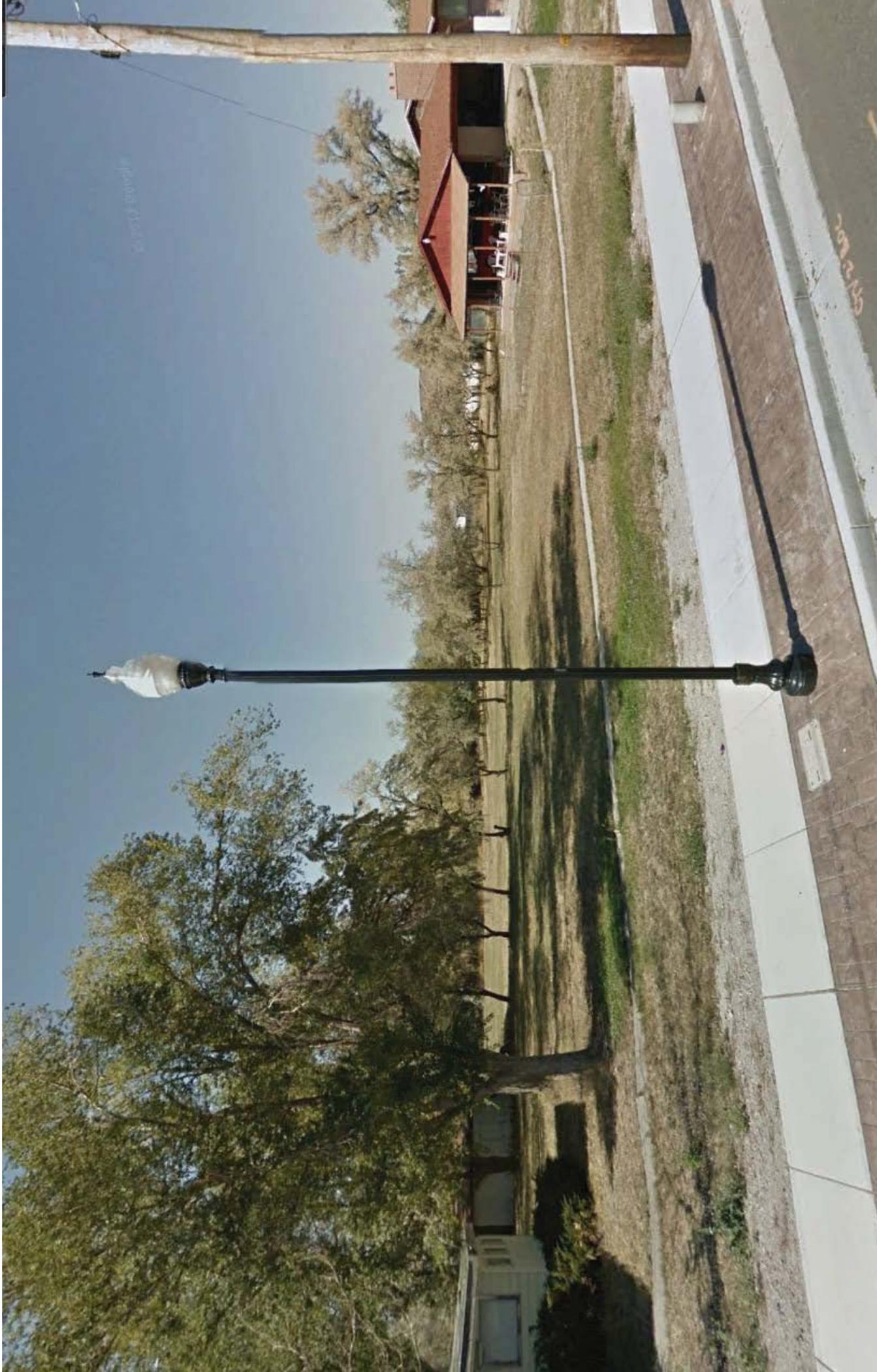
TOOELE
 Phone: 435.843.3590

LAYTON
 Phone: 801.547.1100

SALT LAKE CITY
 45 NW 1000 S, Suite 550
 Sandy, UT 84070
 Phone: 801.255.0529
 Fax: 801.255.4649



TRUCK PROPERTIES
 8625 SOUTH 18500
 WEST PAPER CANYON ROAD
 WEST PAPER CANYON
 CANYON, UT 84088
 PHONE: 801.400.0000
 FAX: 801.400.0000







STAFF REPORT

Executive Summary									
Hearing Body:	Magna Township Planning Commission								
Meeting Date and Time:	Thursday, September 12, 2013	06:30 PM	File No:	2	8	5	9	1	
Applicant Name:	Chris Clifford	Request:	Zone Change						
Description:	R-1-8 To R-1-6								
Location:	8973 W Newhouse Dr								
Zone:	R-1-8 Residential Single-Family	Any Zoning Conditions?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>					
Planning Commission Rec:	Not Yet Received								
Community Council Rec:	Approval								
Staff Recommendation:	Approval								
Planner:	Spencer Hymas								

1.0 BACKGROUND

1.1 Summary

Applicant Chris Clifford would like to rezone his property from R-1-8 to R-1-6.

1.2 Neighborhood Response

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

1.3 Community Council Response

The Magna Town Community Council discussed this item at their July 8th meeting; and the Magna Area Community Council discussed this item at their August 15th

2.0 ANALYSIS

2.1 General Plan

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.

The property is within a blue area of the general plan map "A Blue area is one that has limited potential for the absorption of growth, and is likely to experience only minor changes in overall character over time.

- 1) Subtle changes in land use may occur. Overall, land uses in the area/corridor will exhibit less diversity and less intensity. Changes will be limited to a small number of dispersed sites, leaving the majority of the area/corridor unchanged.
- 2) Improvements may occur which subtly alter the appearance, economics, or sustainability of the area/corridor. Most improvements will consist of individual projects, and may not require coordination with parcels beyond their immediate vicinity.
- 3) Mobility networks are less formalized and will remain largely as built, but minor changes may occur. Public transit typically will have no dedicated right-of-way. "

2.2 Existing Zoning and Land Use

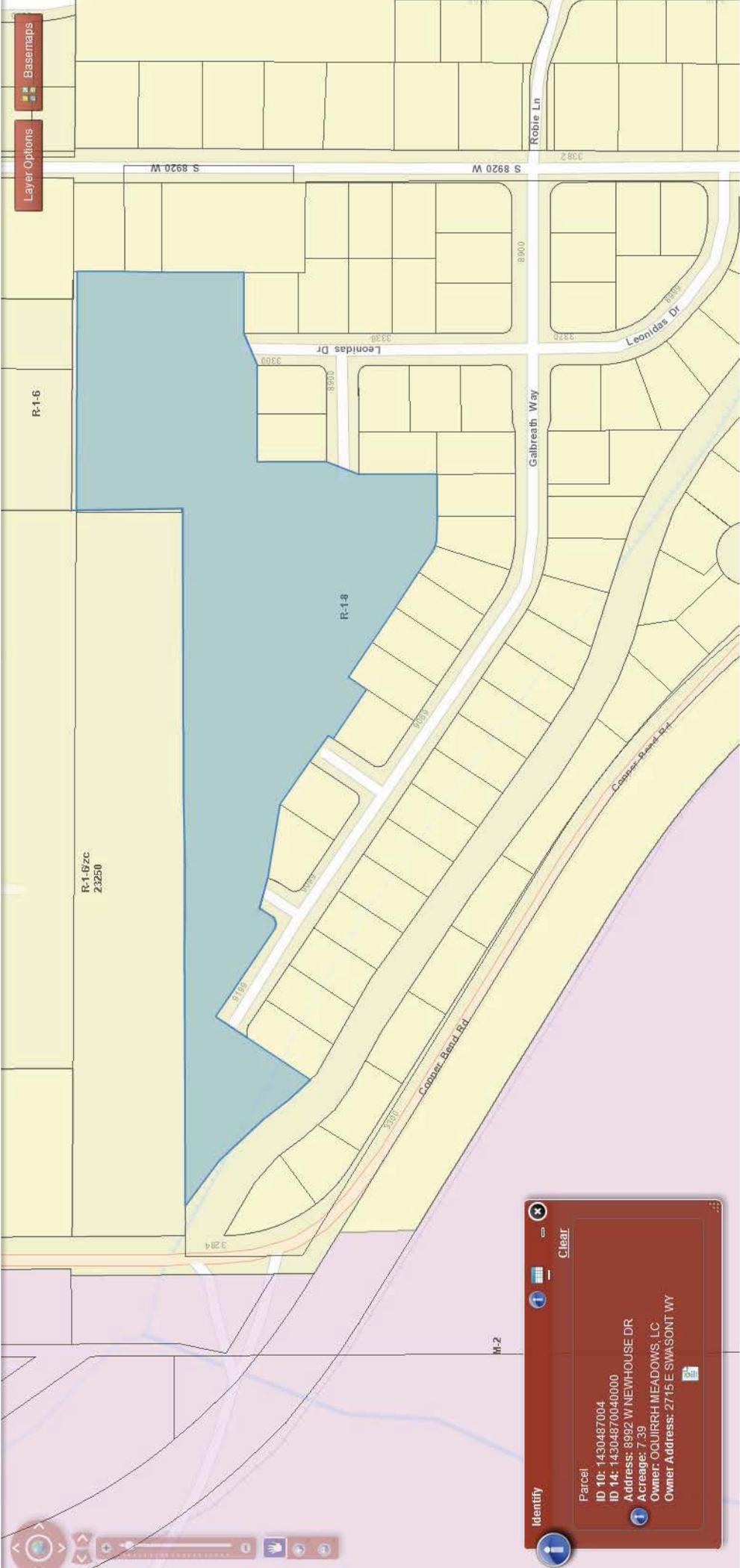
The property is adjacent to R-1-6 to the North and R-1-8 to the South and East. The project is along a Bus Rapid Transit line, and density is encouraged along these lines.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed Zone Change.

3.2 Reasons for Recommendation

- 1) Staff believes the proposed rezone is in accordance with the Magna Township General Plan.
- 2) The rezone may provide for a more cohesive overall development with the vacant ground to the North.



Layer Options

Basemaps

R-1-6

R-1-6/zc
23250

R-1-8

Robie Ln

S 8920 W

S 8920 W

8000

Leonidas Dr

3330

3300

3370

Galbreath Way

Leonidas Dr

8000

Cobarr Bend Rd

3000

M-2

Identify

Parcel
 ID 10: 1430487004
 ID 14: 14304870040000
 Address: 8992 W NEWHOUSE DR
 Acreage: 7.39
 Owner: OCUIRRH MEADOWS, LC
 Owner Address: 2715 E SWASONT WY

Clear





Layer Options

Basemaps

Identify Clear

Parcel
 ID 10: 1430487004
 ID 14: 14304870040000
 Address: 8992 W NEWHOUSE DR
 Acreage: 7.39
 Owner: OQUIRRH MEADOWS, LC
 Owner Address: 2715 E SWASONT WY

OQUIRRH MEADOWS PHASE 4

CONCEPT PLAN



DRAWING NO. 13

DATE: 7/28/13
PROJECT: OQUIRRH MEADOWS PHASE 4
DRAWN BY: JRP
CHECKED BY: MEC
PROJECT NO: 13081

OQUIRRH MEADOWS PHASE 4

CONCEPT PLAN
MAGNA, UTAH

DATE	7/08/13
SCALE	1" = 60'
SHEET	1 OF 1

