



Planning & Development Services Division

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Magna Township Planning Commission

Public Meeting Agenda

****REVISED****

Thursday, March 13, 2014 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

- 1) Approval of Minutes from the October 17, 2013 meeting.
- 2) Code Enforcement Update by Staff
- 3) Collection of Completed Documents
- 4) Election of Chair and Vice Chair for 2014
- 5) Other Business Items (as needed)

PUBLIC HEARINGS

Conditional Use -

26175 – Amber Huntsman is requesting conditional use approval to amend the PUD site plan of the 288 unit Flangas apartments. The proposal would add more open space and landscaping, modify the road network, change the parking arrangements, add fencing, add private garages, and modify the setbacks for one of the buildings that fronts 8400 West. The plan does not propose the addition of any more units. **Location:** 2850 South 8400 West. **Zone:** C-2
Community Council: Magna Town Council. **Planner:** Spencer Hymas

28767 – Amber Huntsman is requesting conditional use approval to amend the notes associated with the Flangas Crossing PUD Subdivision. **Location:** 2850 South 8400 West. **Zone:** C-2
Community Council: Magna Town Council. **Planner:** Spencer Hymas

Modification -

26765 – John Gust is requesting modifications to the Arbor Park Development Agreement. The proposed modifications include changes to the locations of signage, clarifications to the colors and materials of the signs, the addition of a public plaza near the BRT station, updated page references and typos; and modifications to the parking text to allow for a better ability to reuse the buildings. **Location:** 3555 South 8400 West. **Zone:** C-2. **Community Council:** Magna Town Council. **Planner:** Spencer Hymas

ADJOURN



MEETING MINUTE SUMMARY
Magna Township Planning Commission Meeting

Thursday, October 17, 2013 6:30 p.m.

Approximate meeting length: 1 hour 14 minutes
Number of public in attendance: 14
Summary Prepared by: Wendy Gurr
Meeting Conducted by: Commissioner Cripps (Vice Chair)

***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			
Dan Cripps – Vice Chair	x	x		Spencer Hymas	x	x
John Bodenhofer			x	Wendy Gurr	x	x
Michael Brooks - Alternate			x	Mike Durfee	Absent	x
Kelly Harman			x	Zach Shaw (DA)	x	x
Lance Jacob	x	x				
Nathan Pilcher	x	x				
Carl Duckworth	x	x				

BUSINESS MEETING

Meeting began at – 6:35 p.m.

- 1) Approval of Minutes from the September 12, 2013 meeting

Motion: to approve the meeting minutes from the September 12, 2013 meeting as presented.

Motion by: Commissioner Duckworth

2nd by: Commissioner Pilcher

Vote: unanimous in favor (of commissioners present)

- 2) Code Enforcement Update by Staff.

Mike Durfee was present to answer questions.

Commissioners and Staff had a brief discussion. This will be continued to the November 14th meeting.

- 3) Other Business Items (as needed)

PUBLIC HEARINGS

Hearings began at – 6:41 p.m.

Rezone – Continued from September 12, 2013

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.

Commissioners and Staff had a brief discussion.

Mike Durfee excused himself at 7:03 pm.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Christopher Clifford

Address: 2715 East Swasont Way. Holladay City, Utah

Comments: The property has been used very little, except for a pasture. Has come now, the property to the North went bankrupt and the lender took the property back. The bank approached him to develop concurrently. Approval lapsed, no permits were pulled and the project failed. It's not an issue of density, but that of flexibility. He would like to have a large amount of open space for retention and for the Communities to use.

Commissioner Jacob asked regarding the concept plan.

Speaker # 2: Magna Community Council

Name: Todd Richards for Lori Jo

Address: 2783 South 8400 West

Comments: Recommend approval.

Speaker # 3: Magna Town Council

Name: Todd Richards

Address: 2783 South 8400 West

Comments: Recommend approval of this project.

Speaker # 4: Citizen

Name: Dale Cox

Address: 9105 West Standard Court

Comments: His objection is, when he bought in this area, it was on a Court and a Dead End Street. Request that the Standard Court be honored.

Speaker # 5: Citizen

Name: Jeff Larsen

Address: 7427 Miriam Way

Comments: Questioned why the County feels having 6000 to 8000 square foot lots fits within this area. Thinks Magna has too many large lots and believes should maintain the zoning currently in place.

Staff provided feedback on the questions from Citizens.

Commissioners and Staff had a brief discussion.

Speaker # 6: Citizen

Name: Jeff Larsen

Address: 7427 Miriam Way

Comments: Wants to know if the master plan includes all areas of unincorporated Salt Lake County. It is not his feeling that 6000 square foot lots are any cleaner than 8000 square foot lots.

Staff provided feedback on the questions from Citizens.

Speaker # 7: Citizen

Name: Todd Richards

Address: 2783 South 8400 West

Comments: Made the statement, this is just a preliminary, its coming back as a PUD and you only have to meet the density requirements.

Speaker # 8: Applicant

Name: Christopher Clifford

Address: 2715 East Swasont Way. Holladay City, Utah

Comments: Answering questions regarding area and stating they have 5 designs that accommodate a younger buyer and fit within a footprint. Provides a little more flexibility on pie shaped lots to get that number of homes on the property and are concerned about pricing and income levels.

PUBLIC PORTION OF MEETING CLOSED

Commissioners and Staff had a brief discussion.

Applicant provided answers to questions the Commissioners asked regarding lot sizes, number of lots and open space.

PUBLIC PORTION OF MEETING REOPENED

Speaker # 9: Citizen

Name: Todd Richards

Address: 2811 South 8300 West

Comments: It is coming back as a PUD and you only have to meet the density requirements. It doesn't mean the lot size has to stay at 8000 square feet, some of the lots can be 6000 square feet, but because they have the open space.

Commissioners and Counsel had a brief discussion

PUBLIC PORTION OF MEETING CLOSED

Motion: to approve application #28591, with the condition of 35 lots.

Motion by: Commissioner Pilcher

2nd by: Commissioner Duckworth

Vote: unanimous in favor (of commissioners present)

Ordinance Amendment

28640 – Salt Lake County is considering amendments to Salt Lake County Ordinances 19.04.235, 19.14.020, and 19.14.030 to limit the scope of “animals and fowl for family food production” and to make that land use a conditional use rather than a permitted use in the R-1-21 and R-1-43 zones in order to allow planning commission review and approval with the imposition of conditions of approval as necessary to mitigate the impacts of the introduction of farm animals into residential areas. **Community Council:** All. **Planner:** Curtis Woodward

Commissioners, Counsel and Staff had a brief discussion.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Magna Town Council

Name: Todd Richards

Address: 2783 South 8400 West

Comments: Recommend denial, considering the financial burden it could cause.

Commissioner Cripps made the suggestion, if they discuss this item at the next Magna Town Council meeting, if they could hear input from members of the Community.

Speaker # 2: Citizen

Name: Jeff Larsen

Address: 7427 Miriam Way

Comments: Magna Town Council was unanimous against the amendment. They felt that it was very much sneaky, underhanded and a backdoor way of the County for their due rights. He feels they have the right to have animals for their self-preservation and is not within the County's right to change. The Pursuit of Happiness is real property being owned and controlled by the individual that without property rights men cannot really be free. If a family wants to have farm animals, they should be permitted. Believes the fee to have a cow to provide for his family is an assault on his personal liberties.

PUBLIC PORTION OF MEETING CLOSED

Motion: to recommend denial of application #28640 to the County Council of the Ordinance Amendment.

Motion by: Commissioner Duckworth

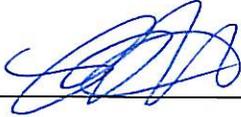
2nd by: Commissioner Pilcher

Vote: Unanimous in favor (of commissioners present)

MEETING ADJOURNED

Time Adjourned – 7:49 p.m.

Minutes Reviewed by:



1/7/14

Review by Others:





STAFF REPORT

Executive Summary									
Hearing Body:	Magna Planning Commission								
Meeting Date and Time:	Thursday, March 13, 2014	06:30 PM	File No:	2	6	1	7	5	
Applicant Name:	Amber Huntsman	Request:	Conditional Use						
Description:	Site plan amendment - Planned Unit Development - 288 unit multi-family								
Location:	2780 South 8400 West								
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:	Spencer Hymas								

1.0 BACKGROUND

1.1 Summary

Amber Huntsman on behalf of The Thackeray Garn Company has applied to amend a previously approved site plan for a 288 unit multi-family residential community as part of a the recorded Flangas Subdivision PUD. This mixed use Planned Unit Development is located at the crossroads of 8400 West and Magna Main Street. The proposed amendment to the site plan does not add any additional units to the project. The proposed changes will add more landscaping and open space, a pedestrian network that connects to surrounding uses and transit, covered parking stalls, storage garages, a pedestrian plaza and decorative fencing. The amendment also proposes to increase the building setback from 10' to 25' for one building only.

1.2 Hearing Body Action

This item is on the Magna Township Planning Commission's Agenda to review the proposed changes and approve, deny, or approve with conditions based upon the information presented through the public meeting process.

1.3 Neighborhood Response

No negative responses have been received from the neighborhood.

1.4 Community Council Response

Not yet received.

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"/>	<p><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> <p>Discussion: The maximum density permitted within the zone is 25 Units/acre but may be granted up to 32 Units/acre if the Planning Commission finds the development meets the requirements stated in Salt Lake County Ordinance 19.62.130. The proposed development density is less than the maximum at 24.28 Units/acre.</p> <p>The building height regulations within the C-2 zone permit up to six stories, or up to seventy-five feet (19.62.110), the proposed buildings will not exceed four stories.</p> <p>The required parking for multiple-dwelling unit developments is two (2) stalls per unit plus any guest parking the Planning Commission may determine (19.80.040). The proposed site plan has 1.89 stalls per unit, however the Magna General Plan identifies the area as a transit-oriented development area characterized by improved pedestrian facilities, reduced parking requirements, access to public space, and mixing of land uses is desired along 8400 West and 2700 South (Project 27). Additionally, the subdivision plat was recorded with notes to promote the ability for shared parking as necessary. The planning commission may determine if the deficiency is acceptable considering the goals within the general plan.</p> <p>The proposed site plan does not meet the setback requirements within the Flangas PUD Subdivision. The applicant is subsequently proposing to amend the PUD subdivision setbacks to accommodate this site plan. The applicant is proposing to increase the setback for building 8 from 10' to 25' from the new Right of Way on 8400 West (See section 2.5 PUD note 2A). With this proposed change, the applicant is proposing to add a 10' pedestrian plaza to maintain the streetscape.</p> <p>The applicant is also proposing to alter the setback regarding occupied structures adjacent to single-family lots (See section 2.5 PUD note 2C). Building 9 is being proposed to be setback 20' from the adjacent residential lot. The PUD subdivision requirements state that buildings adjacent to residential need to be setback 30'. Salt Lake County ordinance requires an 8' setback plus one additional foot of setback for every 2' of building above 35'. The applicant is proposing a 20' setback which, under the regular ordinance, would accommodate a 59' building.</p> <p>The applicant is proposing to add 4' decorative fencing that includes brick pillars and wrought iron to the project. The recorded PUD subdivision has a note that does not allow fencing between adjacent lots within the subdivision (See section 2.5 PUD note 4). The intent behind the fencing restriction was to ensure pedestrian access to</p>

		<p>adjacent commercial uses. The developer has incorporated pedestrian access ways within the plan for connectivity.</p> <p>The proposed site plan is showing 38% open space. This is a visually significant increase from the previously approved site plan, but, below the standard. The applicant has proposed to add an additional amenity for every 2% reduction from the 50% standard (12% reduction = an additional 6 amenities).</p> <p>Salt Lake County's Development Standards for Medium and High Density Residential require a 6-foot visual barrier where adjacent to other residential uses. The project is proposing to meet this standard.</p> <p>Summary: The proposed site plan amendment does a better job of meeting the landscaping, open space and amenities standards of the ordinance than the previously approved site plan for this same project. The applicant has asked for allowed modifications within the PUD guidelines and designed the plan to still meet the intents behind the regulations.</p>
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<p><i>Standard `B': The proposed use and site development plan shall comply with all other applicable laws and ordinances.</i></p>
		<p>Discussion: The proposed development has been submitted as a Planned Unit Development (PUD) site plan amendment. Under section 19.78 of the Salt Lake County Ordinance, a "Planned unit development" means an integrated design for development of residential, commercial or industrial uses, or combination of such uses, in which one or more of the regulations, other than use regulations, of the district in which the development is to be situated, is waived or varied to allow flexibility and initiative in site and building design and location in accordance with an approved plan and imposed general requirements as specified in this chapter."</p> <p>Summary: The proposed development meets the intent of the Planned Unit Development Ordinance and has utilized the flexibility within the ordinance to achieve the design objectives outlined within the Magna General Plan.</p>
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<p><i>Standard `C': 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: As part of the prior approval, there was a Transportation Impact Study conducted on this subdivision. The study indicated that an estimated 6,005 total daily trips would be generated from the entire subdivision. Out of the 6,005 total daily trips, 1,869 trips would be generated from the 288 unit apartment application. Hales Engineering conducted this transportation study in October 2011. On February 10, 2014 they provided a memorandum which states the proposed changes to the site plan would improve internal pedestrian safety and access.</p> <p>Summary: A technical review with Salt Lake County and UDOT will ensure that the developer meets all necessary traffic standards prior to receiving final land use approval. If the technical review results in significant changes to the site plan then the site plan will be brought back before the Planning Commission for review.</p>

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>
		A preliminary review of the development plan has been conducted by Salt Lake County Engineering and Planning, Unified Fire Authority, and the Salt Lake Valley Health Department. No significant safety issues or hazards were identified. A more thorough technical review will be required before final approval. Summary: The applicant has addressed any preliminary safety or hazard concerns.
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<u>Standard `E`:</u> <i>The proposed use and site development plan shall not adversely impact properties in the vicinity of the site through lack of compatibility with nearby buildings in terms of size, scale, height, or noncompliance with community general plan standards.</i>
		Discussion: The proposed development, in concert with the other uses within the subdivision, will provide a mixed-use pattern of development that has been identified in the community's general plan. The new applicant has re-stated the 288 units will all be leased at market rate and will be constructed accordingly. The apartment community will bring more residents to Magna's Main Street increasing the demand for commercial uses in the area. The development is a major investment in the community and will likely have a positive impact to surrounding properties. Summary: The proposed site plan amendment does not adversely impact the quality of life of residents in the vicinity.

2.2 Zoning Requirements

19.62.040 - Conditional Uses

Multiple dwellings; group dwellings

19.78 Planned Unit Development

19.78.010 - Scope of approval.

Provision of a planned unit development by this chapter in no way guarantees a property owner the right to exercise the provisions of the planned unit development. Planned unit developments shall be approved by the planning commission only if, in its judgment, the proposed planned unit development fully meets the intent and purpose and requirements of the zoning ordinance.

19.78.040 - Review and approval.

A planned unit development may be approved by a planning commission in any zoning district. The approval of a PUD shall consist of a final approval letter and a final approved site plan. A PUD permit shall not be granted unless the PUD meets the use and density limitations of the zoning district in which it is to be located.

In order to assist the planning commission with the approval process, the director or director's designee shall administer an application and review procedure with the following components:

C. An approval/denial procedure, which shall include:

1. A planning commission decision based on whether the proposed development complies with

ordinance requirements and development standards of approval and whether anticipated impacts can be mitigated with appropriate conditions of approval.

2. The integration of the recommendations from the other government agencies and affected entities involved in subsection (B)(5) of this section and any planning commission conditions of approval into the final site plan;
3. An approval or denial letter indicating the approval or denial of the application with appropriate conditions or findings;
4. Provision of the approved site plan with approval letter or the denial letter to the applicant in a timely manner.

2.3 Other Agency Recommendations or Requirements

All reviewing agencies have preliminarily approved the proposed site plan, final approval will require the completion of a technical review.

2.4 Other Issues

Magna General Plan

- a. Magna General Plan Objective 4.3: Consider mixed-use pattern of development for major centers, arterials, and nodal points to create density and critical population mass to support diverse activities.
- b. Magna General Plan Project 12: Main Street Improvements to extend to the intersection of 2700 South and 8400 West.
- c. Magna General Plan Project 27: Transit Oriented Development (TOD) characterized by improved pedestrian facilities, reduced parking requirements, access to public space, and mixing of land uses is desired along 8400 West and 2700 South.

Wasatch Choice for 2040

In October of 2010, Salt Lake County embarked upon a process with Wasatch Front Regional Council, Envision Utah, and others to implement the Regional Plan known as the Wasatch Choice for 2040. Officially adopted in May, 2011 the plan was developed with a huge public involvement process. As part of the implementation effort the Magna Main Street Area was selected as one of six Catalytic Sites to demonstrate the implementation of the plan through HUD's Sustainable Communities initiative. Several programs are part of this process including increasing housing choices, transportation choices, and transit oriented development. The proposed site plan is entirely within the Wasatch Choice for 2040 Magna Catalytic Site.

2.5 Subdivision Requirements

1. All lots must have a cross access agreement to allow for traffic circulation and potential shared parking.
2. Setbacks:
 - a. Uses/structures adjacent to 8400 West Street shall have a Maximum setback of 25 feet from the right-of-way line.
 - b. Uses/Structures adjacent to Magna Main Street shall have a maximum setback of 10 feet from the right-of-way line.
 - c. All occupied structures shall be setback a minimum of 30 feet from adjacent single-family lots.
 - d. There shall be a minimum of 15 feet between all structures.
3. All lots within the PUD subdivision require a separate PUD approval.
4. Fencing is not permitted between lots within the subdivision.

3.0 STAFF RECOMMENDATION

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

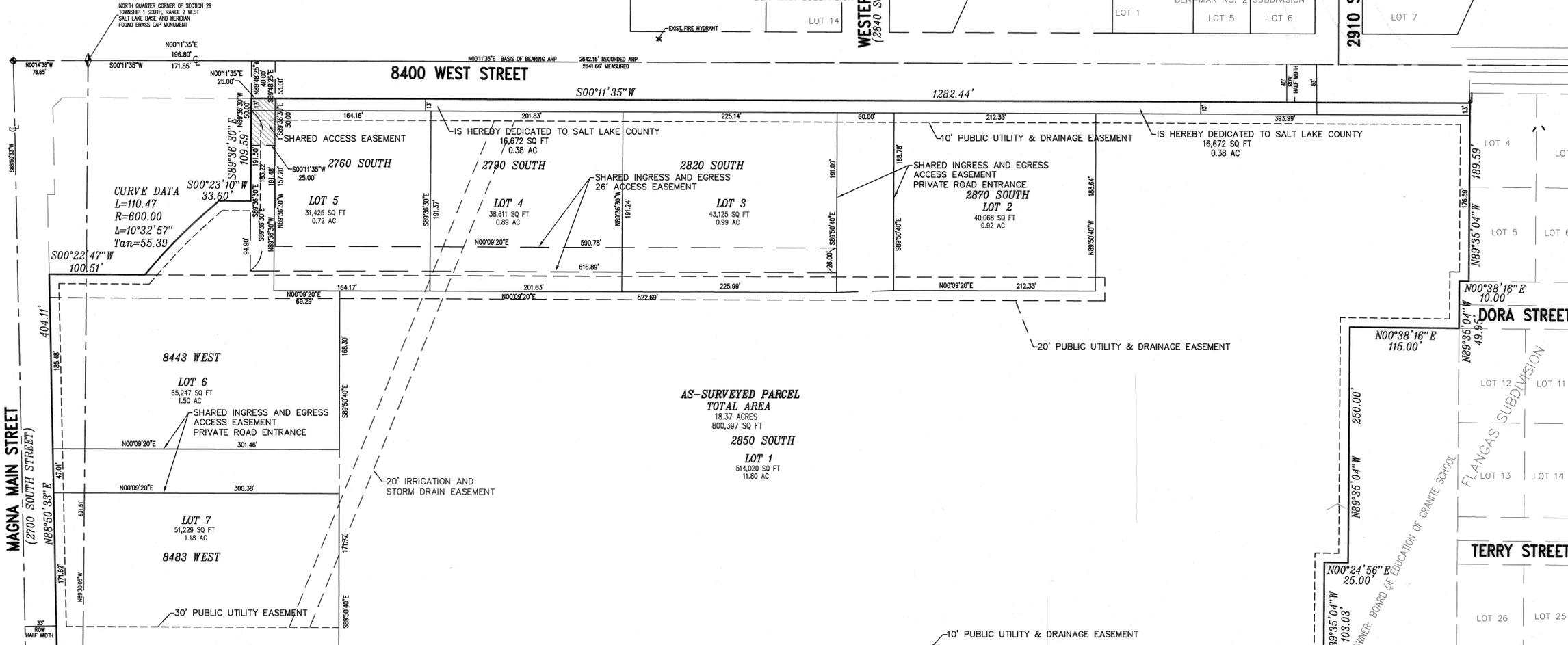
- 1) All 4' fencing areas identified on the proposed site plan shall match the elevations shown in the public plaza (decorative brick pillars with wrought iron).
- 2) The applicant receives approval to amend the PUD subdivision plat.
- 3) Parking areas adjacent to single-family residential uses shall be screened with a 6-foot high masonry fence that is designed and constructed in a manner that discourages graffiti.
- 4) Compliance with all recommendations and requirements of the subsequent technical reviews.
- 5) All crosswalks over asphalt within the project are a decorative stamped concrete of contrasting color approved by staff.
- 6) Applicant coordinates shared parking agreements with adjacent properties as feasible and necessary.
- 7) Applicant coordinates with planning staff for monument signage that complies with ordinance.
- 8) Applicant works with staff for to complete a coordinated lighting plan for the project.
- 9) Applicant works with staff to complete a landscaping plan that is designed for crime prevention.
- 10) Applicant provides a total of 14 amenity credits as proposed for open space reduction.

3.2 Reasons for Recommendation

- 1) The proposed site plan amendment complies with the goals of the general plan.
- 2) The proposed site plan amendment does not increase the density and is below the maximum density allowed for the zone.
- 3) The proposed site plan amendment increases the open space and landscaping.
- 4) Final approval of the project shall be subject to technical review and approval.
- 5) The same use and a site plan have previously been approved for this project.

FLANGAS CROSSING P.U.D. SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 29
TOWNSHIP 1 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN



- NOTES:**
- ALL LOTS MUST HAVE A CROSS ACCESS AGREEMENT TO ALLOW FOR TRAFFIC CIRCULATION AND POTENTIAL SHARED PARKING.
 - SETBACKS:
 - USES/STRUCTURES ADJACENT TO 8400 WEST STREET SHALL HAVE A MAXIMUM SETBACK OF 25 FEET FROM THE RIGHT-OF-WAY LINE.
 - USES/STRUCTURES ADJACENT TO MAGNA MAIN STREET SHALL HAVE A MAXIMUM SETBACK OF 10 FEET FROM THE RIGHT-OF-WAY LINE.
 - ALL OCCUPIED STRUCTURES SHALL BE SETBACK A MINIMUM OF 30 FEET FROM ADJACENT SINGLE-FAMILY LOTS.
 - THERE SHALL BE A MINIMUM OF 15 FEET BETWEEN ALL STRUCTURES.
 - ALL LOTS WITHIN THE PUD SUBDIVISION REQUIRE A SEPARATE PUD APPROVAL.
 - FENCING IS NOT PERMITTED BETWEEN LOTS WITHIN THE SUBDIVISION.

SURVEYOR'S CERTIFICATE
I, C. DAVID MCKINNEY DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5251295 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN ACCURATELY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

LOT 1 THROUGH 7 FLANGAS CROSSING P.U.D. SUBDIVISION
PROPERTY DESCRIPTION
BEGINNING AT A POINT ON THE SOUTH LINE OF A STATE HIGHWAY WITH A HALF WIDTH OF 33 FEET, SAID POINT BEING THE NORTHEASTERLY CORNER OF LOT 52, OQUIRRH HILLS SUBDIVISION OF SALT LAKE COUNTY ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY, STATE OF UTAH, SAID POINT ALSO BEING NORTH 89°30'05" WEST 631.51 FEET AND NORTH 00°11'35" EAST 27.40 FEET FROM THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 88°50'33" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF A STATE HIGHWAY 404.11 FEET; THENCE SOUTH 00°22'47" WEST 100.51 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; SAID CURVE BEING CONCAVE TO THE SOUTH AND WEST AND HAVING A RADIUS OF 600 FEET; THENCE ALONG THE CURVE 110.47 FEET (CHORD BEARS SOUTH 45°03'52" EAST 110.31 FEET); THENCE SOUTH 00°23'10" WEST 33.60 FEET; THENCE SOUTH 89°36'30" EAST 109.59 FEET TO THE WEST RIGHT-OF-WAY LINE OF 8400 WEST STREET WITH A HALF WIDTH OF 40 FEET; THENCE SOUTH 00°11'35" WEST ALONG SAID RIGHT-OF-WAY 1282.44 FEET TO THE NORTH LINE OF FLANGAS SUBDIVISION; THENCE THE FOLLOWING THREE COURSES ALONG THE NORTH LINE OF SAID SUBDIVISION: (1) NORTH 89°35'04" WEST 189.59 FEET, (2) NORTH 00°38'16" EAST 10.00 FEET, AND (3) NORTH 89°35'04" WEST 49.95 FEET; THENCE NORTH 00°38'16" EAST 115.00 FEET; THENCE NORTH 89°35'04" WEST 250.00 FEET; THENCE NORTH 00°24'56" EAST 25.00 FEET; THENCE NORTH 89°35'04" WEST 103.03 FEET TO THE EAST LINE OF PROPERTY OWNED BY THE BOARD OF EDUCATION OF GRANITE SCHOOL; THENCE RUNNING NORTH 00°11'35" EAST ALONG SAID EAST PROPERTY LINE AND ALSO ALONG THE EAST LINE OF THE OQUIRRH HILLS SUBDIVISION 1332.77 FEET TO THE POINT OF BEGINNING. CONTAINS 18.37 ACRES. CONTAINS 7 LOTS.

OWNER'S DEDICATION
Known all men by these presents that _____ the undersigned owner (S) of the above described tract of land, having caused same to be subdivided into lots, Parcel-A and streets to be hereafter known as the

FLANGAS CROSSING PUD SUBDIVISION

do hereby grant, dedicate and convey to South Jordan City, Salt Lake County, Utah, for the use of the public, those streets shown on this plat as public right-of-way. In witness whereof _____ have hereunto set this _____ day of _____ A.D., 2013.

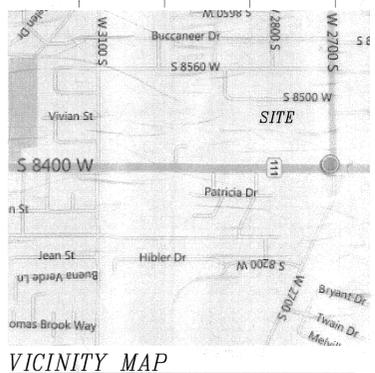
ACKNOWLEDGMENT
I, _____ Notary Public, State of Utah, My Commission Expires _____

STATE OF UTAH) S.S.
COUNTY OF SALT LAKE)
On the _____ day of _____ A.D., 2013, personally appeared before me _____, who being by me duly sworn, did say that she is the _____ of _____ and that the within Owners' Dedication was signed in behalf of said _____ by authority of _____ and she acknowledged and she acknowledged executed the same.

FLANGAS CROSSING PUD SUBDIVISION
2700 SOUTH 8400 SOUTH
MAGNA, UTAH

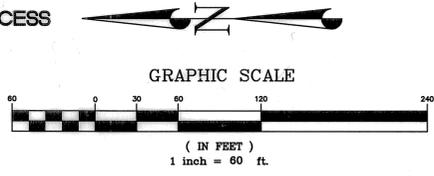
LOCATED IN THE NORTHWEST QUARTER OF SECTION 29
TOWNSHIP 1 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

- LEGEND**
- BOUNDARY LINE
 - SUBDIVISION LINE
 - DEED LINES
 - EASEMENT LINES
 - CENTER AND SECTION LINES
 - LIGHT POLE
 - FIRE HYDRANT
 - SECTION CORNER
 - STREET MONUMENTS



NOTE: ALL SUBDIVIDED LOTS TO HAVE CROSS-ACCESS

SHARED ACCESS EASEMENT
BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 8400 WEST STREET (HAVING A HALF WIDTH OF 40 FEET) SAID POINT ALSO BEING SOUTH 00°11'35" WEST 171.85 FEET AND NORTH 89°48'25" EAST 40.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°36'30" WEST 50.00 FEET; THENCE SOUTH 00°11'35" WEST 25.00 FEET; THENCE NORTH 89°36'30" WEST 50.00 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE NORTH 00°11'35" EAST ALONG SAID RIGHT-OF-WAY LINE 25.00 FEET TO THE POINT OF BEGINNING.



BROMAC
Land Surveying and Engineering
5151 South 900 East #200
Salt Lake City, Utah 84117
Phone (801) 859-2416 email BROMAC@LIVE.COM

APPLICANT INFORMATION
OQUIRRH HILLS PROPERTY, LLC
THOMAS PRAGGASTIS
191 FIFTH STREET WEST,
POST OFFICE BOX 6090
KETCHUM, IDAHO 83340

PLANNING COMMISSION
APPROVED THIS 15TH DAY OF _____ A.D., 2013 BY THE SALT LAKE COUNTY PLANNING COMMISSION.
Paul A. Krumm
COUNTY PLANNER

BOARD OF HEALTH
APPROVED THIS 14TH DAY OF March A.D., 2013 BY _____
Salt Lake County Board of Health, Director

PLAN CHECK
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
5.9.13
PEAN REVIEW SECTION MANAGER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 13TH DAY OF June A.D., 2013
Maura J. Christensen
SALT LAKE COUNTY DISTRICT ATTORNEY

COUNTY MAYOR'S APPROVAL
PRESENTED TO THE SALT LAKE COUNTY MAYOR THIS 18TH DAY OF June A.D., 2013, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
_____ COUNTY MAYOR, OR DESIGNEE

RECORD OF SURVEY # S-2012-01-0030
CHECKED FOR ZONING COMPLIANCE
ZONE: C2 LOT AREA: 189.59 AC. 50 FRONT YARD: 25.00 REAR YARD: 103.03 SIDE YARD: 103.03
3/22/13
DATE SIGNATURE

RECORDED # 11671372
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Oquirrh Hills Property, LLC
DATE 4/23/2013 TIME 4:21 PM BOOK 2013 PAGE 120
37.00
FEE \$

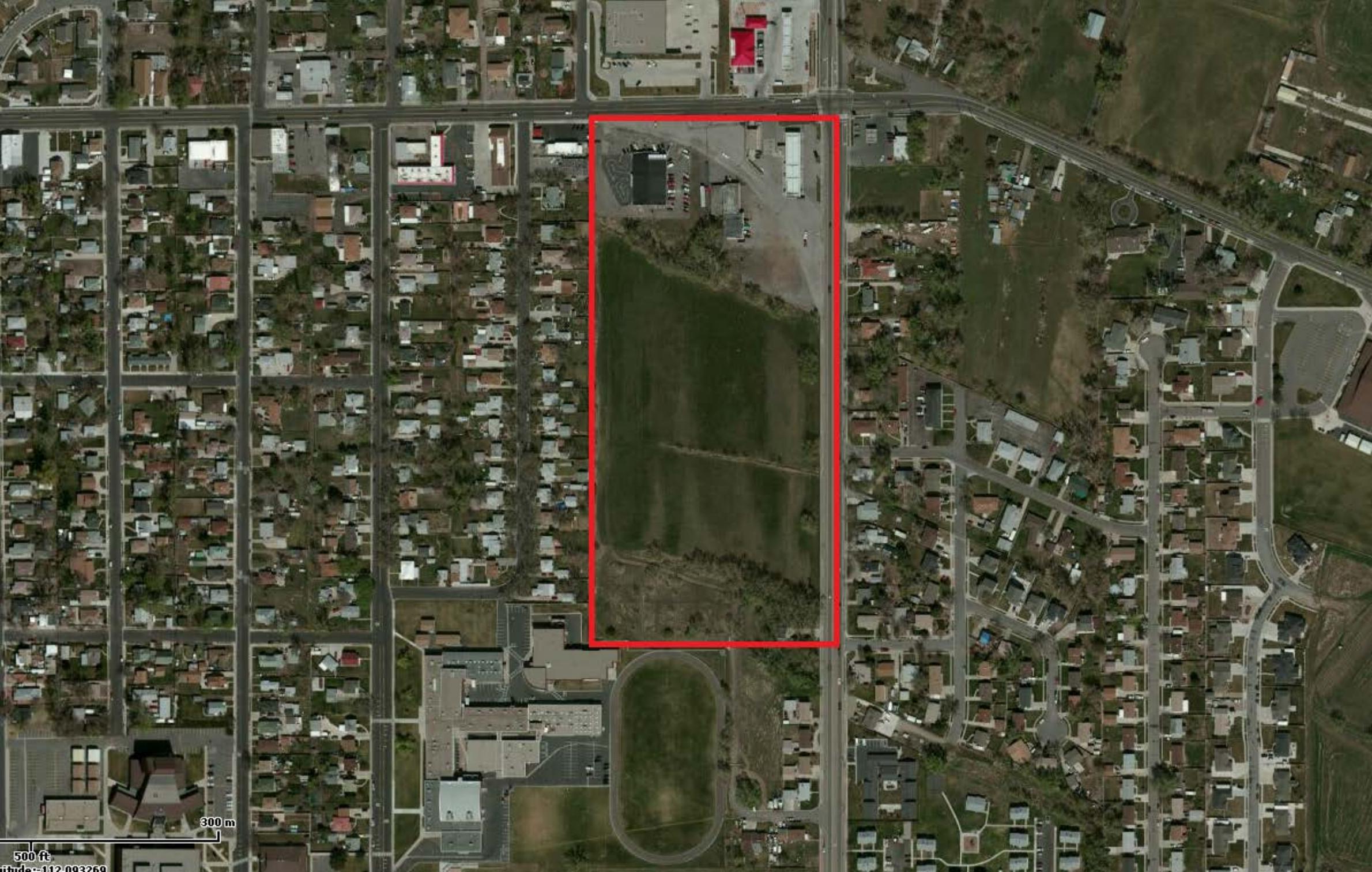
County of Salt Lake)
On this 18th day of May, 2013, personally appeared before me Thomas Pragagastis, who being by me duly sworn, did say that she is the Manager of Oquirrh Hills Property, LLC and that the within Owners' Dedication was signed in behalf of said Limited Liability Co. by authority of its operating agreement and she acknowledged and she acknowledged executed the same.
to me that said Oquirrh Hills Property, LLC
Deborah K. Jones
NOTARY PUBLIC
Residing at Salt Lake County
My Commission Expires December 27, 2016

County of Salt Lake)
On this 23rd day of May, 2013, personally appeared before me David S. Murchler, who being by me duly sworn, did say that she is the Manager of the Magna City of the Magna Properties, LLC and that the within Owners' Dedication was signed in behalf of said Limited Liability Company by authority of its operating agreement and she acknowledged and she acknowledged executed the same.
to me that said UP Magna Properties, LLC
Joyce R. Peterson
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 04/12/2014
Commission # 583476

County of Salt Lake)
On this 23rd day of May, 2013, personally appeared before me David S. Murchler, who being by me duly sworn, did say that she is the Manager of the Magna City of the Magna Properties, LLC and that the within Owners' Dedication was signed in behalf of said Limited Liability Company by authority of its operating agreement and she acknowledged and she acknowledged executed the same.
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Joyce R. Peterson
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Joyce R. Peterson
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 04/12/2014
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#27193
14-29-128-003,007
14-29-127-020 thru 023, 026, 028 thru 030, 032, 033
14-14-20-32
14-29-12
\$ 37.00



300 m

500 ft

airphoto: 112_093269



R-M

C-2
23800

R-4-6.5

C-2

R-1-6

R-1-8

R-2-6.5

300 m

111

Patricia Dr

W 2910 S

r Dr



Magna

Site Plan

March 2014

Site Summary.

Acres = 11.80
Gross Density = 24.4 dwelling units per acre.

Open Space

42% of Project Acreage (4.96 Ac) required.
38.7% of Project Acreage (4.57 Ac) provided.

12 Open Space Credits provided to exceed 50% Open space requirement.
Refer to attached document for Open Space Credit table

Parking Summary.

190 Surface Parking Spaces
288 Covered Surface Parking Spaces
67 Single Space Garages.
545 Total Available Parking Spaces.
1.89 Total Available Spaces per Dwelling Unit

Accessible Parking.

2% of total stall count is required to be ADA compliant = 10.9 Stalls
11 ADA Stalls Provided (3 Van Accessible)

Apartment Dwelling Units by Type

80 1-Bedroom
160 2-Bedroom
48 3-Bedroom
288 Total Units
544 Total Bedrooms

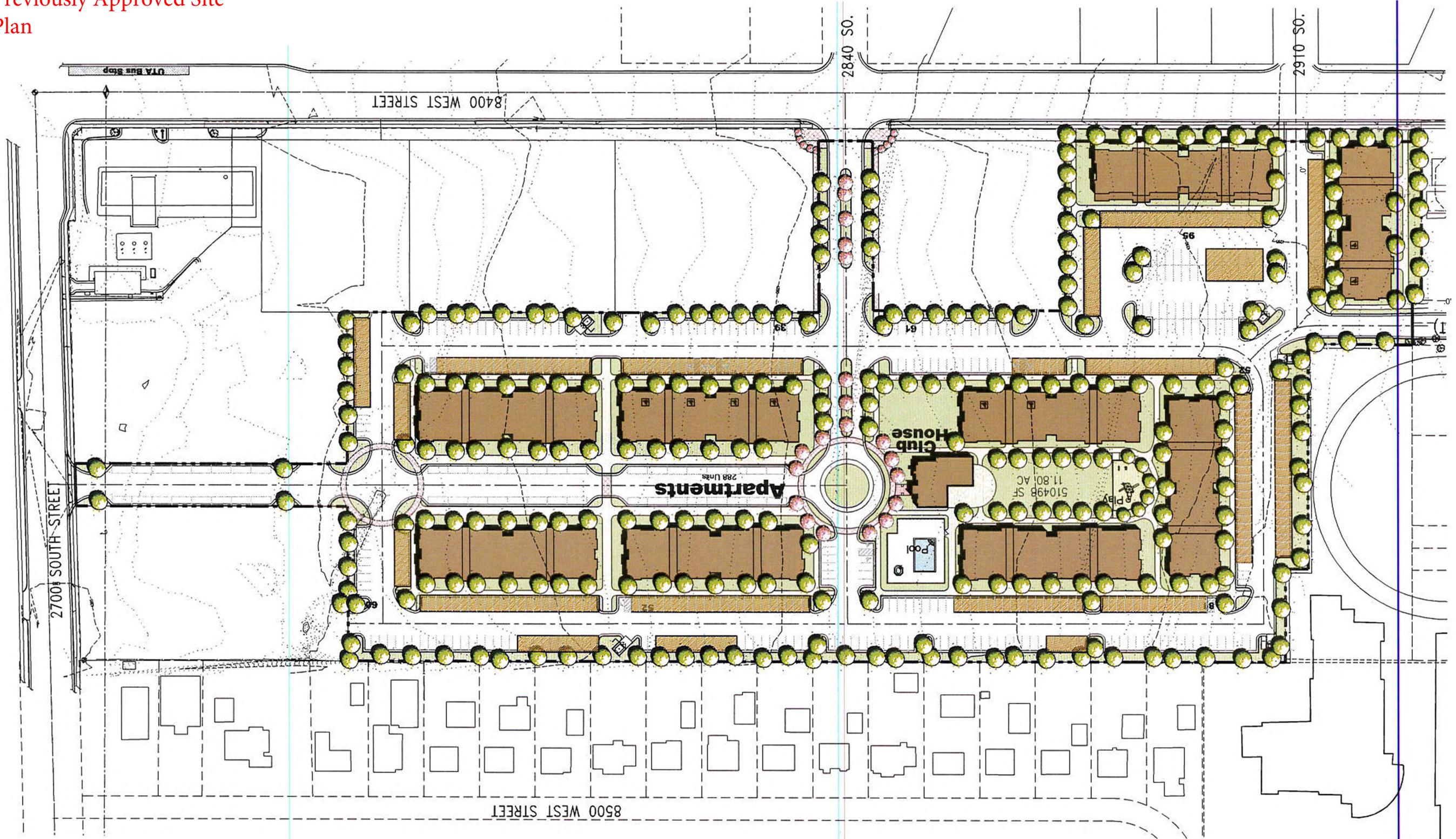
Apartment Unit Composition.

- 1 (16) 2 Beds, (16) 1 Beds. 4 Stors
- 2 (16) 1 Beds, (16) 3 Beds. 4 Stors
- 3 (16) 2 Beds, (16) 1 Beds. 4 Stors
- 4 (16) 2 Beds, (16) 1 Beds. 4 Stors
- 5 (16) 2 Beds, (16) 3 Beds. 4 Stors
- 6 (32) 2 Beds. 4 Stors
- 7 (16) 2 Beds, (16) 3 Beds. 4 Stors
- 8 (32) 2 Beds. 4 Stors
- 9 (16) 2 Beds, (16) 1 Beds. 4 Stors

Legend

- 10 Club House
- 11 Swimming Pool & Hot Tub
- 12 Play Equipment
- 13 Pavilion with Barbecue Pits
- 14 Community Garden Plots
- 15 Mail Pick-Up
- 16 Entrance Monument
- 17 Refuse Collection
- 18 Accessible Parking
- 19 Secured Parking
- 20 Covered Parking
- 21 Pedestrian Crosswalk
- 22 Property Line
- 23 4' High Fence
- 24 6' High Masonry Wall





October 7, 2011



Site Summary

Total Acres	18.37 Ac
Retail	6.57 Ac
Residential	11.80 Ac

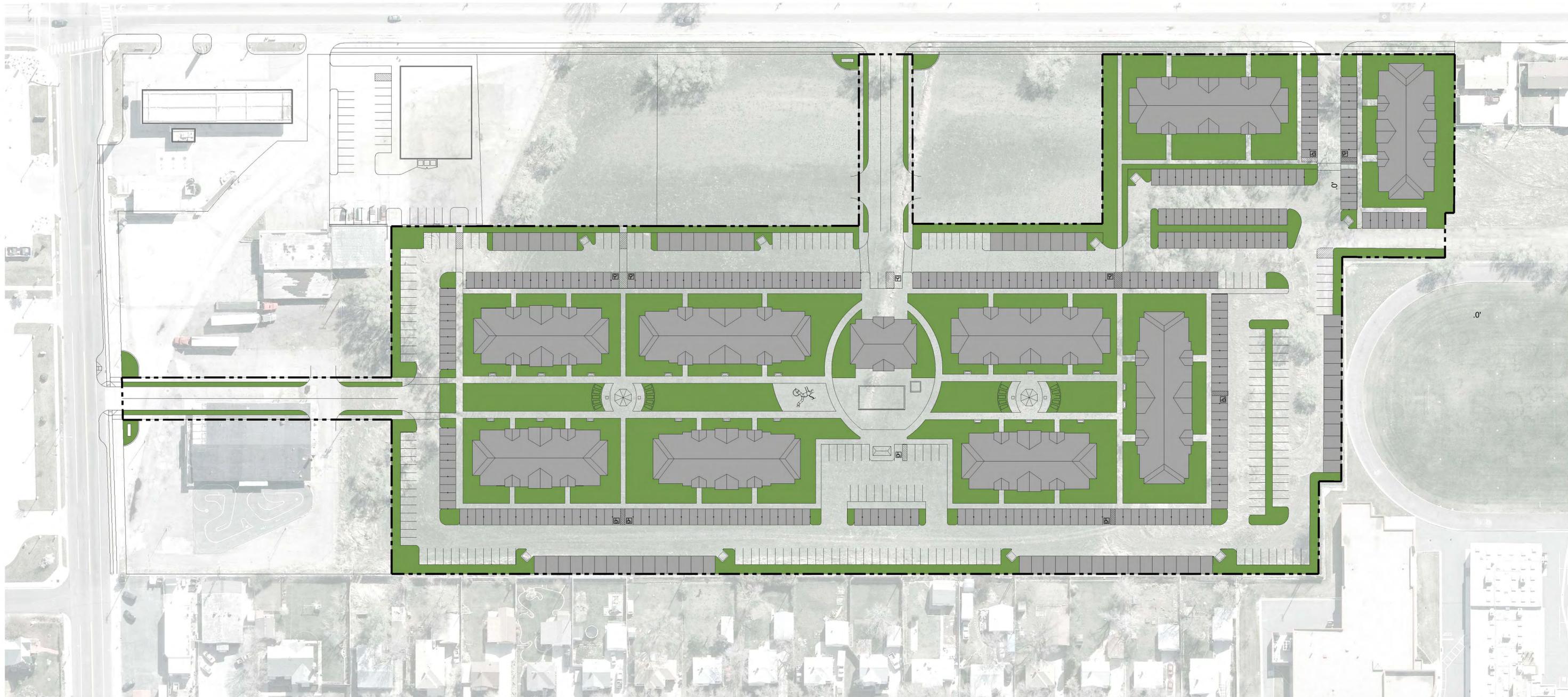
Residential Summary

Total Units	288 Units
Gross Density	24.28 du/ac
Parking	561 Sp
	(1.95 sp/unit)

Unit Summary

1 Bd / 1 Bath	32
2 Bd / 2 Bath	128
3 Bd / 2 Bath	128
Total	288

Concept Site Plan
Magna, Utah



T:\Thackery\Magna\Planning\Open Area vs Hard Surfaces\Open Space Calcs 3-03-14

Magna

Open Space

March 2014

Site Summary.
 Acres = 11.80
 Gross Density = 24.4 dwelling units per acre.

Open Space
 42% of Project Acreage (4.96 Ac) required.
 38.7% of Project Acreage (4.57 Ac) provided.
 12 Open Space Credits provided to exceed 50% Open space requirement.
 Refer to attached document for Open Space Credit table

Parking Summary.
 190 Surface Parking Spaces
 288 Covered Surface Parking Spaces
 67 Single Space Garages.
 545 Total Available Parking Spaces.
 1.89 Total Available Spaces per Dwelling Unit

Accessible Parking.
 2% Of total stall count is required to be ADA compliant = 10.9 Stalls
 11 ADA Stalls Provided (3 Van Accessible)

Recreation Facility Information

Total number of recreation facilities required to meet minimum standards: **4 Recreational Facilities Required**
 (*Refer to SL Co. "Recreation Facility and Open Space Standards" for Calculation Table for number and min. size req.)
 50% minimum "Open Space" Required per SL Co. Guide (quoted above)
 Maximum deduction for additional Recreation Facility 2% each additional up to **8%** reduction (max. or **42%** open space - min.)

Type of Facility	Square Footage		Credit Used Toward Reducing Open Space	Description
	Provided (Sq. ft.)	Required (Sq. ft.)		
Swimming Pool	1,400	800	1.75	
Community Center	4,000	1,200	3.33	Club House Area
Path	1,670	1,500 LF	1	Continuous 8' Wide Path (Interior Loop)
Picnic Area	3,000	500	6	Picnic Area, Pavilions & Gardens
Playground/Play Equipment	1	1 Lump Sum	1	
Volleyball Court	N/A	3,500	0	
Basketball court	N/A	1,600	0	
Sports Court	N/A	1,600	0	
Tennis Court	N/A	7,000	0	
Leisure Activity Areas (Street Plaza at Bldg H)	425	Not Stated by SL Co.	1	Street Plaza, benches, gathering near 8400 West

Area Calculations	Acres	Sq.ft
Total area	11.80	514,018
Total Open Space	4.57	198,939
Percentage of Open Space =		38.70%

Total Credits
14 A total of 4 extra credits above max. allowed.





Magna

Perspective of Public Plaza at 8400 West

March 2014



Magna

Perspective of Public Plaza at 8400 West

March 2014

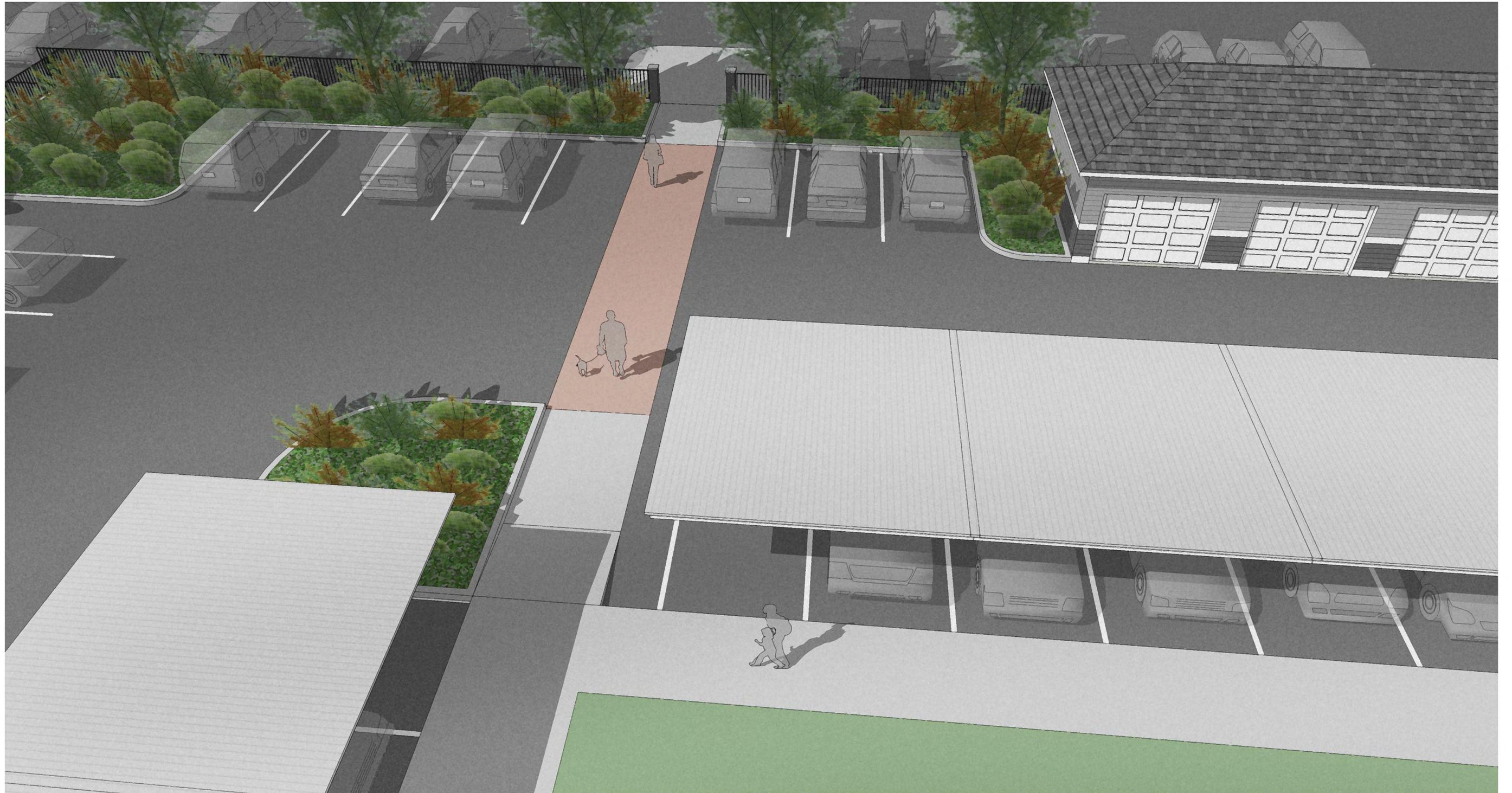


Magna

Elevation & Perspective

Pedestrian Connection Crosswalk & Connection at East Property Line

March 2014

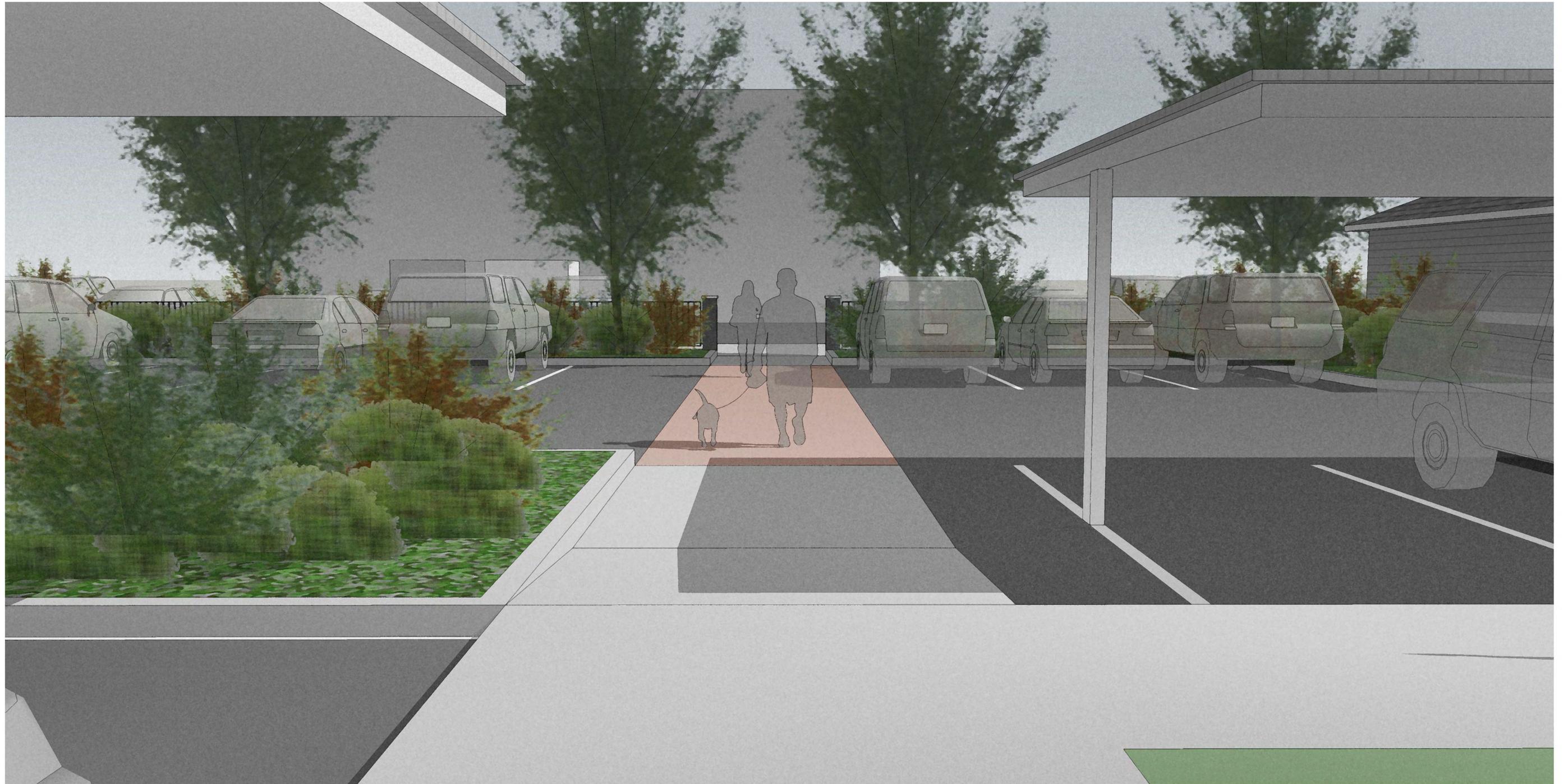


Magna

Elevation & Perspective

Pedestrian Connection Crosswalk & Connection at East Property Line

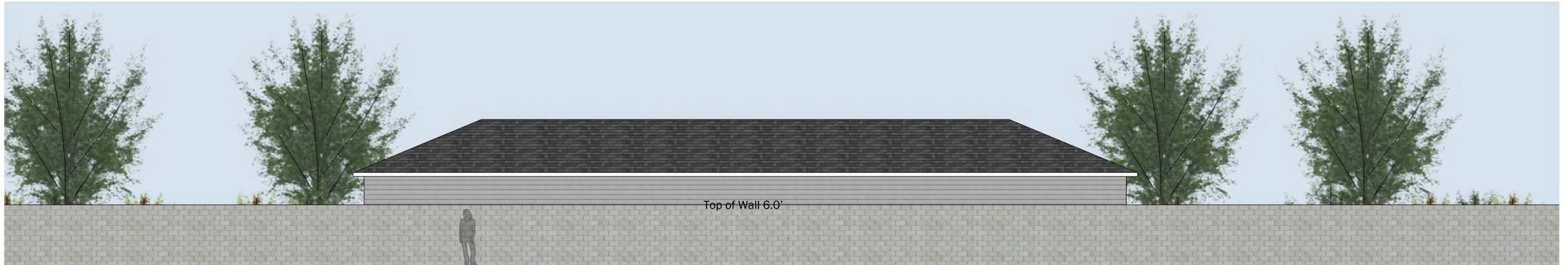
March 2014



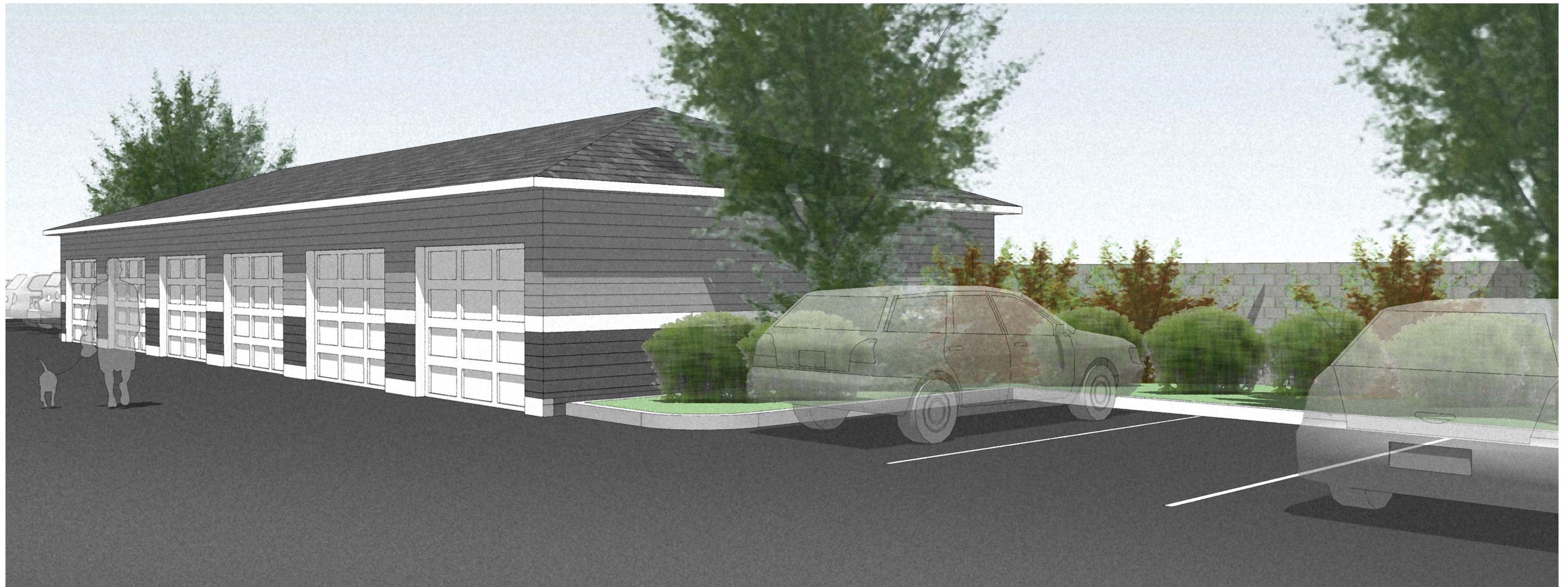
Magna

Elevation & Perspective

Pedestrian Connection Crosswalk & Connection at East Property Line



View from adjacent property



Magna

Elevation & Perspective

Garages, Landscaping, & Masonry Wall at West Property Line

March 2014



Tuttle and Associates, Inc.
ARCHITECTS

Proposed Apartment Elevation

8400 West & 2700 South, Magna, UT

Previously Approved Elevations



Proposed Building Elevations

8400 West & 2700 South, Magna, UT



Tuttle and Associates, Inc.
ARCHITECTS

Proposed Clubhouse Elevation

8400 West & 2700 South, Magna, UT



Tuttle and Associates, Inc.
ARCHITECTS

Proposed Garage Elevation

8400 West & 2700 South, Magna, UT



Miracle
718-S082J

MEMORANDUM

Date: February 10, 2014

To: Amber Huntsman

From: Hales Engineering

Subject: Magna Development – Thackery Garn Alternative

UT14-566

The purpose of this memorandum is to provide an opinion regarding changes to the proposed site plan for the Magna project, both site plans are attached.

The new site plan will have the same access points as the original site plan. Including one access to 2700 South to the north, and two accesses to 8400 West east of the site. The accesses to 8400 West will still line up with existing roads at 2840 South and 2910 South. The new site plan includes only minor changes to building and parking locations and will have the same number of units as the original site plan.

The new site plan removes the roads and roundabout in the center of the development, replacing them with pedestrian walkways and open space. This will have little or no impact on vehicle circulation. The presence of an access to the external roadway system on each end and in the center of the development, allows residents to reach their parking stall without the presence of internal roads, no matter where they live in the development.

In the previous site plan, most of the resident parking stalls are located on the outer circulation ring, leaving the roundabout and internal roads from that plan relatively lightly used. In addition, removing the internal roads and roundabout will improve pedestrian safety and access. Residents will be able to walk to the other buildings, the clubhouse, and the pool, without crossing any streets, and they will still have easy access to the adjacent commercial properties.

Conclusion

In general, the new site plan does not propose any significant changes to the original site plan. The removal of the internal roads and roundabout is not expected to have a negative impact on internal circulation. Removing these roads will improve pedestrian safety and access. The proposed changes are not expected to have any additional impact to traffic at the proposed accesses.



STAFF REPORT

Executive Summary									
Hearing Body:	Magna Township Planning Commission								
Meeting Date and Time:	Thursday, March 13, 2014	06:30 PM	File No:	2	8	7	6	7	
Applicant Name:	Amber Huntsman	Request:	Subdivision Amendment						
Description:	PUD Subdivision Amendment								
Location:	2780 South 8400 West								
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:	Varies								
Staff Recommendation:	Approval								
Planner:	Spencer Hymas								

1.0 BACKGROUND

1.1 Summary

Applicant Amber Huntsman, on behalf of the Thackeray Garn Company, has applied to amend the Flangas Crossing PUD Subdivision. This 7-Lot PUD subdivision was created to be a mixed use project with six (6) commercial pads (approximately 1 acre in size each) and one (1) large pad intended for multi-family apartments (approximately 12 acres in size).

The applicant would like to amend the notes that were recorded with the plat to accommodate a newly proposed multi-family apartment site plan for the large 12 acre lot. The notes are the only changes the applicant is requesting to change.

1.2 Hearing Body Action

This item is on the Magna Township Planning Commission's Agenda to review and decide if the proposed changes to the Flangas Crossing PUD complies with ordinance requirements and intent of the PUD Subdivision.

1.3 Neighborhood Response

No negative responses have been received at the time of this report.

1.4 Community Council Response

Not yet received at the time of this report.

2.0 ANALYSIS

2.1 Applicable Ordinances

18.18.050 Other amendments to subdivisions.

An amendment to a recorded subdivision that involves the alteration or removal of an easement, private right-of-way, condition, limitation, or special requirement shall follow the approval procedure outlined in [Section 18.08.010](#) with the following variations:

- A. Only those persons or entities who have a direct interest in, or who will be directly affected by the proposed change (including the applicant) must be notified of any pending action; and
- B. No preliminary plat need be approved. The recommendations of the affected entities and the approval of the planning commission may be based on a final plat.

19.62.080 Front yard.

In C-2 zones:

A. Multiple and/or Group Dwellings. The minimum depth of the front yard for dwellings and for private garages which have a minimum side yard of eight feet shall be twenty-five feet, or the average of the existing buildings where fifty percent or more of the frontage is developed, but in no case less than fifteen feet. Other private garages and all accessory buildings other than private garages shall be located at least six feet in the rear of the main building.

B. Other Buildings. The minimum depth of the front yard shall be twenty feet.

19.62.090 Side yard.

A. Multiple and/or Group Dwellings. The minimum side yard for any dwelling shall be eight feet, and the total width of the two required side yards shall be not less than eighteen feet, except that dwelling structures over thirty-five feet in height shall have one foot of additional side yard on each side of the building for each two feet such structure exceeds thirty-five feet in height. The minimum side yard for a private garage shall be eight feet, except private garages and other accessory buildings located at least six feet in the rear of the main building shall have a minimum side yard of not less than one foot, provided that no private garage or other accessory building shall be located closer than ten feet to a dwelling on an adjacent lot. On corner lots, the side yard which faces on a street for both dwellings and accessory buildings shall be not less than twenty feet, or the average of existing buildings where fifty percent or more of the frontage is developed, but in no case less than fifteen feet, or be required to be more than twenty feet.

B. Other Buildings and Structures. None, 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, and on corner lots the side yard which faces on a street shall be not less than twenty feet.

19.62.100 Rear yard.

A. Multiple and/or Group Dwellings. The minimum depth of the rear yard for any dwelling shall be thirty feet, and for accessory buildings one foot, provided that on corner lots which rear upon the side yard of another lot, accessory buildings shall be located not closer than ten feet to such side yard;

B. Other Buildings and Structures. None, except that on corner lots which rear upon the side yard of another lot in a residential or agricultural zone, the minimum rear yard shall be ten feet.

2.2 Subdivision Requirements (PUD NOTES)

1. All lots must have a cross access agreement to allow for traffic circulation and potential shared parking.
(No proposed changes to note 1)

2. Setbacks:

a. Uses/structures adjacent to 8400 West Street shall have a maximum setback of 25 feet from the right-of-way line.

Proposed to be changed to "Commercial Uses/structures adjacent to 8400 West Street shall have a maximum setback of 10 feet from the right-of-way line. Residential Uses/structures adjacent to 8400 West Street shall have a maximum setback of 25 feet from the right-of-way line."

b. Uses/Structures adjacent to Magna Main Street shall have a maximum setback of 10 feet from the right-of-way line.

(No proposed changes to note 2B)

c. All occupied structures shall be setback a minimum of 30 feet from adjacent single-family lots.

Proposed to be changed to "All occupied structures shall be setback a minimum of 20 feet from adjacent single-family lots."

d. There shall be a minimum of 15 feet between all structures.

(No proposed changes to note 2D)

3. All lots within the PUD subdivision require a separate PUD approval.

(No proposed changes to note 3)

4. Fencing is not permitted between lots within the subdivision.

Proposed to be changed to "Fencing that restricts pedestrian connectivity is not permitted between lots within the subdivision. Approved fencing shall be decorative, transparent, and shall not exceed 4 feet in height"

2.3 Other Agency Recommendations or Requirements

None

3.0 STAFF RECOMMENDATION

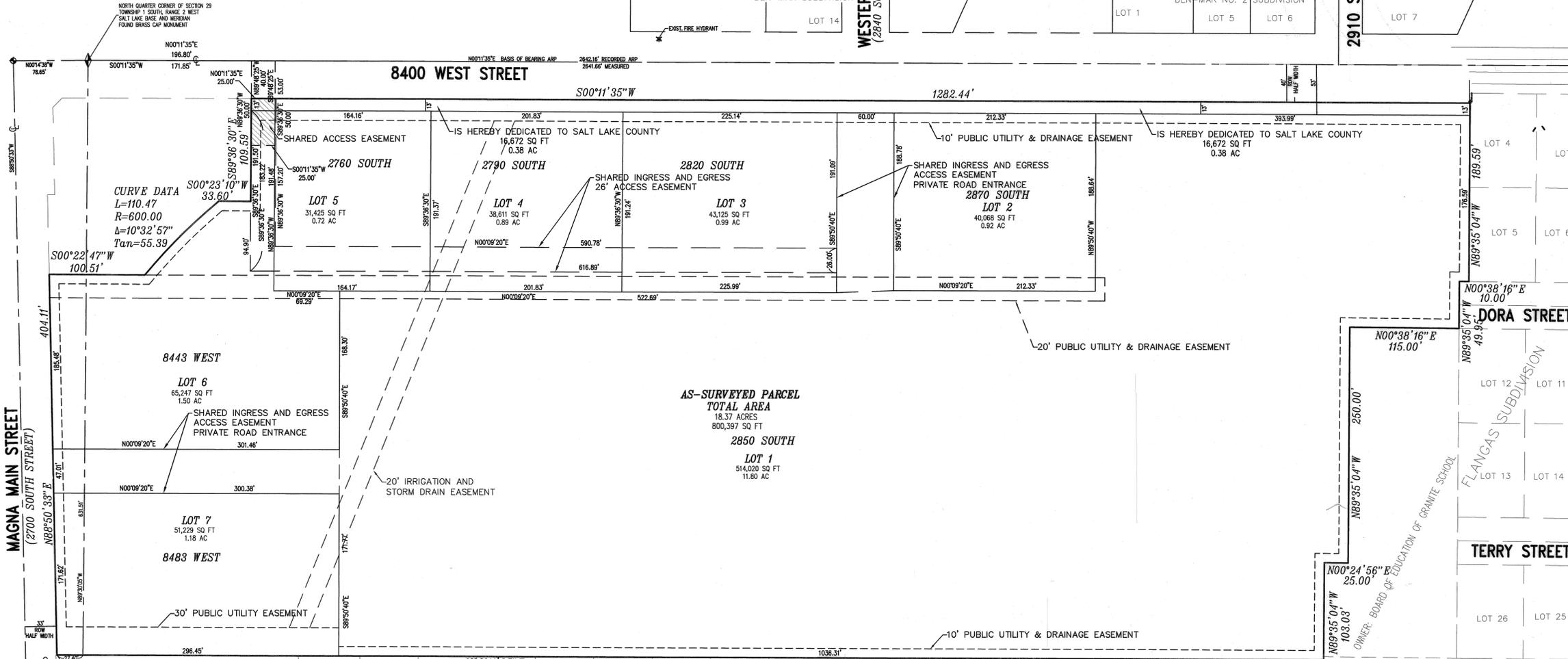
3.1 Staff recommends APPROVAL of the proposed Subdivision Amendment .

3.2 Reasons for Recommendation

- 1) The proposed modifications to the Flangas Crossing PUD Subdivision notes provide clarification for future projects.
- 2) The proposed modifications to the Flangas Crossing PUD Subdivision notes are still in harmony with the intent behind the notes.

FLANGAS CROSSING P.U.D. SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 29
TOWNSHIP 1 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN



- NOTES:**
- 1) ALL LOTS MUST HAVE A CROSS ACCESS AGREEMENT TO ALLOW FOR TRAFFIC CIRCULATION AND POTENTIAL SHARED PARKING.
 - 2) SETBACKS:
 - a. USES/STRUCTURES ADJACENT TO 8400 WEST STREET SHALL HAVE A MAXIMUM SETBACK OF 25 FEET FROM THE RIGHT-OF-WAY LINE.
 - b. USES/STRUCTURES ADJACENT TO MAGNA MAIN STREET SHALL HAVE A MAXIMUM SETBACK OF 10 FEET FROM THE RIGHT-OF-WAY LINE.
 - c. ALL OCCUPIED STRUCTURES SHALL BE SETBACK A MINIMUM OF 30 FEET FROM ADJACENT SINGLE-FAMILY LOTS.
 - d. THERE SHALL BE A MINIMUM OF 15 FEET BETWEEN ALL STRUCTURES.
 - 3) ALL LOTS WITHIN THE PUD SUBDIVISION REQUIRE A SEPARATE PUD APPROVAL.
 - 4) FENCING IS NOT PERMITTED BETWEEN LOTS WITHIN THE SUBDIVISION.

SURVEYOR'S CERTIFICATE
I, C. DAVID MCKINNEY DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5251295 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

C. DAVID MCKINNEY
LIC. 5251295
DATE: 3/11/2013

LOTS 1 THROUGH 7 FLANGAS CROSSING P.U.D. SUBDIVISION PROPERTY DESCRIPTION

BEGINNING AT A POINT ON THE SOUTH LINE OF A STATE HIGHWAY WITH A HALF WIDTH OF 33 FEET, SAID POINT BEING THE NORTHEASTERLY CORNER OF LOT 52, OQUIRRH HILLS SUBDIVISION OF SALT LAKE COUNTY ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY, STATE OF UTAH, SAID POINT ALSO BEING NORTH 89°30'05" WEST 631.51 FEET AND NORTH 00°11'35" EAST 27.40 FEET FROM THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 88°50'33" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF A STATE HIGHWAY 404.11 FEET; THENCE SOUTH 00°22'47" WEST 100.51 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; SAID CURVE BEING CONCAVE TO THE SOUTH AND WEST AND HAVING A RADIUS OF 600 FEET; THENCE ALONG THE CURVE 110.47 FEET (CHORD BEARS SOUTH 45°03'52" EAST 110.31 FEET); THENCE SOUTH 00°23'10" WEST 33.60 FEET; THENCE SOUTH 89°36'30" EAST 109.59 FEET TO THE WEST RIGHT-OF-WAY LINE OF 8400 WEST STREET WITH A HALF WIDTH OF 40 FEET; THENCE SOUTH 00°11'35" WEST ALONG SAID RIGHT-OF-WAY 1282.44 FEET TO THE NORTH LINE OF FLANGAS SUBDIVISION; THENCE THE FOLLOWING THREE COURSES ALONG THE NORTH LINE OF SAID SUBDIVISION: (1) NORTH 89°35'04" WEST 189.59 FEET, (2) NORTH 00°38'16" EAST 10.00 FEET, AND (3) NORTH 89°35'04" WEST 49.95 FEET; THENCE NORTH 00°38'16" EAST 115.00 FEET; THENCE NORTH 89°35'04" WEST 250.00 FEET; THENCE NORTH 00°24'56" EAST 25.00 FEET; THENCE NORTH 89°35'04" WEST 103.03 FEET TO THE EAST LINE OF PROPERTY OWNED BY THE BOARD OF EDUCATION OF GRANITE SCHOOL; THENCE RUNNING NORTH 00°11'35" EAST ALONG SAID EAST PROPERTY LINE AND ALSO ALONG THE EAST LINE OF THE OQUIRRH HILLS SUBDIVISION 1332.77 FEET TO THE POINT OF BEGINNING. CONTAINS 18.37 ACRES, CONTAINS 7 LOTS.

OWNER'S DEDICATION
Known all men by these presents that _____ the undersigned owner (S) of the above described tract of land, having caused same to be subdivided into lots, Parcel-A and streets to be hereafter known as the

FLANGAS CROSSING PUD SUBDIVISION

do hereby grant, dedicate and convey to South Jordan City, Salt Lake County, Utah, for the use of the public, those streets shown on this plat as public right-of-way. In witness whereof I have hereunto set this _____ day of _____ A.D., 2013.

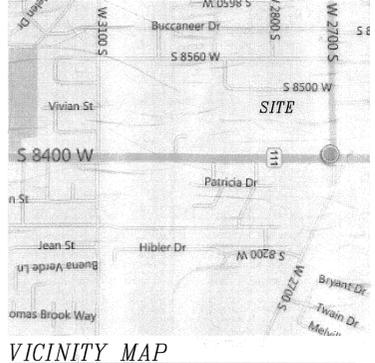
Thomas C. Praggastis
MANAGER
OQUIRRH HILLS PROPERTY, LLC
BY: _____
ACKNOWLEDGMENT
DORIS M. JONES
NOTARY PUBLIC, STATE OF UTAH
My Commission Expires December 27, 2016

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }
On the 11th day of May, A.D., 2013, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer (S) of the above Owner's dedication, in number, who duly acknowledged to me that _____ signed it freely and voluntarily and for the uses and purposes therein mentioned. MY COMMISSION EXPIRES: December 27, 2016.

FLANGAS CROSSING PUD SUBDIVISION
2700 SOUTH 8400 SOUTH
MAGNA, UTAH

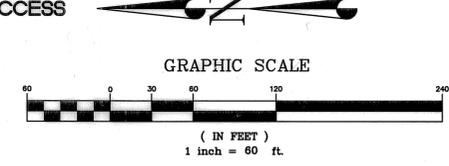
LOCATED IN THE NORTHWEST QUARTER OF SECTION 29
TOWNSHIP 1 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

- LEGEND**
- BOUNDARY LINE
 - SUBDIVISION LINE
 - DEED LINES
 - EASEMENT LINES
 - CENTER AND SECTION LINES
 - LIGHT POLE
 - FIRE HYDRANT
 - SECTION CORNER
 - STREET MONUMENTS



NOTE: ALL SUBDIVIDED LOTS TO HAVE CROSS-ACCESS

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BROMAC
Land Surveying and Engineering
5151 South 900 East #200
Salt Lake City, Utah 84117
Phone (801) 859-2416 email BROMAC@LIVE.COM

APPLICANT INFORMATION
OQUIRRH HILLS PROPERTY, LLC
THOMAS PRAGGASTIS
191 FIFTH STREET WEST,
POST OFFICE BOX 6090
KETCHUM, IDAHO 83340

PLANNING COMMISSION
APPROVED THIS 15th DAY OF April, A.D., 2013 BY THE SALT LAKE COUNTY PLANNING COMMISSION.
Paul A. Krumm
COUNTY PLANNER

BOARD OF HEALTH
APPROVED THIS 14th DAY OF March, A.D., 2013 BY _____
Salt Lake County Board of Health, Director

PLAN CHECK
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
5.9.13
DATE
PEAN REVIEW SECTION MANAGER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 13th DAY OF June, A.D., 2013.
Walter J. Christensen
SALT LAKE COUNTY DISTRICT ATTORNEY

COUNTY MAYOR'S APPROVAL
PRESENTED TO THE SALT LAKE COUNTY MAYOR THIS 18th DAY OF June, A.D., 2013, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
Michael D. Dunn
COUNTY MAYOR, OR DESIGNEE

RECORDED # 11671372
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Oquirrh Hills Property, LLC
DATE 4/23/2013 TIME 4:21 PM BOOK 2013 PAGE 120
37.00
FEE \$

UNIFIED FIRE AUTHORITY APPROVAL 3/20/2013 DATE <i>Stewart Long</i> SIGNED	UTILITIES, STREET AND ADDRESS FRONTAGE APPROVAL 4/2/2013 DATE <i>Dana Christensen</i> SIGNED	CHECKED FOR ZONING COMPLIANCE ZONE: C2 LOT AREA: 189.59 AC FRONT YARD: 25.00 FT SIDE YARD: 10.00 FT REAR YARD: 10.00 FT 3/22/13 DATE <i>AMM</i> SIGNATURE
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On this 8th day of May, 2013, personally appeared before me *Thomas C. Praggastis*, who being by me duly sworn, did say that she is the manager of Oquirrh Hills Property, LLC, and that the within Owners' Dedication was signed in behalf of said Limited Liability Company by authority of its operating agreement, and she acknowledged to me that said Oquirrh Hills Property, LLC executed the same.
Deborah K. Jones
NOTARY PUBLIC
Residing at Salt Lake County
My Commission Expires December 27, 2016

On this 23rd day of May, 2013, personally appeared before me *Deborah K. Jones*, who being by me duly sworn, did say that she is the manager of Oquirrh Hills Property, LLC, and that the within Owners' Dedication was signed in behalf of said Limited Liability Company by authority of its operating agreement, and she acknowledged to me that said Oquirrh Hills Property, LLC executed the same.
Deborah K. Jones
NOTARY PUBLIC
Residing at Salt Lake County
My Commission Expires December 27, 2016

#27193
14-29-128-003,007
14-29-127-020 thru 023, 026, 028 thru 030, 032, 033
14-14-20-32
14-29-12
\$ 37.00

JOYCE R. PETERSON
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 04/12/2014
Commission # 583476

On this 23rd day of May, 2013, personally appeared before me *Deborah K. Jones*, who being by me duly sworn, did say that she is the manager of Oquirrh Hills Property, LLC, and that the within Owners' Dedication was signed in behalf of said Limited Liability Company by authority of its operating agreement, and she acknowledged to me that said Oquirrh Hills Property, LLC executed the same.
Deborah K. Jones
NOTARY PUBLIC
Residing at Salt Lake County
My Commission Expires December 27, 2016



STAFF REPORT

Executive Summary									
Hearing Body:	Magna Township Planning Commission								
Meeting Date and Time:	Thursday, March 13, 2014	06:30 PM	File No:	2	6	7	6	5	
Applicant Name:	John Gust	Request:	Development Agreement						
Description:	Modifications and clarifications of design standards within the Dev. Agreement								
Location:	3500 South 8400 West								
Zone:	C-2 Community Commercial	Any Zoning Conditions?	Yes <input type="checkbox"/>	No <input type="checkbox"/>					
Planning Commission Rec:	Not Yet Received								
Community Council Rec:	Approval								
Staff Recommendation:	Approval								
Planner:	Spencer Hymas								

1.0 BACKGROUND

1.1 Summary

John Gust on behalf of Arbor Park Associates, LLC is proposing to modify and clarify some of the design standards within the Development Agreement for Arbor Park. The proposal looks to change the locations, sizes, colors, and types of signs; the proposal adds a landscaped public plaza on the corner of 3500 South and 8400 West; the proposal modifies the text with regards to the parking to allow for better re-use of the buildings; the proposal updates text references to the proper exhibits.

1.2 Hearing Body Action

The Development Agreement requires any modifications to the design standards of the Development Agreement be reviewed and a recommendation given by the Planning Commission.

1.3 Neighborhood Response

No negative responses have been received at the time of this report.

1.4 Community Council Response

2.0 ANALYSIS

2.1 Applicable Ordinances

19.78.020 - Purpose of Planned Unit Development

The purpose of the planned unit development is to allow diversification in the relationship of various uses and structures to their sites and to permit more flexibility in the use of such sites. The application of planned unit concepts is intended to encourage good neighborhood, housing, or area design, thus ensuring substantial compliance with the intent of the district regulations and other provisions of this

title related to the public health, safety and general welfare and at the same time securing the advantages of large-scale site planning for residential, commercial or industrial development, or combinations thereof.

19.82.190 On-premises signs allowed in zoning districts.

19.82.050 Exceptions.

When a parcel of land is five acres or larger, the planning commission may consider an on-premises sign proposal for a development on such parcel that is less restrictive than the regulations set forth in this chapter, as a conditional use providing there is a determination that the proposed sign exceptions are:

1. Not in conflict with the purpose of this chapter;
2. In architectural harmony with the development and other buildings and uses adjacent to the development.

2.2 Zoning Requirements

The zoning requirements for this project are outlined in the Design Standards of the Development Agreement. Changes to this portion of the document require a recommendation from Planning Commission and approval from the Mayor.

2.3 Other Agency Recommendations or Requirements

none

2.4 Other Issues

none

3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed Development Agreement .

3.2 Reasons for Recommendation

- 1) The updates being proposed are in harmony with the intent of the Development Agreement.
- 2) The updates being proposed will provide a better ability for the buildings to be re-used.
- 3) The updates being proposed clean up some missing links in the text.

3.3 Other Recommendations

Design Standards

The Arbor Park Mixed-Use District Site Master Plan (SMP) will provide design guidelines for the buildings, landscaping, parking, and signage, pedestrian connectivity including to the Bus Rapid Transit (BRT) station, lighting, street furnishings elements and fencing. All development within the project area will conform to the design standard set forth in this document.

1. Buildings

- Residential Buildings shall be designed and constructed to meet or exceed Energy Star Certification.
- All buildings shall share a similar architectural theme as depicted in the drawings incorporated on pages ~~7-104 and 6~~ (SMP). Design elements shall be designed to add interest on all visible sides of buildings, as depicted on pages ~~5 and 77-10~~ (SMP). Page ~~10 13~~ (SMP) contains the color board, illustrating the general color range and materials to be used for exterior finishes within the Mixed-use project.
- An elevation of a building that faces 3500 South Street or 8400 West Street but has no entrance onto such roads shall have glass or other architectural element of interest.
- Side and rear elevations of buildings are to have a similar level of detail as the front elevation, as depicted on pages ~~5 8~~ and ~~7 10~~ (SMP).
- No one building shall be greater than 100,000 square feet in size.
- The minimum front setback from the street shall be 10 feet.
- No building shall be taller than 45 feet. Incidental architectural embellishments and peaks shall not be considered in connection with determining compliance with height restriction.
- All mechanical equipment shall be screened from view, either by enclosure or parapet wall.
- Dumpsters shall be enclosed within a decorative masonry enclosure designed to be compatible with the overall project architecture.
- Outdoor storage is prohibited.
- No building or group of buildings, with their accessory buildings, shall cover more than seventy percent of the area of the lot.
- Buildings shall be constructed with quality building materials limiting the amount of Stucco and similar EIFS products.
- Buildings will incorporate elements of the Fire Station architecture features, such as brick and arches when possible.

2. Landscaping

- Landscaping will consist of drought tolerant trees, shrubs, grasses and perennials which will complement the earth tone desert architecture with year round color, as shown on page ~~8 5~~ (SMP).
- Another critical component of the proposed landscaping plan is the planting of shade trees

within diamonds throughout the parking lot. Trees shall be planted at the rate of one tree for every six parking stalls per side or a total of twelve as a landscaped buffer.

- A landscape buffer shall be installed on the northern and western perimeter of approximately ten feet wide and shall include a number of trees.
- The landscaping shall be installed in accordance with the landscape plan as illustrated on pages 24 and 811 (SMP).
- The use of trellis elements will be incorporated around the pedestrian connectivity areas as illustrated on page 36 (SMP).
- All storm water will be released at or below the current conditions.

3. Parking

- Commercial development within the proposed Arbor Park Mixed Use Project, as defined in exhibit A “the property”, shall not exceed 5.8 parking stalls per 1,000 square feet of constructed gross floor area at any time of the development. No individual pad shall exceed 10 stalls per 1,000 square feet of building space.
- Each parking stall must measure at least 8-1/2 feet wide by 18 feet long, with ADA accessible stalls provided in accordance with established standards.
- All parking will be shared between uses within the project area including, but not limited to the Bus Rapid Transit Station on 3500 South
- Tenant mix will consider peak shared parking needs, when possible.
- Property contained within the project but not owned by the developer will be required to have cross access easement agreements for traffic flow and shared parking.
- Parking lot directional signage shall be no taller than 11 feet and ADA signage shall conform to ADA established standards and follow the architectural theme of the project.
- Signs that delegate parking for specific tenants, customers, or that limit parking for transit riders are strictly prohibited. A tenant may delegate up to 15% of its stalls for short term parking such as “to-go customers” or the like.

4. Signage

- Entrance into the project from 8400 West Street and 3400 South Street will be identified with project signage. The project will have a public plaza with a landscaped Monument Sign as illustrated on page 3 (SMP). This sign is to identify the project on the street corner of 8400 West and 3500 South. The monument is only allowed to advertise the project name. Lettering must be constructed using back lit (halo effect), individual routed, opaque aluminum faces. The sign is also to include two Steel Plate Logos that may be back lit as well.

- Monument signs will be ~~located as illustrated on page 3 (SMP) at the corner of 8400 West Street and 3500 South Street, at a location near the Arctic Circle and at a location near the bank on 8400 West Street to identify the project from the south and west.~~ Monument signs shall be designed to be architecturally compatible with the design theme as illustrated on page ~~8~~ 11 (SMP) and no larger than 32 square feet of signage not including the architectural feature. This design theme shall show either the project name constructed using back lit (halo effect) individual routed, opaque aluminum faces OR a back lit steel plate "Arbor Park logo". The tenant portion of the sign may contain a cabinet lit translucent face so long as the background of the sign is not white.
- Ground signs will be ~~located as illustrated on page 3 (SMP) constructed between the fire station and the beginning of the project area on 3500 South Street and at the beginning of the project on 8400 West Street.~~ Ground signs will contain the name of the project and may be a multi-tenant sign, designed to be architecturally compatible with the design theme, as illustrated on page ~~8~~ 11 (SMP). This design theme shows the project name constructed using individual routed, opaque aluminum faces. The main tenant name shall be constructed using face lit or back lit individual channel lettering. The main tenant may allocate 30% of its total signage to a cabinet lit translucent face so long as the background of the sign is not white. The multi-tenant portion of the sign may contain a cabinet lit translucent face so long as the background of the sign is not white. The ground signs are to include a steel plate "Arbor Park logo". Ground signs shall be no taller than 35 feet and no wider than 25 feet.
- ~~The project will have entry signage at the nearest entrance from the bus stop on 3500 South Street to assist customers. These signs will have the same architectural features as the ground and monument signs as illustrated on page 8 (SMP).~~
- Wall signs may be installed by individual businesses based on one sign per business and based on two square feet per linear foot of building, as shown in dashed lines on pages ~~4~~ 7 and ~~6~~ 9 (SMP). All wall signs must follow the design theme, as illustrated on page 6 (SMP). This design theme shows the tenants name constructed with individual channel lettering that may be back lit or face lit. Company logos may not be larger than 30% of the entire signage. Logos and lettering must have a discernable offset from any background material. Additional Signage may also be allowed on the rear wall of retail buildings if facing directly on to 3500 South Street or 8400 West Street and may not be larger than 20% of the wall facade.
- Pedestrian oriented shingle signs may be installed by businesses within the project area as illustrated on page 11. ~~adjacent to the grocery retailer.~~
- As sign changes are made, the signage must be consistent with those illustrated on page 8 (SMP)

5. Pedestrian Connectivity

- Pedestrian connectivity is illustrated on page ~~2~~ 3 (SMP). Pedestrian crosswalks through asphalt are to be paved in a material other than asphalt.
- The sidewalk network incorporates a design method to reduce conflict between pedestrians and vehicular traffic.

- The sidewalk network will provide a method for Bus Rapid Transit access from the project area to adjacent property and uses

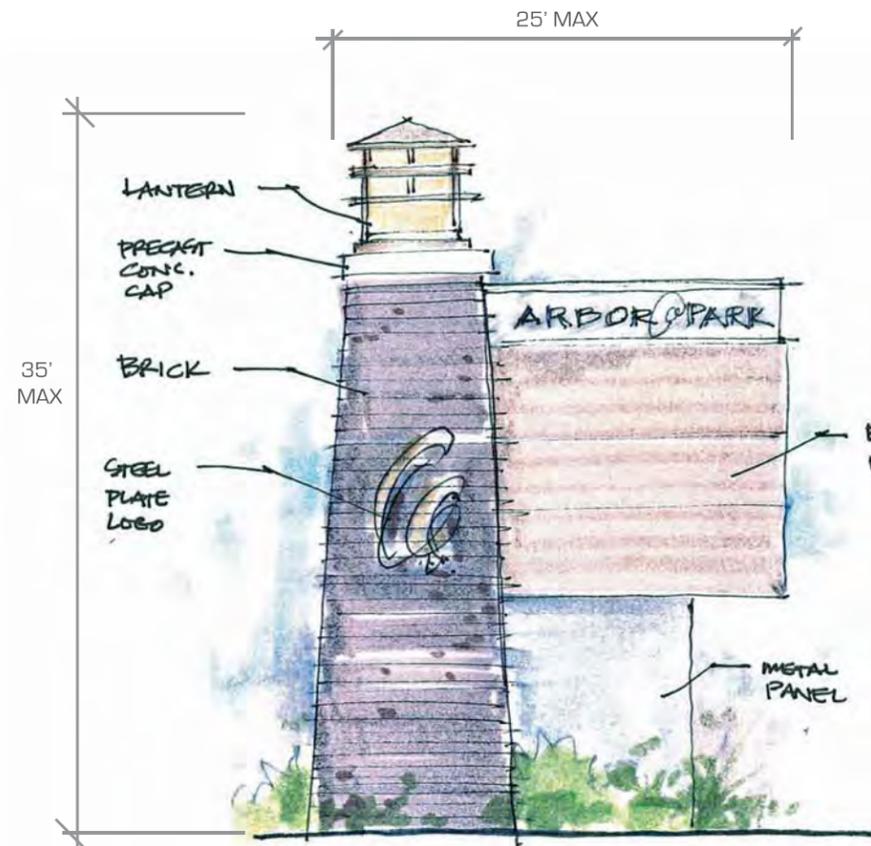
6. Lighting and Street Furnishings Elements

- The project lighting and street furnishing elements are illustrated on page [6-12](#) (SMP). The illustrated elements or similar will be used throughout the project.

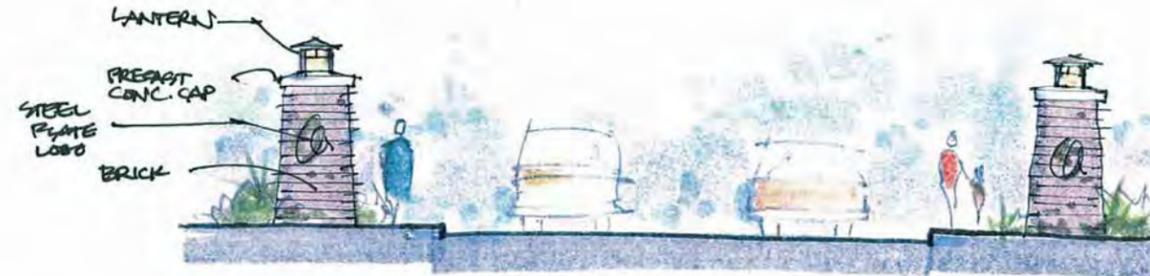
7. Fencing

- Fence standard is illustrated on page [814](#) (SMP) and confronts to the fence along the fire station property line. Rhino Rock specifications reflect a concrete fence 76 inches in height including the top cap with panels 108 inches in length center to center.

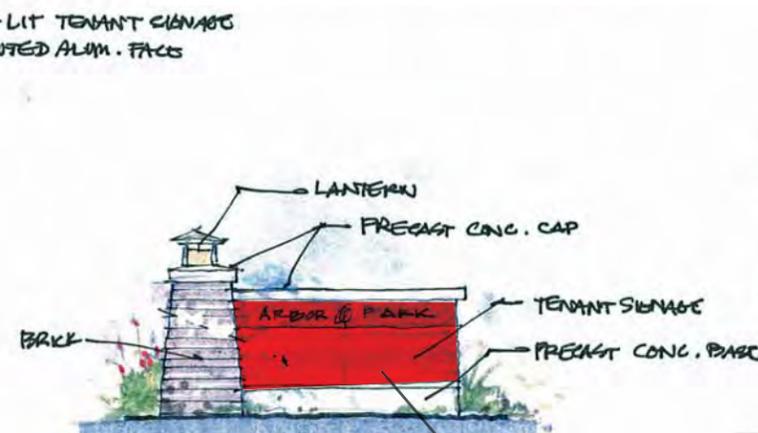
Existing Plan



GROUND SIGN CONCEPT



ENTRY SIGN CONCEPT-ELEVATION



MONUMENT SIGN CONCEPT



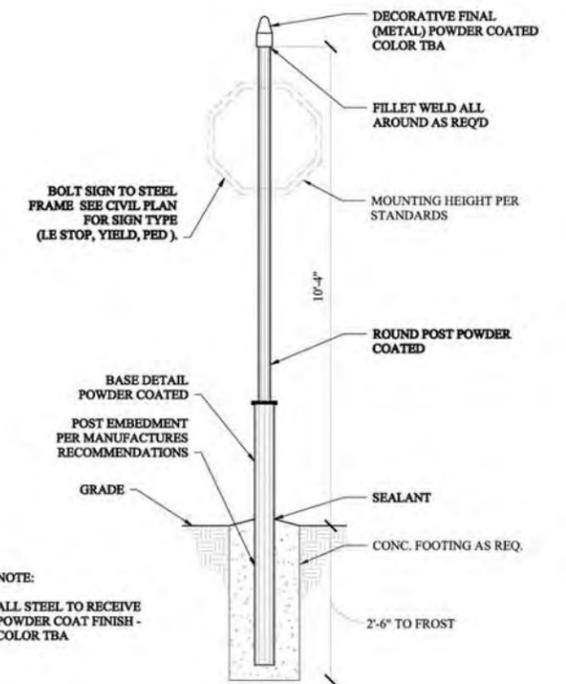
ENTRY SIGN/LANDSCAPE CONCEPT - PLAN



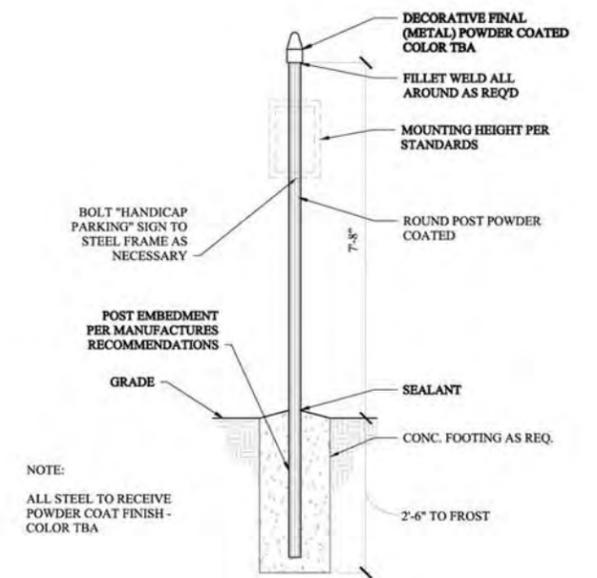
TYPICAL LANDSCAPE LAYOUT



SHINGLE SIGN DETAIL



TRAFFIC SIGNAGE

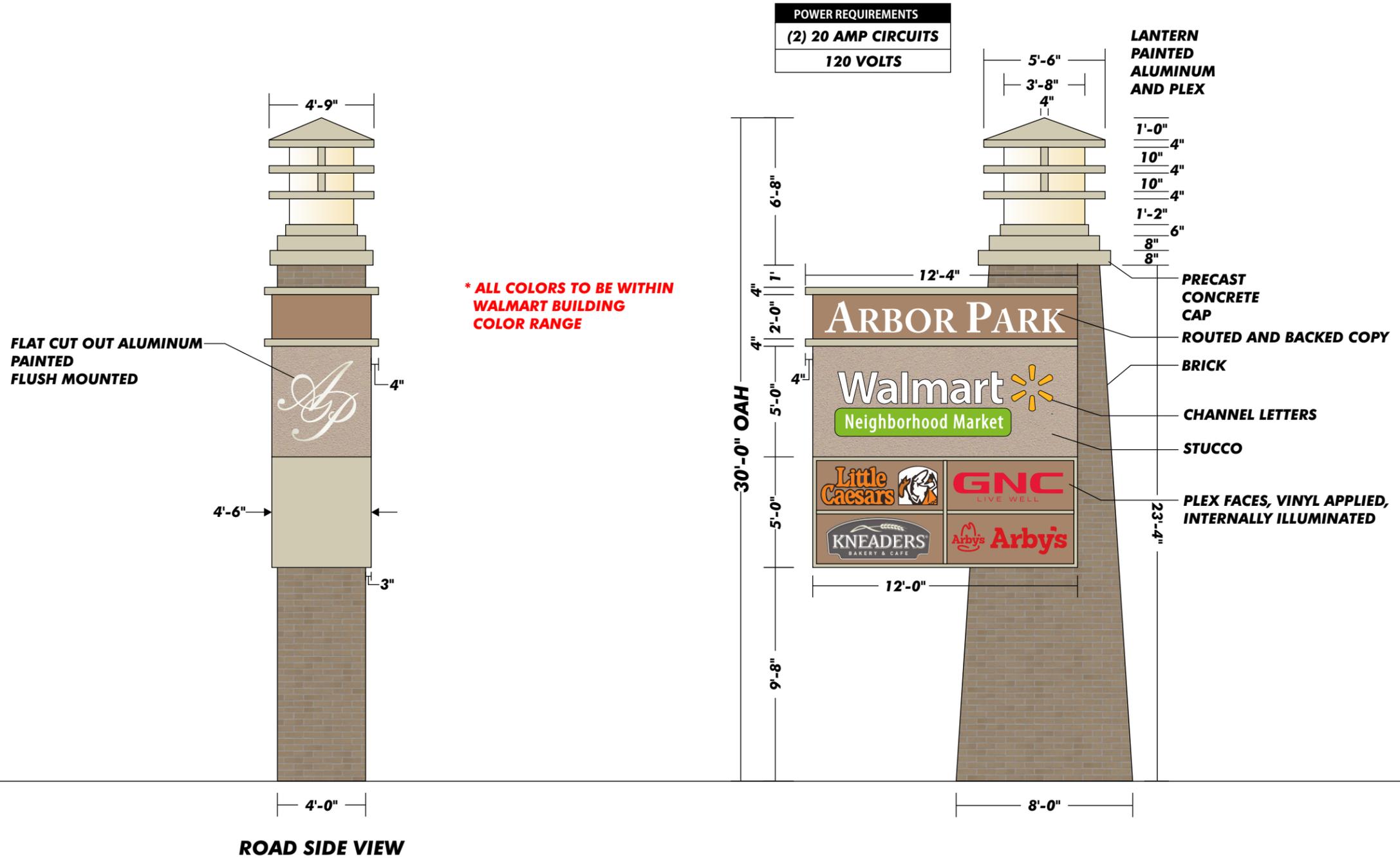


ADA SIGN

ARBOR PARK DEVELOPMENT PLAN

PYLON
SCALE: 3/16" = 1'-0"

Proposed Update to Ground Sign



Utah Contractors: 375809-5501 • Nevada:60486 • Colorado:23778 • Idaho:RCE-29969

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NAME	
PRODUCTION REVIEW	
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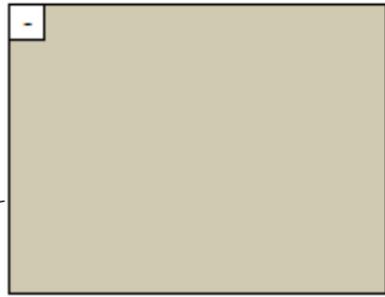
Client: Arbor Park
Address:
File Name: Arbor Park - Sign Package - 2-4-14

SALES APPROVAL:
Designer: Jason (Geri Revision)
Sales: Monica

CUSTOMER APPROVAL:

UTAH COUNTY: 1852 N. Parkway Court, Springville, UT 84663 • (801) 489-3645 OGDEN: 2924 Pennsylvania Avenue • (801) 621-4612



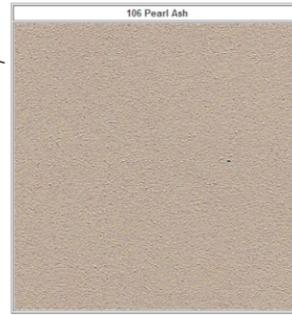


Salt White



117 Colonial Tan

SAMPLED COLOR ONLY
(NOT STUCCO)



106 Pearl Ash



Smokey Mountain

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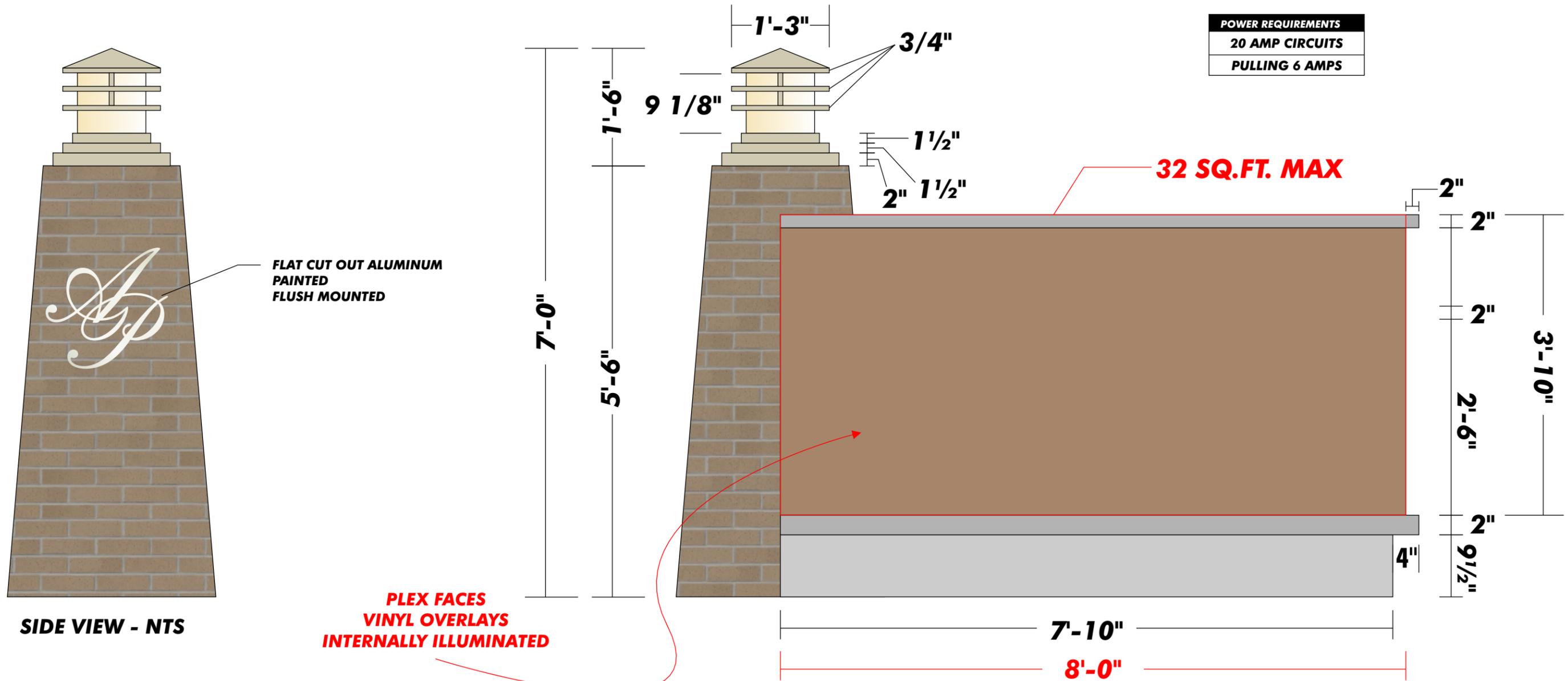
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MONUMENT

SCALE: 3/4" = 1'-0"

Proposed update to monument sign



SIDE VIEW - NTS



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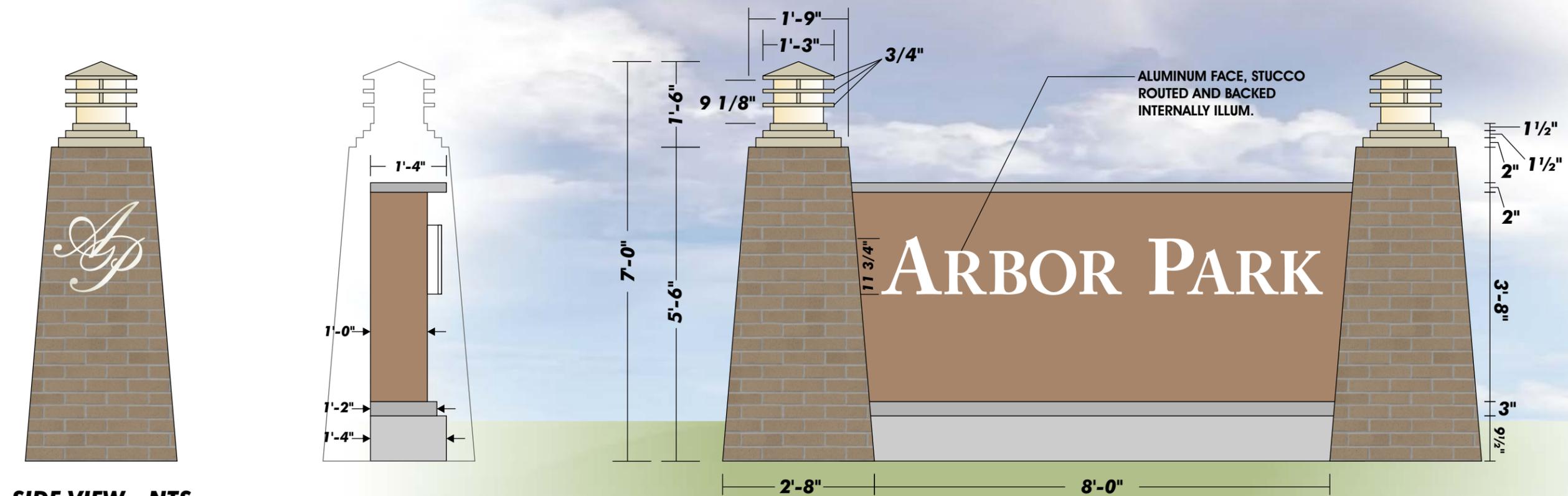


MODIFIED MONUMENT

Proposed monument in lieu of Entry Sign

SCALE: 1/2" = 1'-0"

POWER REQUIREMENTS
20 AMP CIRCUITS
PULLING 6 AMPS



SIDE VIEW - NTS
(BOTH SIDES)

TYPICAL SECTION DETAIL

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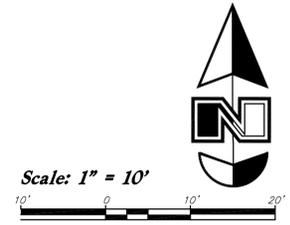
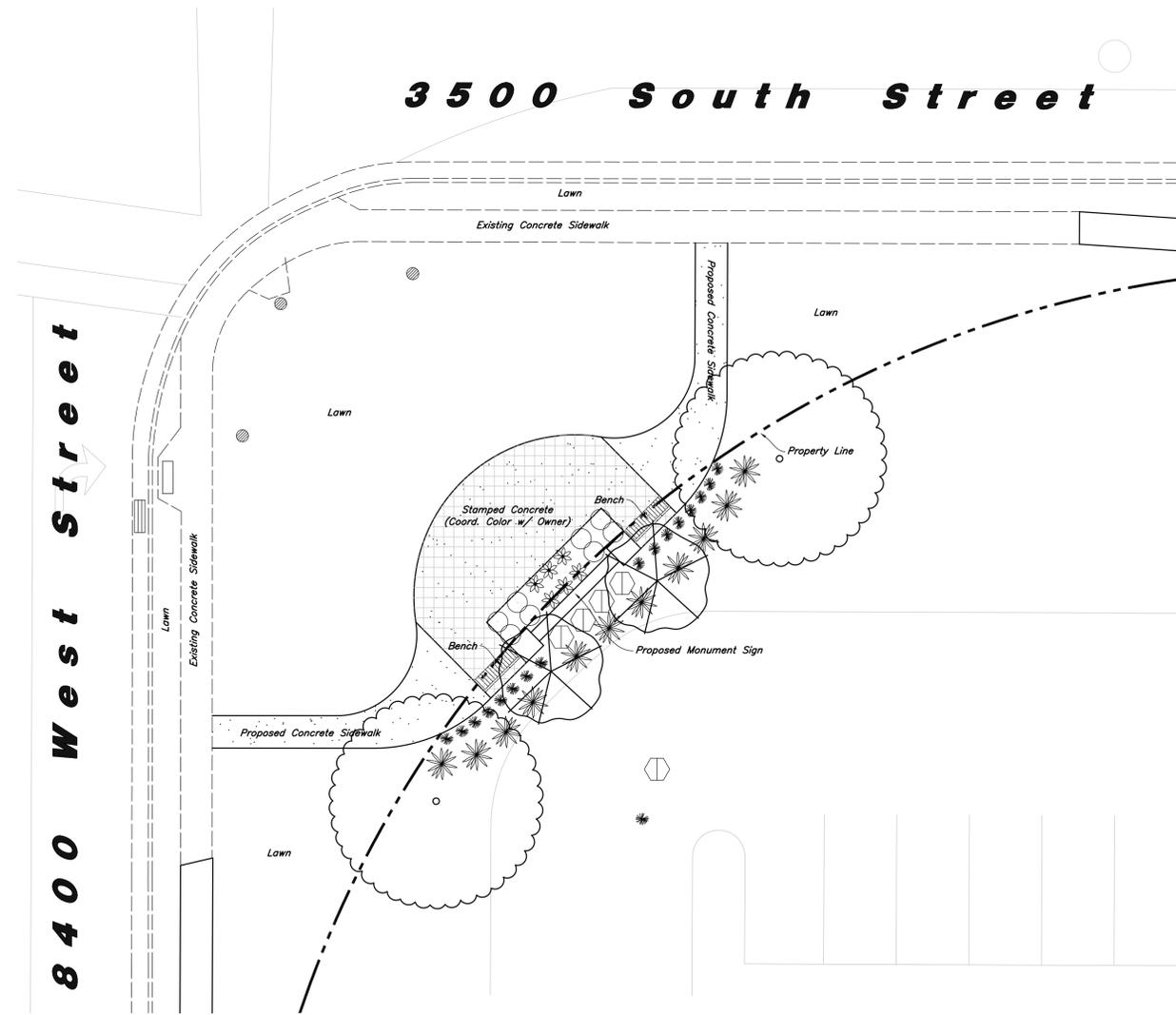
SALES APPROVAL:
Designer: Jason (Geri Revision)
Sales: Monica

CUSTOMER APPROVAL:

UTAH COUNTY: 1852 N. Parkway Court, Springville, UT 84663 • (801) 489-3645 OGDEN: 2924 Pennsylvania Avenue • (801) 621-4612



Proposed pedestrian plaza in lieu of entry sign



Designed by: DA
 Drafted by: NW
 Client Name:
 Arbor Commercial

11-070MS

ANMA
ANDERSON WAHLEN & ASSOCIATES
 Great Basin Engineering South
 2010 North 800 East, Suite 201
 Provo, UT 84601
 801.521.8529 - www.andersonwahlen.com

Corner Plaza Exhibit
Arbor Park Lot 4
 3575 South 8400 West
 Magna, Salt Lake County, Utah

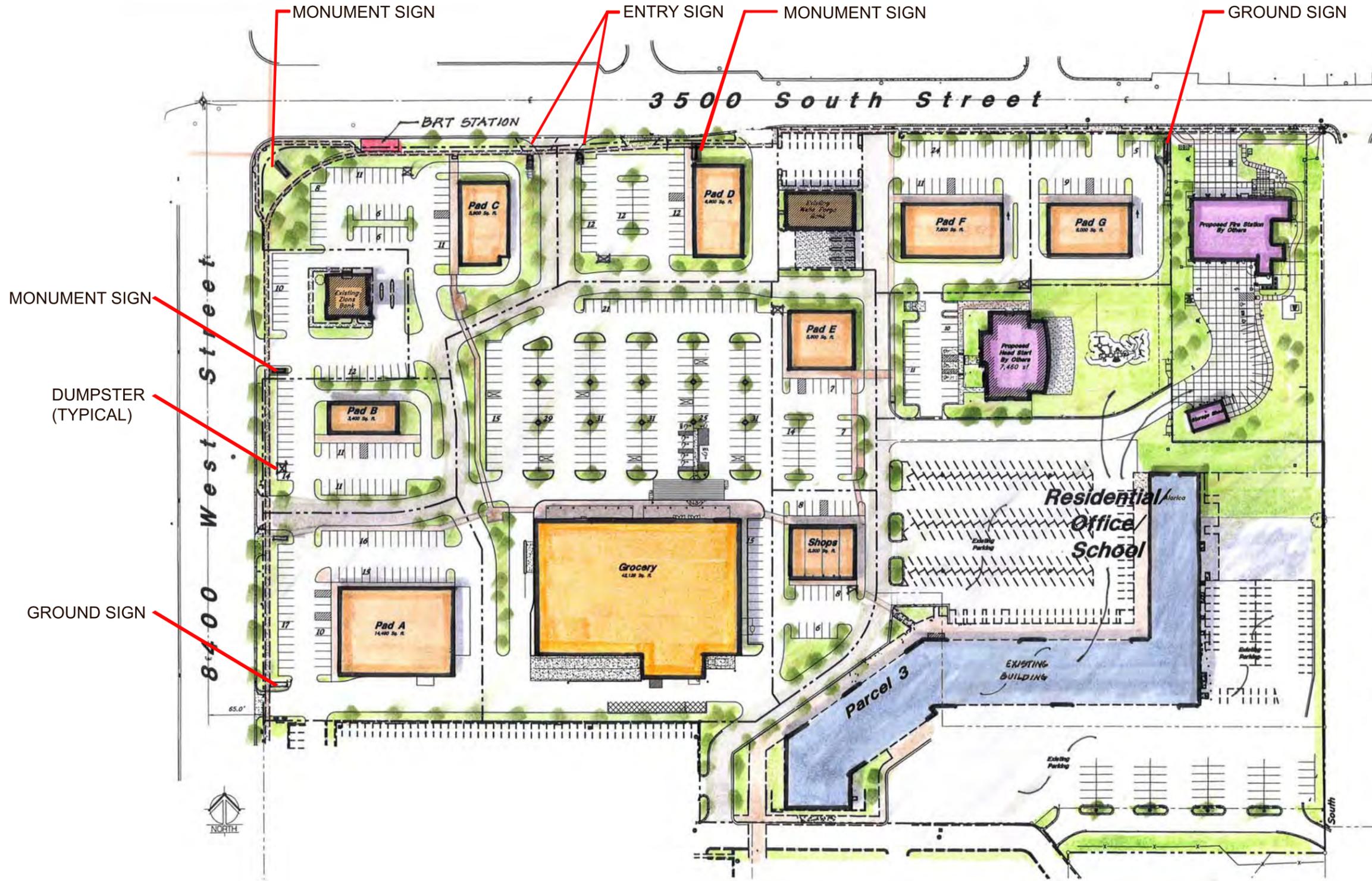


29 Jan, 2014

SHEET NO.
MS

W:\11-070\Drawings\11-070MS.dwg, 1/29/2014, 11:35:58 AM, E.L.L.

Existing sign locations



SITE DATA

RETAIL ACRES	12.5
RETAIL SQ. FT.	93,900
MIN. PARKING STALLS PER 1000 SF. RETAIL	4
RETAIL SQ. FT. PER ACRE	7,512
RESIDENTIAL/OFFICE/SCHOOL ACRES	5.62
TOTAL PROJECT ACRES	18.12

ARBOR PARK DEVELOPMENT PLAN

Proposed new sign locations



alorica



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