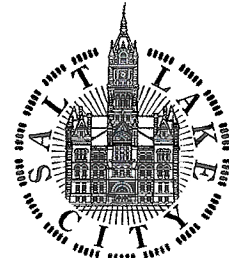


# PLANNING COMMISSION STAFF REPORT

Construction Landfill  
Planned Development Petition 410-08-17  
7301 West 1300 South  
June 25, 2008



Planning and Zoning Division  
Department of Community  
Development

**Applicant:**

Central Valley Water  
Reclamation FAC

**Staff:**

Doug Dansie, Senior  
Planner 535-6182  
doug.dansie@slcgov.com

**Current Zone:** AG,  
Agricultural with LO  
Landfill Overlay

**Master Plan Designation:**

The Future Land Use  
Designation is Landfill

**Council District:** District  
2, Councilmember Van  
Turner

**Acreege:** Approximately  
75.65 Acres

**Current Use:**

Composting

**Applicable Land Use  
Regulations:**

- 21A.32.050 AG  
Agricultural District
- 21A.54.080 Standards  
for Conditional Uses
- 21A.34.070 LO  
Landfill Overlay  
District

**Attachments:**

- A. Elevations and Site  
Plans
- B. Department  
Comments

**REQUEST**

**Petition 410-08-17** - The applicant requests approval to construct a Construction Waste Landfill, which is a conditional use in the Landfill Overlay zoning district. The request has been submitted by Central Valley Water Reclamation FAC. The proposed development of a Construction Waste Landfill is located at 7301 West 1300 South. The property is currently designated AG, Agricultural within the Landfill Overlay.

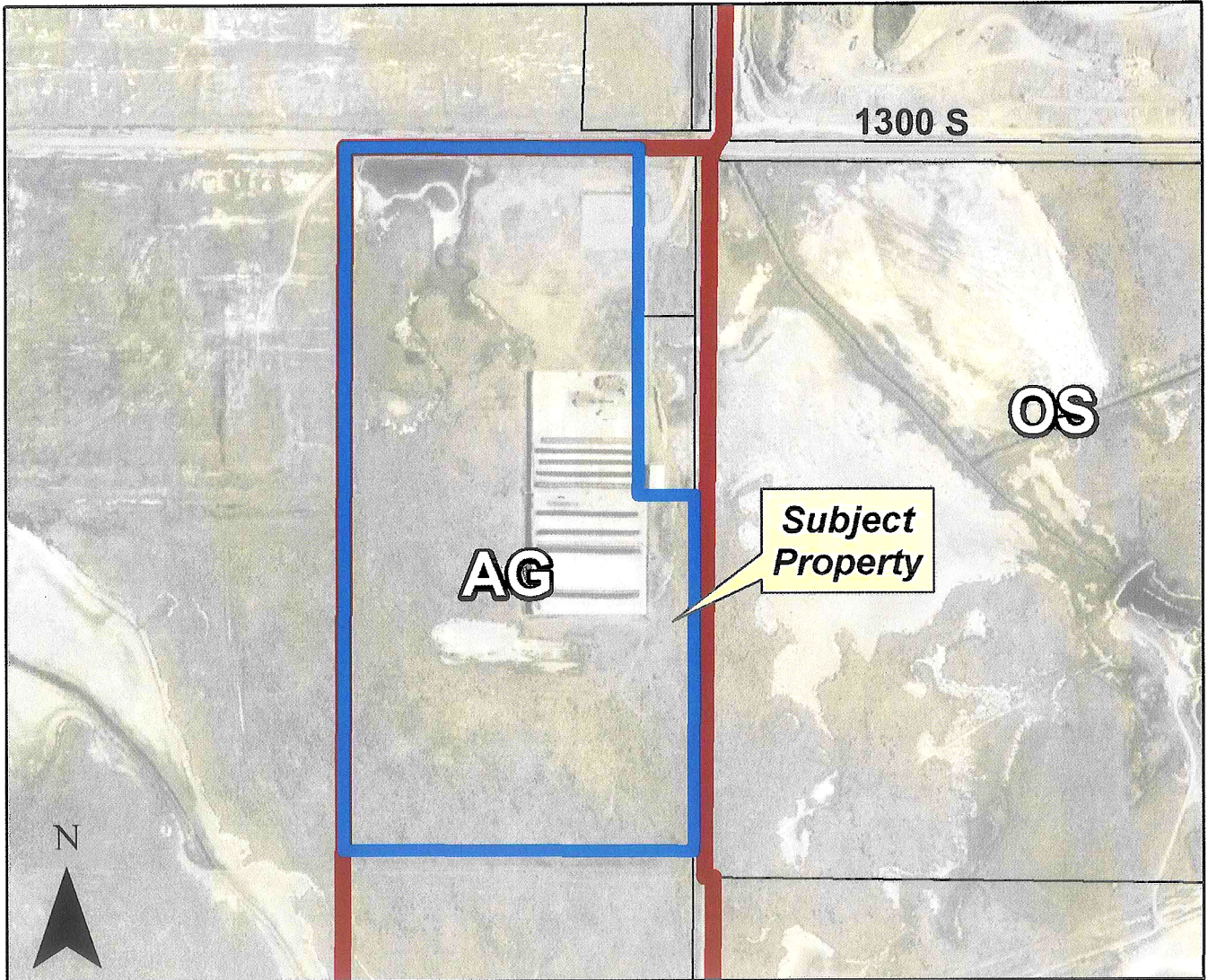
**PUBLIC NOTICE**

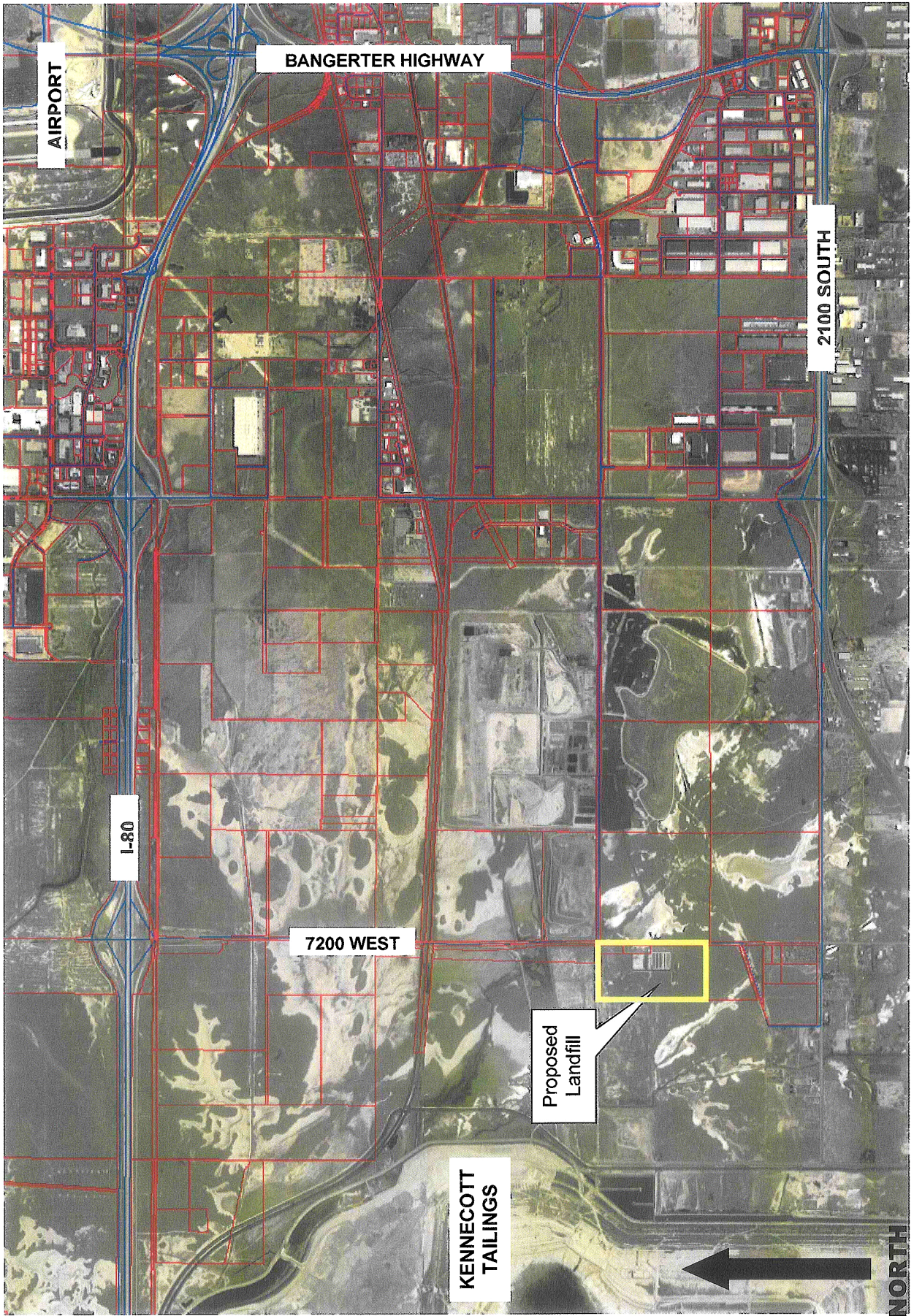
Notice of the June 25, 2008 public hearing was mailed to all property owners within twelve-hundred feet (1200') of the subject property on June 10, 2008 which exceeds the distance requirement and satisfied the required fourteen (14) day noticing provision for conditional use requests. The agenda was also sent to names on the Divisions list-serve and posted on the Divisions website. The subject property was posted by the city with a notice of the public hearing on a sign on June 11, 2008, exceeding the ten (10) day posting requirement in advance of the public hearing. An open house was held June 12, 2008.

**STAFF RECOMMENDATION**

Based on the comments, analysis and findings of fact outlined in this staff report, Staff recommends that the Planning Commission grant Conditional Use approval of Petition 410-08-17 subject to the following conditions:

- The drawing be revised to indicate required landscaping and that the initial landscaping be irrigated until it is able to survive without supplemental water
- The applicant shall comply with all conditions as stated in this Staff Report.
- The applicant shall comply with all County, State and federal requirements regarding landfills - including wetlands mitigation prior to receiving a building permit.
- The applicant comply with all department requirements, including the granting of a special improvement district (SID) waiver and installation of required landscaping.





## **BACKGROUND / DESCRIPTION OF PROJECT**

The subject property is presently used as a composting center. The composting will be moved and expanded at an immediately adjacent site to the southwest within Salt Lake County. The composting facility uses material from the wastewater treatment plant and mixes it with organic material to create viable compost. The new facility will intercept woody materials from this landfill site to be used to make their compost. The new composting facility will have much greater capacity resulting in the recycling of greater amount of wood materials sent to the landfill and material from the wastewater treatment plant.

The primary purpose of this landfill is for construction waste. By having a construction waste landfill, the lifespan of other landfills, which cater to household waste, is increased. There will be significant recycling at this site. Most wood material will be combined with wastewater treatment surplus to create compost at the adjacent composting site. Other construction materials such as concrete will be ground and recycled. Only those materials unable to be recycled will go into the actual landfill. General garbage will not be accepted at this site.

## **COMMENTS**

### **Public Comments**

An open house was held June 12, 2008. One person attended. There were no comments.

### **City Department Comments**

Comments from City departments are attached to this report as Attachment B.

## **STAFF ANALYSIS AND FINDINGS**

### **Project History**

The subject property is presently used as a composting center. The area was annexed into the City in 1983 and zoned M1-A light industrial. The site was zoned AG agricultural with the LO landfill overlay during the 1995 zoning ordinance rewrite.

### **Master Plan Discussion**

The area is located within the **Northwest Quadrant**. The zoning, adopted in 1995, serves as the master plan policy for the area.

## **SURROUNDING ZONING**

### **DISTRICTS:**

North = outside of City  
South = AG Agricultural  
East = OS Open Space  
West = outside of City

**SURROUNDING LAND USES:** North = vacant (landfill to northeast)  
South = vacant  
East = open space  
West = vacant

## **Standards**

This application was received prior to the adoption of new conditional use standards, therefore it is being reviewed according to the standards in effect at the time of application.

## **Staff Analysis**

### **Standards for Conditional Uses**

- A. *The proposed development is one of the conditional uses specifically listed in this Title.*

**Analysis:** Section 21A.34.070 of the zoning ordinance establishes landfills as a conditional use in all zoning districts within the Landfill Overlay District.

**Finding:** The project satisfies this standard.

- B. *The proposed development is in harmony with the general purposes and intent of this Title and is compatible with and implements the planning goals and objectives of the City, including applicable City master plans.*

**Analysis:** The proposed conditional use achieves the purposes for which the landfill overlay was instituted and does not detract from the general purposes of the zoning ordinance or any plans, master plans or otherwise, adopted by the Planning Commission or City Council. Specifically, the project supports the intent of the Zoning Ordinance to accommodate a landfill at this location and also supports the City's policy of recycling and promoting environmentally sustainable practices.

**Finding:** The project satisfies this standard.

- C. *Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not materially degrade the service level on the adjacent streets.*

**Analysis:** The Transportation Division indicates access to the site is adequate, although the road is not fully paved. Transportation and Engineering have requested a Special Improvement District (SID) waiver to insure public improvements at a future date. The subject property has access from 7200 West and 1300 South.

**Finding:** The project satisfies this standard.

- D. *The internal circulation system of the proposed development is properly designed.*

**Analysis:** All public interface will be accommodated at the northwest corner of the site. The project must be designed to meet parking requirements and all ADA parking must be paved.

**Finding:** The project satisfies this standard.

- E. ***Existing or proposed utility services are adequate for the proposed development and are designed in a manner that will not have an adverse impact on adjacent land uses or resources.***

**Analysis:** Utilities are generally not provided at this location in the City. The petitioner will likely access water from the adjacent composting center within Salt Lake County. Utility needs are otherwise low.

**Finding:** The project satisfies this standard.

- F. ***Appropriate buffering is provided to protect adjacent land uses from light, noise and visual impacts.***

**Analysis:** The proposed landfill is bordered on the west by Kennecott property (adjacent to tailings pond), on the south by open space and the proposed composting facility (southwest), on the east by open space (State owned wetlands), and on the north by vacant property (landfill to the northeast). The landfill overlay requires that landscaping be provided within a 30 foot landscaped setback along street frontages and 10 feet on other property lines and additional landscaping on the landfill mound as it is created.

**Finding:** The project satisfies this standard.

- G. ***Architecture and building materials are consistent with the development and compatible with the adjacent neighborhood.***

**Analysis:** The proposal consists of building a large mound that will be landscaped as it rises. This site is adjacent to an existing landfill with similar topography.

**Finding:** The project does not require building of a structure other than a small gatehouse and/or storage building.

- H. ***Landscaping is appropriate for the scale of the development.***

**Analysis:** The required landscaped setback is not being shown on the present drawings, however the petitioner has agreed to modify the drawings to reflect the 30 foot setback on street frontages and 10 feet on the other lot lines. 7200 West is not constructed at this time but is proposed on the major street plan to continue south, adjacent to the site. 1300 South is not indicated to continue as a major street west of 7200 West, however the right-of-way exists and it may be used as local access.

**Finding:** The project must meet the standards of landscaping, which will require some modification of the site plan.

- I. ***The proposed development preserves historical architectural and environmental features of the property.***

**Analysis:** There are wetlands on the property that must be recreated according to state and federal policies. The wetlands will either be consolidated onto the northwest portion of the site or on top of the final landfill, if approved by appropriate environmental agencies. The applicant is working with appropriate agencies to resolve the wetlands issue.

**Finding:** The project will be required to meet state and federal guidelines to have in place an acceptable program for wetlands replacement prior to receiving a building permit for each phase of development.

**J *Operating and delivery hours are compatible with adjacent land uses.***

**Analysis:** The subject property is located within an area of the City where similar uses are also located. The proposed delivery hours are similar to and compatible with the adjacent land uses.

**Finding:** The project satisfies this standard.

**K. *The proposed conditional use is compatible with the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood or the City as a whole.***

**Analysis:** The proposed landfill is compatible with uses in the area. No adverse impacts are anticipated.

**Finding:** The project satisfies this standard.

**L. *The proposed development complies with all other applicable codes and ordinances.***

**Analysis:** The applicant continues to work with the appropriate City, County, State and Federal agencies to comply with all other applicable codes and ordinances. The proposal must meet all requirements of the Landfill Overlay zone.

**Finding:** The applicant must secure approval from all other pertinent agencies and demonstrate compliance with the specific details of the Landfill Overlay Zoning District prior to issuance of a building permit.

### **Additional specific requirements of the Landfill Overlay**

Standards For Approval The planning commission shall only approve, approve with conditions or deny a conditional use in an LO landfill overlay district based upon written findings of fact with regard to each of the standards outlined in section 21A.54.080 of this title. In addition, if the proposed conditional use involves the temporary storage, sorting, recycling, processing, composting or treatment of materials, the planning commission must find that such materials will not generally be on the property longer than one hundred eighty (180) days unless the physical or chemical processes involved in the proposed use require longer than one hundred eighty (180) days, in which case the temporary use shall be limited to such necessary times.

The planning commission may impose conditions and limitation upon a conditional use concerning use, construction, character, location, landscaping, screening, parking, hours and days of operation and other matters that may be necessary or appropriate to prevent or minimize any adverse impact.

The planning commission may require that storage of materials in the transitional area be enclosed in a structure if proposed open storage or recycling of materials may have a material negative impact on a neighboring land use.

The first thirty feet (30') of all front yards shall be maintained as landscape yards as approved by the planning commission. The minimum rear yard setback shall be ten feet (10'), which may be increased by the planning commission to mitigate potential adverse impacts between adjoining land uses.

The planning commission may require that landscaping include trees along all property lines adjacent to a public street or nonlandfill property to create a continuous linear visual buffer. Any trees required shall be at least two inches (2") caliper and spaced at thirty feet (30') on center.

**Finding:** Other adjacent land uses consist of wetlands, open space and other landfills which are compatible with the proposed landfill. The landfill will not be accommodating debris which will attract birds or wildlife. However it is adjacent to wetland and open space. There are conflicting values as to not attract birds at the landfill but to accommodate birds at the neighboring wetlands.

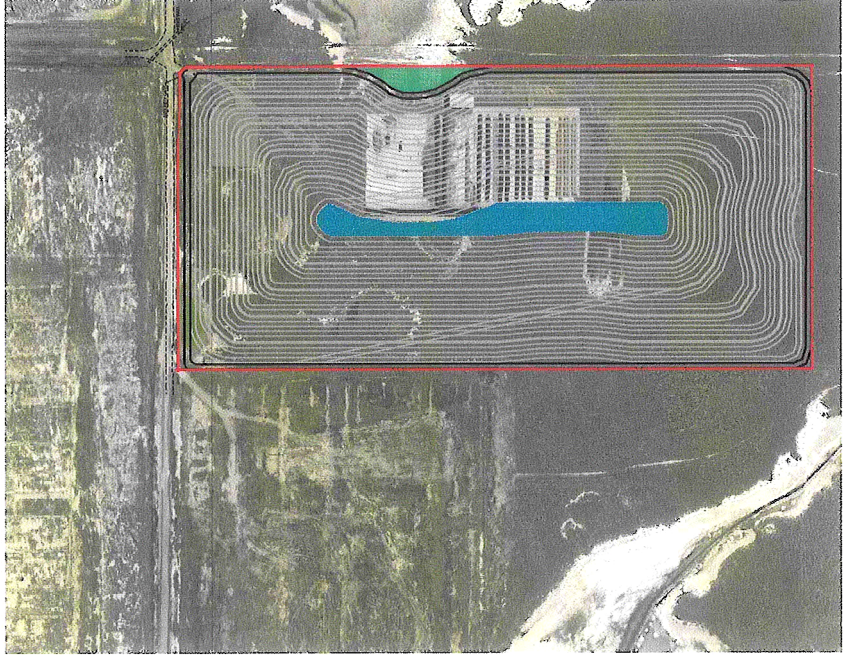
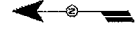
A landscaped setback is not being proposed on the present drawings; however the petitioner has agreed to modify the drawings to reflect the required landscaping. Staff would also recommend that the Planning Commission require trees be placed at the property line, approximately every 35 feet, to provide landscaping around the site.



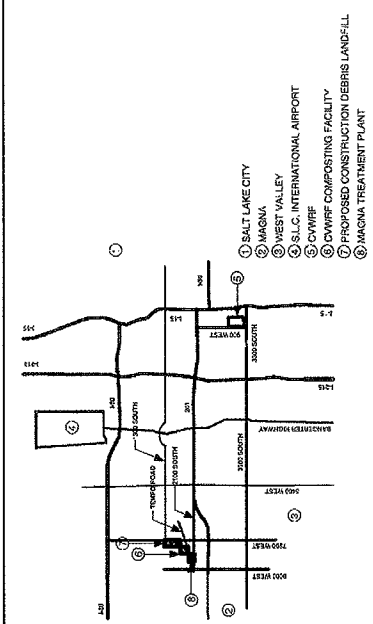
**Attachment A**  
**Elevations and Site Plan**

PROJECT NUMBER: 845P 1006		SHEET INDEX		LOCATION & VICINITY MAP	
PROJECT DATE: 03/2023		DATE		DESCRIPTION	
PROJECT NAME: 7301 WEST 1300 SOUTH SALT LAKE CITY UTAH, 84104		PROJECT NUMBER:		PROJECT DESCRIPTION:	
PROJECT CLIENT: G1001		PROJECT NUMBER:		PROJECT DESCRIPTION:	
PROJECT ADDRESS: 7301 WEST 1300 SOUTH SALT LAKE CITY UTAH, 84104		PROJECT NUMBER:		PROJECT DESCRIPTION:	
PROJECT CONTACT: GAY ARCA SOIL PRODUCTS SAN LUIS CRISPO, CA		PROJECT NUMBER:		PROJECT DESCRIPTION:	

NOT FOR CONSTRUCTION



**SITE LOCATION MAP**  
**7301 WEST 1300 SOUTH**  
 SCALE 1" = 200'




**VICINITY MAP**  
 SCALE: NTS

**SHEET INDEX**

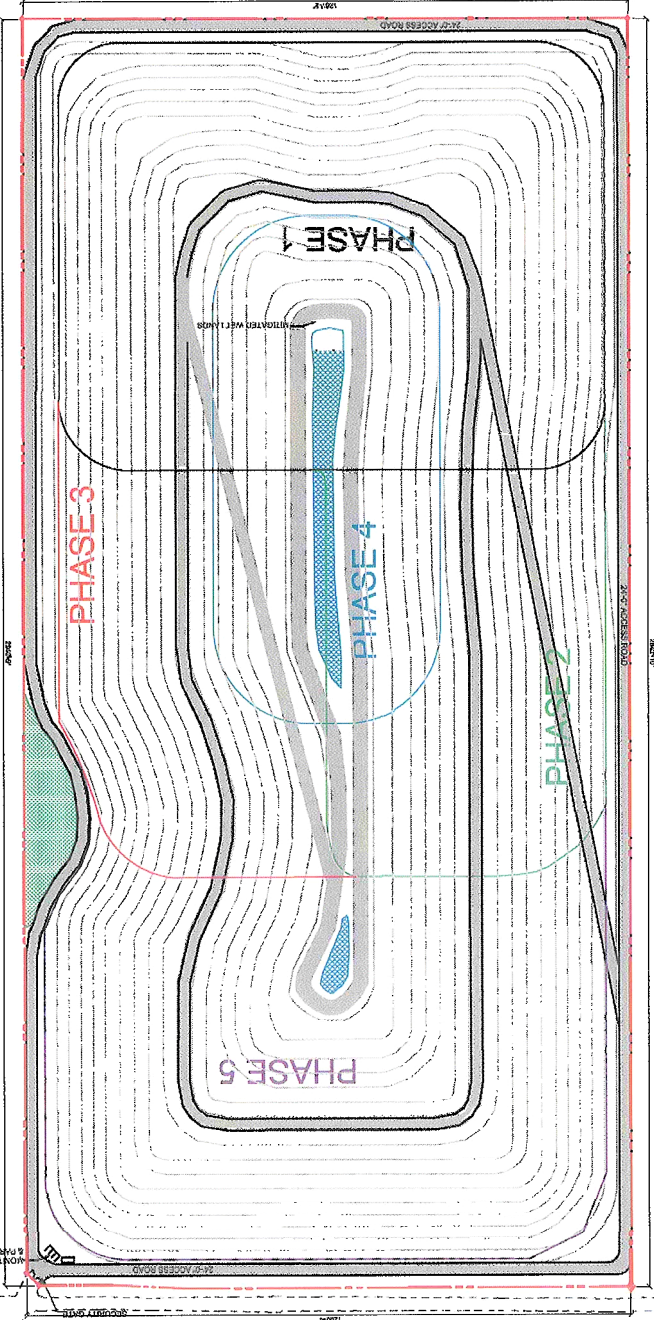
PAGE NUMBER	SHEET NUMBER	SHEET DESCRIPTION
1.	G1001	SHEET INDEX, LOCATION, AND VICINITY MAPS
2.	G1002	SITE PLAN PRIOR TO FINAL CLOSURE
3.	G1003	EXISTING CONTOURS AND PROPERTY LINES
4.	G1004	RECOMMENDED GROUND WATER MONITORING LOCATIONS
5.	G1005	GROUND WATER MONITORING WELL INSTALLATION
6.	G1006	ZONING MAP
7.	C1001	GRADING PLAN (1)
8.	C1002	GRADING PLAN (2)
9.	C1003	GRADING PLAN (3)
10	C1004	DRAINAGE PLAN (1)
11	C1005	DRAINAGE PLAN (2)
12	C1006	DRAINAGE PLAN (3)
13.	C1007	INTERIM GRADING PLAN (1)
14.	C1008	INTERIM GRADING PLAN (2)
15.	C1009	INTERIM GRADING PLAN (3)
16.	C1010	INTERIM GRADING PLAN (4)
17.	C1011	INTERIM GRADING PLAN (5)
18.	C1012	INTERIM DRAINAGE PLAN (1)
19.	C1013	INTERIM DRAINAGE PLAN (2)
20.	C1014	INTERIM DRAINAGE PLAN (3)
21.	C1015	INTERIM DRAINAGE PLAN (4)
22	C1016	INTERIM DRAINAGE PLAN (5)
23	C1017	CORPORATION / AGGREGATE RECYCLING YARD
24.	C1018	SITE UTILITY PLAN
25.	C1019	GRADING SECTIONS & DETAILS
26.	C1020	DRAINAGE SECTIONS & DETAILS
27.	C1021	CLOSURE PHASING PLAN
28.	C1022	FINAL CLOSURE PLAN
29.	A1001	3D CONCEPTUAL MODEL
30.	A1002	SECTIONS
31.	A1003	ELEVATIONS
32.	L1001	LANDSCAPE PLAN
33.	I1001	IRRIGATION PLAN
34.		SURVEY

NOT FOR CONSTRUCTION

 <p>DAY AREA SOIL PRODUCTS SAN LUIS OBISPO, CA</p>	<p>CONSTRUCTION DEBRIS LANDFILL 7301 WEST 1300 SOUTH SALT LAKE CITY UTAH, 84104 CENTRAL VALLEY WATER</p>	<p>PROJECT NUMBER</p>	<p>C1022</p>
		<p>SHEET NUMBER</p>	<p>FINAL CLOSURE PLAN</p>
<p>PROJECT NUMBER: BASF 1006</p>	<p>PROJECT DESCRIPTION: CONSTRUCTION DEBRIS LANDFILL</p>	<p>DATE</p>	<p>DATE</p>
<p>CHECKED BY:</p>	<p>DATE:</p>	<p>DESCRIPTION</p>	<p>DESCRIPTION</p>

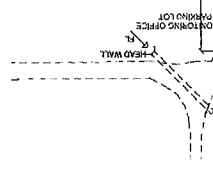


NOT FOR CONSTRUCTION



FINAL CLOSURE PLAN  
SCALE: 1" = 100'

NOT FOR CONSTRUCTION



G1006

SHEET NUMBER

PROJECT DATE: 02/2008

PROJECT NUMBER: BASP 1006

SITE ZONING MAP

SHEET DESCRIPTION

DATE

DESCRIPTION

NUMBER

PROJECT

CONSTRUCTION DEBRIS LANDFILL  
7301 WEST 1300 SOUTH  
SALT LAKE CITY UTAH, 84104  
CENTRAL VALLEY WATER



NOT FOR CONSTRUCTION

CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_



MAP LEGEND

- M-2 (COUNTY)
- A-20 (COUNTY)
- AG (CITY)
- M-1 (CITY)
- OS (CITY)
- SITE LOCATION
- LANDFILL
- OVERLAY
- DISTRICT
- 1/4 MILE RADIUS AROUND SITE



SCALE 1"=400'

NOT FOR CONSTRUCTION



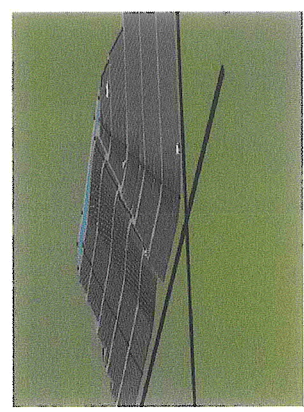
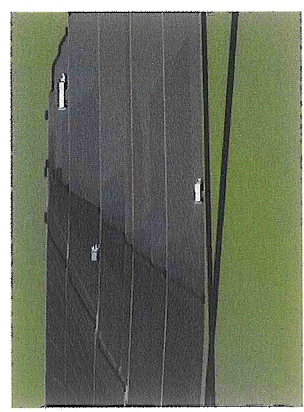
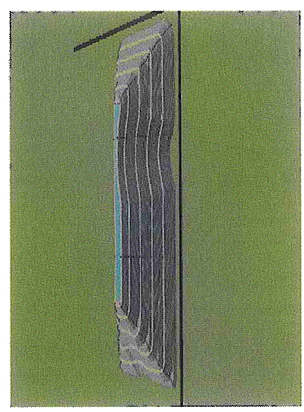
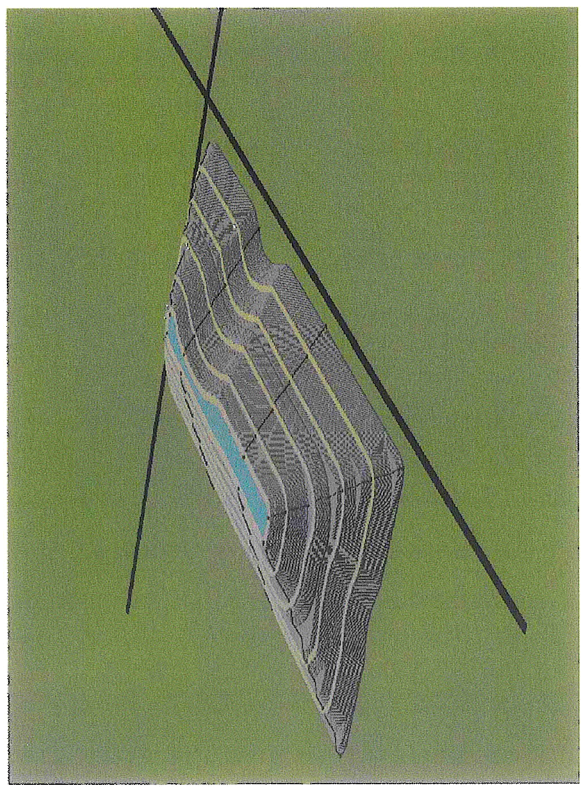
CONSTRUCTION DEBRIS LANDFILL  
 7301 WEST 1300 SOUTH  
 SALT LAKE CITY UTAH, 84104  
 CENTRAL VALLEY WATER

DATE	DESCRIPTION	NUMBER

3D MODEL


A1001  
 SHEET NUMBER  
 PROJECT: BASP 1006  
 PROJECT DATE: 01/2008  
 NUMBER:

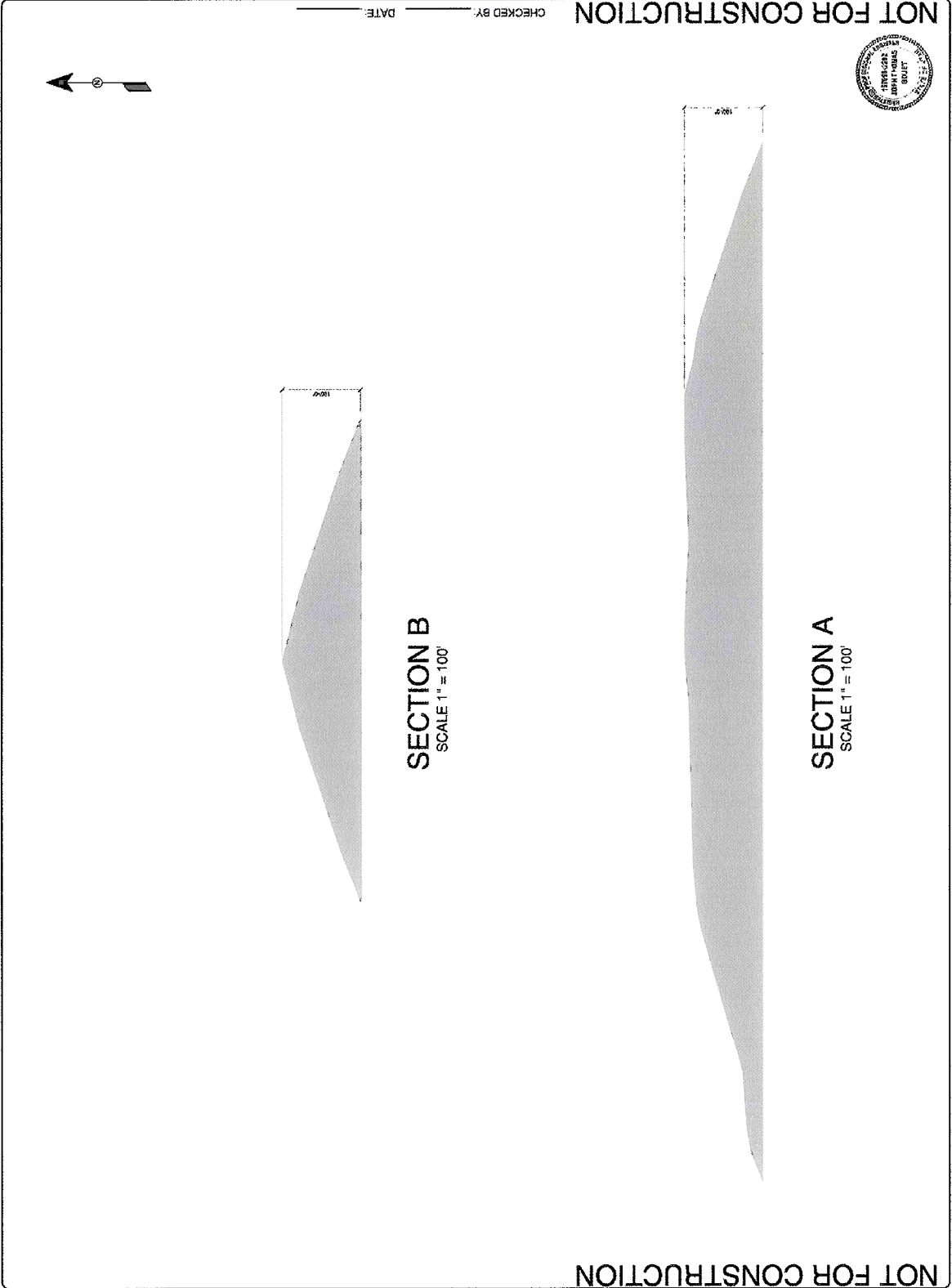
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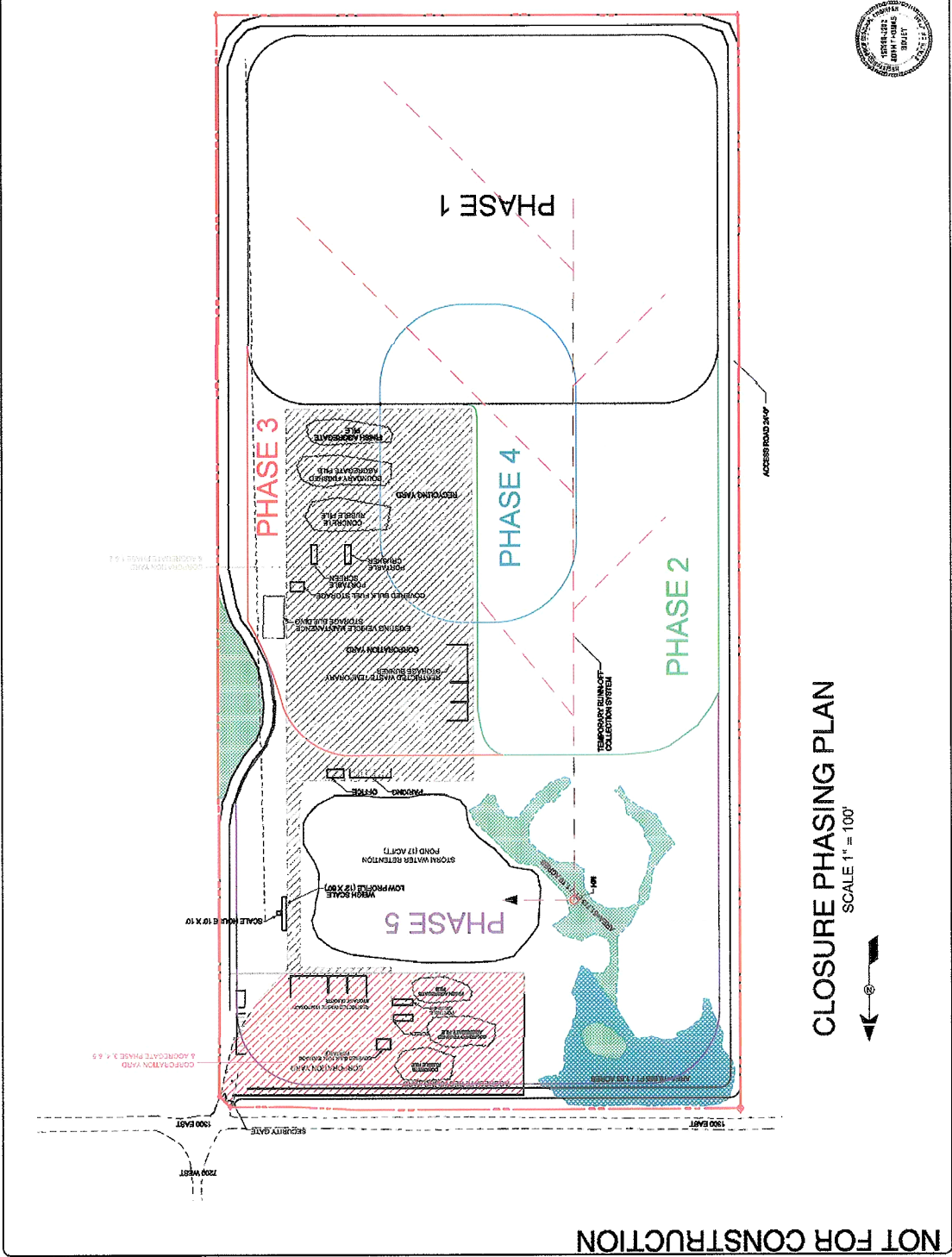
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 <p>BAY AREA SOIL PRODUCTS SAN LUIS OBISPO, CA</p>	<p>CONSTRUCTION DEBRIS LANDFILL 7301 WEST 1300 SOUTH SALT LAKE CITY UTAH, 84104 CENTRAL VALLEY WATER</p>	<table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>																						<p>SECTIONS</p>	<p>PROJECT NUMBER: 1006</p>
<p>PROJECT DESCRIPTION</p>	<p>PROJECT DATE: 01/2008</p>	<p>SHEET NUMBER: A1002</p>																							



	CONSTRUCTION DEBRIS LANDFILL 7301 WEST 1300 SOUTH SALT LAKE CITY, UTAH, 84104 CENTRAL VALLEY WATER	PROJECT NUMBER: 8587 1004	SHEET NUMBER: C1021
		PROJECT DESCRIPTION: CLOSURE PHASING PLAN	SHEET DESCRIPTION: PHASING PLAN
PROJECT DATE: 01/2008		PROJECT NUMBER: 8587 1004	

NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION

**Attachment B**  
**Department Comments**



April 29, 2008

Doug Dansie, Planning

Re: Petition 410-08-17 – Construction Waste Landfill at 7213 West 1300 South

The division of transportation review comments and recommendations are as follows.

Past development of this property as Central Valley Water Reclamation was developed in 1992 per Board case # 1629-B and was requested to for go public way development with an SID agreement. The new proposal will require city standards for employee and company vehicle parking provisions, on paved surfaces for ADA compliance standards. The existing public gravel roadway status is to be evaluated by engineering requirements for projected traffic generation impacts as needed

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.  
Craig Smith, Engineering  
Ted Itchon, Fire  
Peggy Garcia, Public Utilities  
Larry Butcher, Permits  
File

Bill-

I have been reviewing plans for a proposal of a construction waste site located at approximately 7300 w 1300 south. My concerns revolve around the clean wheel ordinance. for I am understanding California ave is not paved from 6400 going west. I would like to sit down with you and discuss the conditions and future concerns of this section of 1300 south, as well as 7200 west.

Craig

Doug-

We discussed the proposed Construction Waste Landfill located at approximately 7300 w 1300 south last week. After talking with both you and Ed McDonald from engineering, the Engineering division recommends the owners obtain an SID waiver in leu of public way improvements (namely due to the fact that this site is within a mile of any hard surfacing on 1300 south, and the other landfill operations located in this area have obtained an SID waiver in the past). However, our main concern is the increased traffic this operation might create. Therefore, I feel the owners, Construction Waste management L.L.C. should supply the city with an agreement committing to maintaining the section of 1300 south that is currently unpaved leading to their facility and control any dust issues that should arise from the traffic this facility will generate

Sincerely,

Craig

Doug,

Public Utilities has reviewed the above mentioned petition and offer the following comments;

There are no sewer or water facilities near this property. There is a storm drain canal at the intersection of 1300 South and 7200 West called the Lee Drain. No storm drainage will be allowed to enter the canal without first being property treated. The discharge water must comply with State, County and local regulations. The design of the landfill must comply with Salt Lake County regulations.

If you have any questions please do not hesitate to contact me.

Jason Brown, PE

Development Review Engineer  
Salt Lake City Public Utilities  
1530 South West Temple  
Salt Lake City, UT 84115  
(801) 483-6729  
(801) 483-6855 fax

Doug,

**The proposed Construction Waste Landfill site at 7301 West 1300 South is over 22,000 feet from the nearest Runway end 34L. The FAA requires a minimum of 10,000 feet from the nearest Airport Operations Area for this type of construction waste landfill. The proposed site is located beyond this minimum required distance. The proposed site is in Salt Lake City's Airport Influence zone C, a moderate noise impact area. Salt Lake City requires an aviation easement for new development in this zone. The owner should contact Mr. Dave Miller at (801) 575-2972 to complete the aviation easement. This project creates no observed impacts to airport operations.** *–Allen McCandless*

Doug,

Building Services has the following comments:

- The proposed landfill meets the land area and setback requirements as per the Landfill Overlay Zone.
- The Landfill Overlay Zone treats each application as a Conditional Use and the ordinance specifically assigns conditions allowances of review by the Planning Commission

Pre Submittal Notes:

In Landfill overlay zone. Want to create a new landfill area on the sw corner of 7200 West and 1300 south. It will only have construction debris. Recycling of vegetative materials (such as wood chips.) All marketable materials will already be gone by the time it gets here. Concrete is diverted. With LEED standards, most contractors try to recycle out the materials they can. The mound will be 30 feet height in the end. They have 75.65 acres of AG zoned land (with the Landfill overlay). Everything is a conditional use in the overlay zone. They are doing environmental studies relating to jurisdictional wetlands (whether they have them).

Thank you,  
Nole

Doug.

As development on the west side of the City has been discussed over the last number of years, the Transportation Division and Planning Division have planned that at some point 7200 West will be connected from I-80 to SR 201. As a connector between I-80 and SR 201, 7200 West has been indicated on the City's major street plan as an arterial street on previous plans and as a potential Mountain View corridor route on our current plan. Since it looks like 5800 West is the preferred route for the Mountain View Corridor alignment and not 7200 West, 7200 West is still be planned to be an arterial street. If I remember correctly, previous planners who have worked with developments along 7200 West have required right-of-way dedication that would allow for 110 feet of right-of-way for 7200 West.

Our current major street plan doesn't show California Avenue continuing west of 7200 West, but there is a right-of-way for it. A dirt road currently runs from 7200 West to 8000 West, but approximately a quarter mile west of 7200 West is the SLC limits. Even though our current major street plan doesn't show California Avenue continuing west of 7200 West, I think we should continue to preserve the right-of-way and plan that it will some day continue to the west. From 5600 West to 7200 West we are looking at a five lane road within an 84 foot right-of-way, but probably don't need a road this same size west of 7200 West.

Kevin

**Kevin J. Young, P.E.**  
**Transportation Planning Engineer**  
Salt Lake City Transportation Division  
349 South 200 East, Suite 450  
P.O. Box 145502  
Salt Lake City, Utah 84114-5502  
(801) 535-7108  
(801) 535-6019 Fax