

PLANNING COMMISSION STAFF REPORT

Ninigret Construction: Concrete Crushing and Processing
Planned Development PLNPCM2008-00396
7250 West North Temple
October 22, 2008



Planning and Zoning Division
Department of Community
Development

Applicant:

Ninigret Construction: Doug Wheelwright Representative

Staff:

Ray Milliner 5235-7645
ray.milliner@slc.gov.com

Tax ID:

07-35-100-016

Current Zone:

M-1 Light Manufacturing

Master Plan Designation:

Light Manufacturing

Council District:

1, Carlton Christensen

Acreage:

12.33

Current Use:

Former City Landfill

Applicable Land Use

Regulations:

- 21A.48 Landscaping
- 21A.44 Parking
- 21A.54 Conditional Use and Planned Developments

Attachments:

- A. Site Plan
- B. Photographs of Site
- C. Letter From Applicant
- D. Department Comments
- E. Conditional Use and Non-conforming uses map.

REQUEST

The applicant, Ninigret Construction, represented by Doug Wheelwright, is requesting that the Planning Commission approve a Planned Development for a concrete crushing and processing plant at 7250 West North Temple. The purpose of the plant is to recycle waste material from the City Creek Center development.

The property is zoned Light Manufacturing (M-1) and is the former site of a City land fill that operated from 1945 to 1979. Rock, sand and gravel storage and distribution are a conditional use in the M-1 zone. The applicant is requesting that the use be reviewed as a Planned Development in order to modify the following Zoning Ordinance requirements:

1. That the use not be contained within sight obscuring fencing as required by Section 21A.48.080.
2. That landscaped yards not be required pursuant to Section 21A.48.090 of the Zoning Ordinance.
3. That the Freeway Scenic Landscaping setback in Section 21A.48.110 of the Zoning Ordinance be waived.
4. That required off-street parking and hard surfaced parking lots as required in Section 21A.44.060 and 020 not be required.

PUBLIC NOTICE

On October 7, 2008, notice was mailed to all property owners within 300 feet of the property 14 days prior to the meeting. The property was posted on October 10, 2008. Notice was also sent to interested parties on the Planning Commission's e-mail list-serve and posted on the Planning Division's Web site.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission review the proposed Planned Development for a concrete crushing and processing plant at 7250 West North Temple and approve it according to the analysis and findings in the report, and conditions of approval written below.

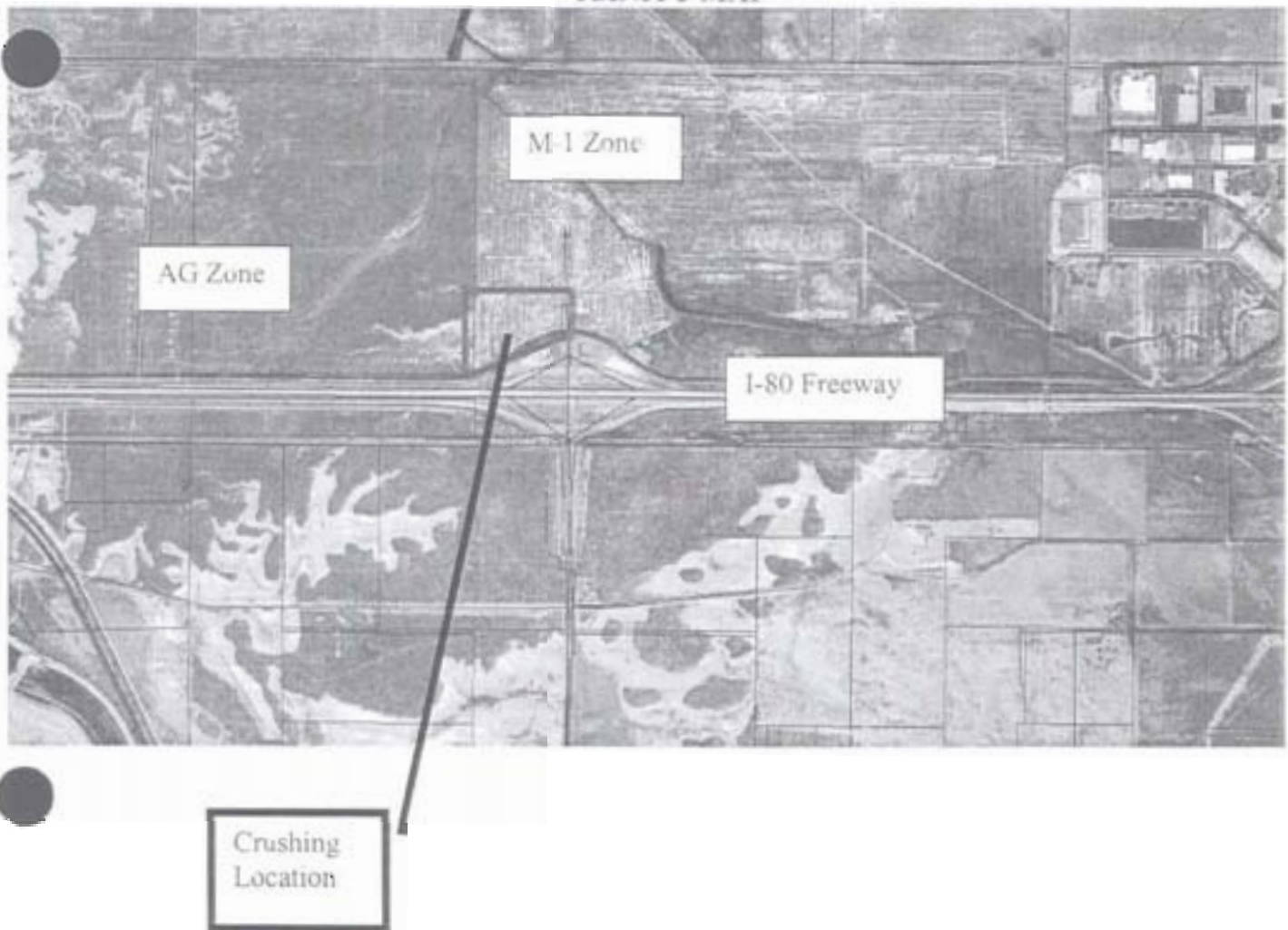
Conditions of Approval

1. The applicant shall provide and utilize a tire washing station on site subject to the City Clean Wheel Ordinance.
2. The applicant shall work with representatives from the Public Utilities Division to bring a compliant water line to the site, prior to the issue of any final building permits.
3. The site shall be used for the recycling of waste material from the City Creek development only. No materials from other locations or projects may be recycled at this location without the express approval of the Planning Commission.
4. The applicant shall comply with all City Departmental requirements.

OPTIONS

1. The Planning Commission may approve the Planned Development Conditional Use for a rock and sand crushing and storage use as recommended, or with modifications.
2. The Planning Commission may deny the Planned Development Conditional Use for a rock and sand crushing and storage use.
3. The Planning Commission may table the Planned Development Conditional Use and provide direction to the applicant and staff on further steps necessary.

VICINITY MAP



COMMENTS

Public Comments

This application was reviewed by the Jordan Meadows Community Council on March 12, 2008. No comments or issues were raised at that meeting.

This application was reviewed by members of the Planning Commission at a Subcommittee meeting on October 1, 2008. Members in attendance reviewed the project and indicated that the planned development was appropriate for the site as proposed.

City Department Comments:

The proposed planned development was reviewed by the applicable City departments and divisions. The review comments have been attached to this report as Exhibit D. There were no issues raised by the City that would prevent the proposed planned development from proceeding.

Background

On August 27, 2008 the applicant submitted a complete Planned Development/Conditional Use application for rock, sand and gravel storage and distribution facility located at 7250 West North Temple. The purpose of the use is to process and recycle rock and concrete hauled away from the City Creek development. Approximately

350,000 tons of material of which 90% is on site will be processed. Metal re-bar taken from the concrete will be hauled to a metal recycling center. No primary or accessory buildings are proposed.

The applicant anticipates that the processing of the material will take approximately 1 year with the materials being stored an additional 5 years on site prior to being reused as road base and possibly in the reclamation of the surrounding landfill.

The recycling this material was a prerequisite for the City Creek Center development to qualify for LEED certification. Had the applicant not recycled it, they would not have qualified for LEED. At the end of the demolition process, nearly 75% of the material will be recycled. The concrete taken to the proposed crushing site will be used as road base there at some future date. That will also give LEED credit to future development in the area.

The land is owned by the LDS church, and has been dormant since 1979. Since it was used as a land fill for so many years, extensive reclamation and remediation efforts will need to take place prior to the development of any permanent use on the land.

Analysis

Master Plan

The property is located in the Northwest Quadrant, an area with no adopted master plan. With no master plan for guidance, staff turns to the purpose statement of the M-1 zone which is to "provide an environment for light industrial uses that produce no appreciable impact on adjacent properties and desire a clean attractive industrial setting."

The site is located in an area of Salt Lake City that is significantly removed from any adjacent developments or uses that would feel an impact from the crushing and storage use. Because of the previous use of the property as a landfill, any permanent development in the future will require a massive reclamation and remediation effort on site.

The crushing and storage use, will be temporary, processing materials for use in future landfill reclamation efforts. The use will be unattractive, and the lack of screening and landscaping will increase the visibility of the use when viewed from the freeway. Nevertheless, staff finds that because of the impermanence of the proposed crushing use, the need for extensive reclamation on site, and the lack of surrounding developments or uses that will be negatively impacted by the crushing operation, the proposed Planned Development is compatible with the purpose of the M-1 zone. Any landscaping or screening that is installed as part of this approval will need to be removed, once reclamation of the site begins.

Conditional Use Standards

Section 21A.54.080 of the Zoning Ordinance provides General Standards for Approval of a conditional use. Staff has applied these standards to the proposed use, and made the following findings (staff analysis is in italics):

Standard 1: Master Plan and Zoning Ordinance Compliance

The proposed conditional use shall be consistent with any policy set forth in the City-Wide, Community and Small Area Master plan and future land use map applicable to the site where the conditional use will be located and allowed by the zone where the conditional use will be located or by another applicable provision of this title.

The property is located in the M-1 zone and the Northwest Quadrant planning area. No master plan for that area has been adopted at this time. The use, rock, sand and gravel processing and storage, is a conditional use in the M-1 zone. This use is consistent with the purpose statement of the M-1 zone

With the exception of the requested exceptions, the project meets all applicable M-1 zoning requirements including setbacks, height, lot area, and lot width

Finding: Staff finds that the proposed use is compatible with the Purpose Statement of the M-1 zone as it will be located so as to have little impact on surrounding developments. Further staff finds that the proposed development is consistent with the sustainability goals of the City in that the materials processed on the site are recycled from the City Creek Center development, and will be reused in the reclamation of the former City landfill.

Standard 2: Use Compatibility:

The proposed conditional use shall be compatible with the character of the site, adjacent properties and existing development within the vicinity of the site where the use will be located. In determining compatibility, the Planning Commission shall consider:

a. Whether the street or other means of access to the site where the proposed conditional use will be located will provide access to the site without materially degrading the service level on such street or any adjacent street;

The use is accessed from I-80 with its own off ramp and access leading directly to the site.

b. Whether the type of use and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected with the development of a permitted use.

Although the use will have heavy truck traffic entering and exiting the site, the location, access and size of the site are conducive to this type of use. There is little surrounding development or pedestrian use in the area, access from the freeway enters directly onto the property eliminating any need for large trucks to roll through neighborhoods or other developments en route, and the size and shape of the lot enables sufficient area for parking and staging of vehicles

c. Whether the internal circulation system of any development associated with the proposed use will be designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic;

The site is associated with a 700 acre parcel that was formerly a Salt Lake City landfill. As a result, no development has occurred in the surrounding area. Therefore, the internal circulation of the development will have no impact on adjacent properties.

d. Whether existing or proposed utility and public services will be adequate to support the proposed use at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources;

Comments from the Public Utilities Division indicate that the applicant will need to provide water to the site. Staff has conditioned the use requiring that the applicant meet with public utilities representatives to resolve this issue prior to the commencement of use.

e. Whether appropriate buffering or other mitigation measures, such as, but not limited to, landscaping, setbacks, building location, sound attenuation, odor control, will be provided to protect adjacent land uses from excessive light, noise, odor and visual impacts and other unusual disturbances from trash collection, deliveries and mechanical equipment resulting from the proposed use; and

The applicant is requesting that the Planning Commission waive the landscaping requirements in Sections 21A.48.090, 21A.48.110 and 21A.48.080, requiring that landscape buffers, landscaping in the yard, fencing and screening and freeway scenic landscaping. The applicant asserts that the impermanence of the proposed use (approximately 5 years), the location of the site, and the former use of the site as a landfill create a situation where the elimination of these requirements is appropriate.

The draft Northwest Quadrant master plan shows this area as a town center, with a mix of residential and commercial uses in the area. Prior to any permanent development of the property, there will need to be significant reclamation work on the site that will require either removal of a significant amount of material on site, or a cap. Either of these techniques would necessitate the removal of all vegetation planted and installed fencing as part of this application. Therefore, the applicant would be required to install permanent landscaping and fences that would ultimately be temporary.

Further, the location of the site is such that there is little surrounding development or uses that would be negatively impacted by the use. The area was developed as a landfill and has a history of unpleasant odors and views emanating from within. As a result, staff recommends that the Planning Commission consider granting the applicant's request to waive the landscaping and screening requirements for the property.

f. Whether detrimental concentration of existing non-conforming or conditional uses substantially similar to the use proposed is likely to occur, based on an inventory of uses within one-quarter (1/4) mile of the exterior boundary of the subject property.

Staff has not identified any existing non-conforming and conditional uses within 1/4 mile of the site

Finding: *Staff finds that the mixture of the former use of the site as a landfill, the need for a major reclamation effort on site, the impermanence of the use, and the lack of surrounding development in the area create a situation where the elimination of permanent parking, landscaping and fencing requirements are appropriate.*

Standard 3. Design Compatibility

The proposed conditional use is compatible with the character of the area where the use will be located with respect to:

a. Site design and location of parking lots, access ways, and delivery areas.

The applicant is requesting that the Planning Commission waive the requirement that all parking lots be paved and orderly. The request has been reviewed by the Engineering, Public Utilities, and Transportation divisions. Each division indicated that it would be appropriate to waive this requirement provided the applicant furnished a tire washing station on site. The applicant has agreed to this condition which is included in the staff recommendation.

b. Whether the proposed use, or development associated with the use, will result in loss of privacy, objectionable views or large parking or storage areas; or views or sounds of loading and unloading areas; and

Because of the relative seclusion of the site, there will be little to no visual impact from the crushing and storage use. Although there will be an impact when viewed from I-80, the impact on surrounding properties is negligible because the land is vacant

c. Intensity, size, and scale of development associated with the use as compared to development and uses in the surrounding area.

There are no other uses within ¼ mile radius of the site. The crushing use will have little impact on the surrounding area

d. If a proposed conditional use will result in new construction or substantial remodeling of a commercial or mixed-use development, the design of the premises where the use will be located shall conform to the conditional building and site design review standards set forth in Chapter 21A. 59 of this title.

This standard is not applicable. No new buildings will be constructed as part of this application

Finding: *Staff finds that the intensity of the proposed use will not have a negative impact on surrounding developments, as there is a freeway exit providing direct access to the site, and there are relatively few surrounding developments.*

Standard 4. Detriment to Persons or Property

The proposed conditional use shall not, under the circumstances of the particular case and any conditions imposed, be detrimental to the health, safety, and general welfare of persons, nor be injurious to property and improvements in the community, existing surrounding uses, buildings, and structures. The proposed use shall:

a. Not emit any known pollutant into the ground or air that will detrimentally affect the subject property or any adjacent property;

No environmental remediation or mitigation is proposed for the site at this time. Because of the industrial use of the property, there may be contaminants or pollutants emitted into the ground as part of this operation. Nevertheless, staff finds that because of the historic use of the property as a land fill, and because of the future need of an intense clean-up operation prior to any permanent development on the site, the impacts of the proposed use on the site is negligible.

b. Not encroach on any river or stream or direct runoff into a river or stream;

This standard is not applicable. There are no streams or rivers nearby.

c. Not introduce any hazard or potential for damage to an adjacent property that cannot be mitigated;

No new hazards or issues will be introduced that cannot be remedied. The site is very isolated.

d. Be consistent with the type of existing uses surrounding the subject property

The use is consistent with other uses in the area. The material that will be created by the use will aid in the remediation of the landfill site.

e. Improve the character of the area by encouraging reinvestment and upgrading of surrounding properties.

The material crushed will be used to remediate the landfill, and as road base for future roads in the immediate area. When the time comes to reclaim the landfill, much of the material necessary will already be on site.

Finding: *Staff finds that the historic use of the property as a land fill, and the future need of an intense clean-up operation prior to any permanent development on the site, mitigate any negative impacts of the proposed use on the site*

Standard 5. Compliance with Other Applicable Regulations

The proposed conditional use and any associated development shall comply with any other applicable code or ordinance requirement.

With the exception of the relief requested for parking and landscaping, the project meets all other zoning ordinance requirements.

Finding: *Staff finds that the use meets all other zoning ordinance requirements*

Planned Development Review

In approving any planned development, the Planning Commission may change, alter, modify or waive any provisions of the Zoning Ordinance regulations as they apply to the proposed planned development. No such change, alteration, modification or waiver shall be approved unless the Planning Commission shall find that the proposed planned development:

Standard 1: Will achieve the purposes for which a planned development may be approved pursuant to subsection A (planned development purpose statement) of this section (Section 21A.154):

The proposed planned development is located in a logical location for this type of use. The materials that are proposed to be recycled are already on site, the site is isolated from other uses, both residential and commercial, and the location is one that will require extensive remediation prior to any further use can be applied. If the applicant provided landscaping, as required by the Zoning Ordinance, it would be placed maintained, and then removed when the remediation of the landfill begins. Similarly, the need for a paved parking area is not necessary as it too would need to be removed at the time of remediation. The applicant has agreed to install a tire washing station on site that will be used to wash the mud off of all vehicles as they exit the site

The purposes of a planned development are:

1. Creation of a more desirable environment than would be possible through strict application of other city land use regulations;
2. Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities;
3. Combination and coordination of architectural styles, building forms and building relationships;
4. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;
5. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;
6. Use of design, landscape or architectural features to create a pleasing environment;
7. Inclusion of special development amenities; and
8. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation.

Finding: Staff finds that the proposed planned development is consistent with these purposes as it will provide value for the recycling of used materials, will provide materials on site that will be used in the reclamation of the landfill in future years, and is located in an area that has little or no surrounding development or uses.

Standard 2: Will not violate the general purposes, goals and objectives of this title and of any plans adopted by the planning commission or the city council.

The proposed planned development achieves the purposes for which planned developments were instituted by allowing the Planning Commission to modify standards to allow a positive use on a contaminated site with that 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.

Finding: Staff finds that the proposed development will not violate any purposes, goals or objectives initiated in the Zoning Ordinance. This development is consistent with City goals of Sustainability and will further City Creek Center requirements for LEED certification.

DATE	2/28/08
BY	WJ
CHECKED	WJ
SCALE	AS SHOWN

MANHOLE CONSTRUCTION
SALT LAKE CITY, UTAH

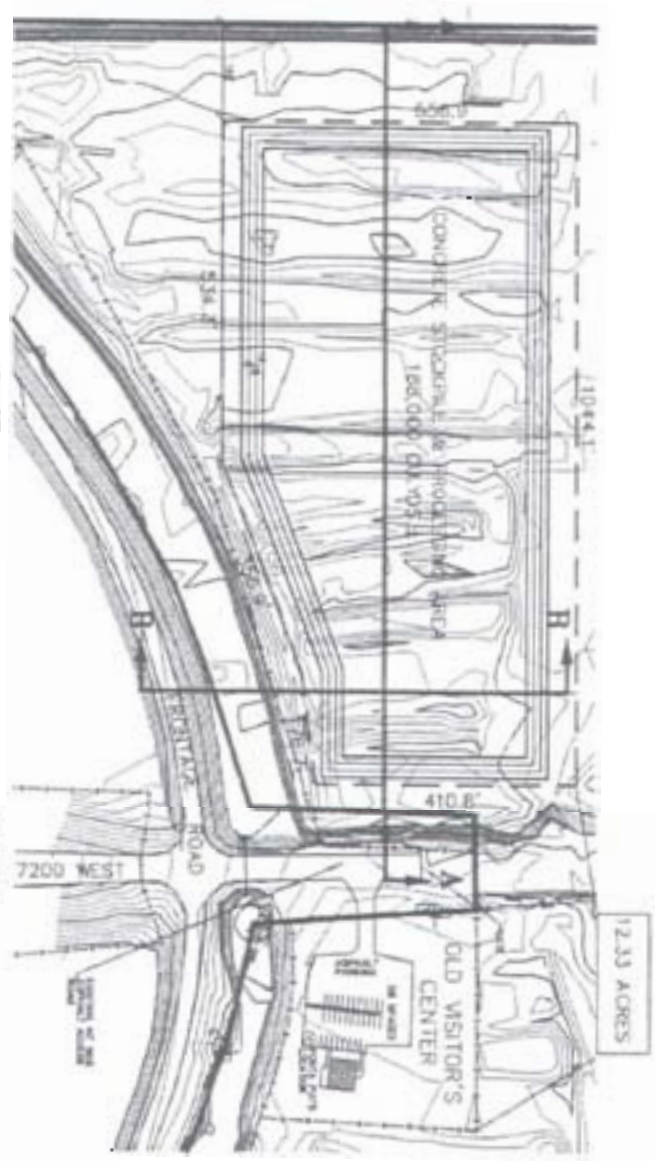


NORTH TEMPLE LANDFILL CONDITIONAL USE GRADING AND PROCESSING CONCRETE STORAGE AND PROCESSING GRADING PLAN

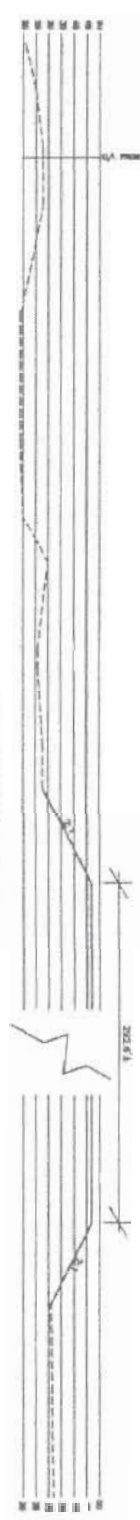
PERMIT INFORMATION:

1. CONCRETE STORAGE	2008-00396
2. CONCRETE PROCESSING	2008-00396
3. CONCRETE STORAGE	2008-00396
4. CONCRETE PROCESSING	2008-00396

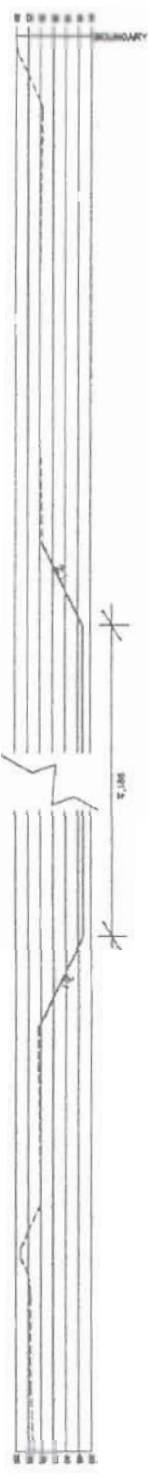
RE-VEGETATION
THE RE-VEGETATION PLAN SHALL BE SUBMITTED TO THE SALT LAKE COUNTY PLANNING AND ZONING DEPARTMENT FOR REVIEW AND APPROVAL.

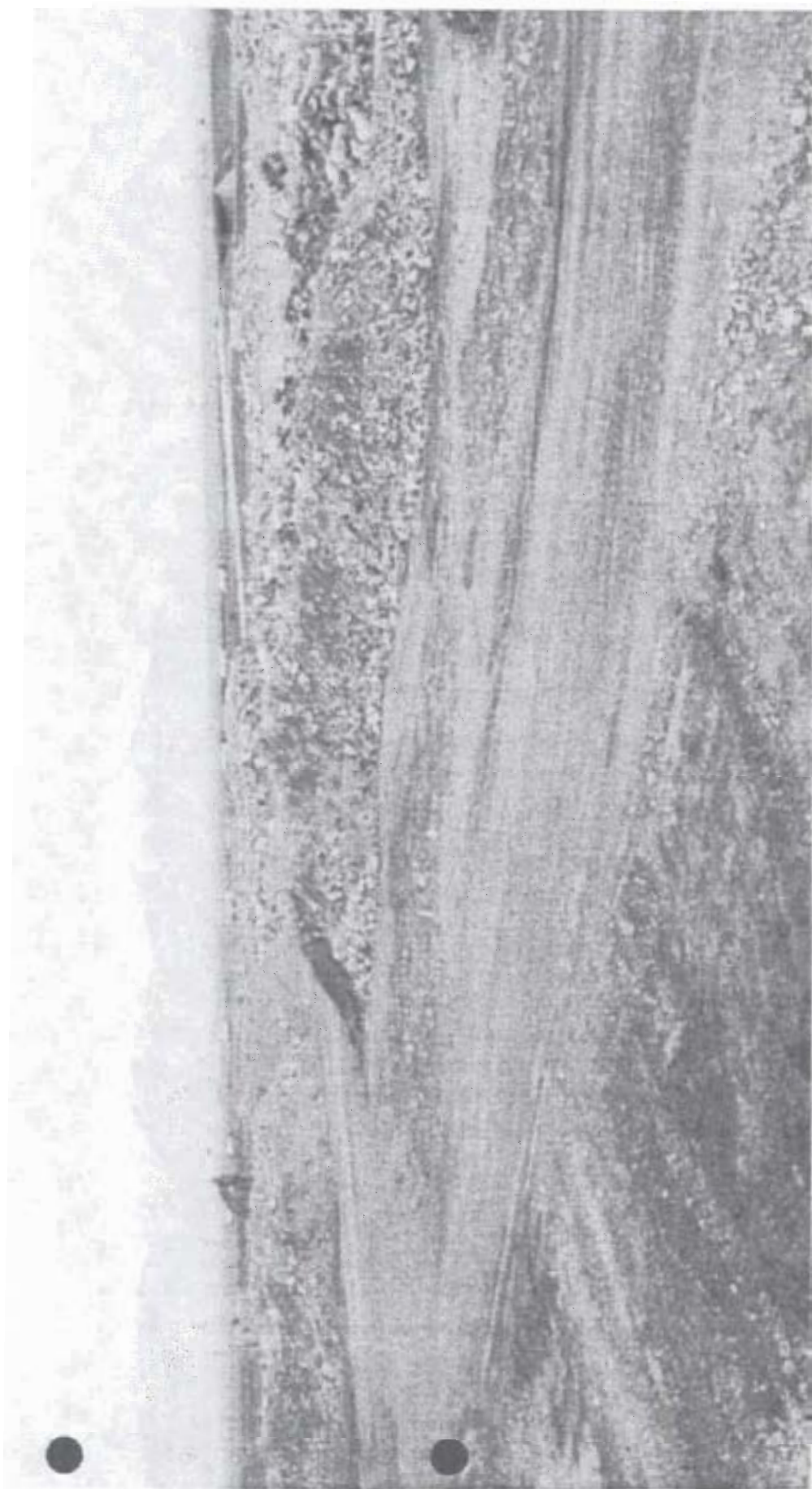


SECTION B-B



SECTION A-A







NINIGRET CONSTRUCTION COMPANY, L.C.

1700 SOUTH 4650 WEST • SALT LAKE CITY, UTAH 84104
801-973-9090 • FAX 801-973-0070

SUPPLEMENTAL INFORMATION FOR CONDITIONAL USE APPLICATION

CONCRETE CRUSHING, PROCESSING AND STOCKPILING OPERATION

7250 WEST NORTH TEMPLE STREET, BY NINIGRET CONSTRUCTION FOR
SUBURBAN LAND RESERVE, INC

August 26, 2008

HISTORY AND BACKGROUND

As part of the demolition and future development efforts associated with the City Creek Center (CCC) redevelopment project in downtown Salt Lake City, Center Creek Reserve Inc (CCRI) is transporting inert material from the project consisting of excavated soil and reclaimed concrete and brick to the former North Temple Landfill (NTL). The excavated soil and concrete materials are in the process of being moved to the site and have been since the beginning of demolition of the old downtown malls. This activity was approved by the City using Site Development Permits issued by the City Permits Office. The material is being stockpiled at the NTL site for use in the clean up and future development of that site in accordance with the master plan under discussion with the City. Prior to transporting the material from the downtown construction site, all material that is directed to the NTL is certified as clean, inert material by an independent third party testing company. This environmental testing is being conducted in concert with and under the approval of the Department of Solid and Hazardous Waste within Utah's Department of Environmental Quality.

Ninigret Construction has been contracted by Suburban Land Reserve to manage the stockpiling efforts at the NTL site. Ninigret Construction is a local contractor who has had extensive experience and expertise in performing and managing such work. Ninigret Construction has been performing reclamation earth work at the old Filtrol Corporation tailings ponds, located at California Avenue and on both sides of the Bangerter Highway in Salt Lake City. During the past eight years, Ninigret Construction has processed over 2.5 million cubic yards of alum contaminated tailings material and reclaimed approximately 300 acres of land, which is being redeveloped into a beneficial use as the Nin Tech Park East and West industrial subdivisions.

The concrete and brick that is currently being stockpiled at the NTL will eventually need to be crushed, thereby providing a useable product for inclusion into the site's remediation and redevelopment efforts. A 12.33 acre site has been identified as the area necessary to crush and

stockpile the material. This 12.33 acre conditional use site (shown on the attached figure) is located within an approximately 40 acre site. The 40 acre site is only a small portion of the original 700 acre NTL which previously obtained a Site Development Permit issued by the City Permits Office for the stockpiling efforts currently underway.

As you may recall, the NTL was a SLC leased and operated municipal garbage landfill, which operated from approximately 1959 to 1979, on lands owned by various land ownership corporations controlled by the LDS Church beginning in 1975. The 40 acre portion of the previous landfill site is located at the 7200 West interchange and just north of the North Freeway Frontage Road of I-80, approximately 9 miles west of the downtown area.

The broken concrete material has been stored on an approximate 12.33 acre portion of the 40 acres. The conditional use approval is necessary to allow for the crushing, processing and storage operations that will enable the recycling of the old concrete into new road fill, road base and road sub-base material. These materials will be sorted and stored on site until the owner begins the remediation of the old NTL area. During the NTL remediation and redevelopment, the recycled concrete material from this site will be used as a base for temporary and permanent site roads as well as for trench backfill within the installation of the site utilities. This recycled concrete material will not leave the NTL site area and will not be sold.

PROPOSED CONDITIONAL USE

The proposed temporary concrete crushing, processing and storage operations will be accomplished entirely on the 12.33 acre site. Equipment consisting of one or more track mounted mobile rock crushing machines with conveyor belts leading to storage stockpiles, will systematically move about the site. Also, large excavators equipped with a hydraulic "Pulverizer" will be used to remove the old re-bar from the concrete chunks and to feed the concrete into the crusher machine. The mobile equipment will be moved about the entire 12.33 acre site as necessary to process all of the on-site material and to stockpile the sorted material until future use

The crushing and sorting process is proposed to begin in October 2008 and continue through the end of 2009. The operations will be conducted six days a week (Monday thru Saturday) from 6:00 A.M. to 7:00 P.M. During peak activity, up to five employees will be on site at any one time. After completion of the crushing and sorting operations, the recycled concrete material will be stockpiled on the 12.33 acre site in piles up to 30 feet in height. The stockpiles will remain until approximately 2011, when the materials will be used on site as part of the NTL remediation and redevelopment activity.

After the stockpiled material is removed from the storage area, the 12.33 acre site will be reclaimed, regraded and redeveloped as part of the North West Quadrant (NWQ) development. There will not be any permanent buildings built on the site during the crushing or stockpiling efforts. Instead, temporary construction office trailers along with the necessary portable sanitary facilities will be located on site during the crushing and sorting operations period.

CONDITIONAL USE STANDARDS

The proposed rock type crushing and on site storage operations are listed as uses requiring specific approval by the Planning Commission, following the process and meeting the standards contained in the Salt Lake City Zoning Code section 21A.54, as determined by the Planning Commission.

The general area west of the SLC International Airport and Bangerter Highway is not currently covered by any adopted Land Use Master Plan (this area is currently being studied as part of the NWQ master plan project, underway by planning consultants and City planning staff). This area is zoned Light Manufacturing M-1, which covers the entire old NTL area and the Salt Lake International Center development.

The crushing and sorting activity will be limited to an approximate 15 month period (October 2008 through December 2009), and will allow for the recycling of inert concrete material and re-use of the material on site as part of the future remediation and redevelopment of the NTL site. Given the above, the proposed activity will be compatible with the existing development and the existing and proposed future land use plans and with the intent of the zoning ordinance and applicable master plans of the City.

No local streets are impacted by the proposed conditional use activity as the haul route has been and will continue to be the I-80 freeway and the existing interchange ramp at 7200 West, which dead ends north into the landfill property. The crushing, sorting and storage activities will be self contained within the 12.33 acre site; therefore internal circulation standards are not applicable. The existing utilities are adequate for the proposed use, consisting of City water and electrical power.

It is proposed that the zoning-required landscaping requirements be waived by this conditional use approval (see specific requests listed in the next section). The site is physically remote to any existing or proposed SLC residential area or population. The site is set back from I-80 travel lanes at a distance of approximately 900 feet. Since the proposed conditional use is temporary in nature, and the land area will be required to be remediated to clean up the old NTL, establishing zoning required landscape yards would have minimal utility and no lasting value. Appropriate

buffering in this case is provided by the remote site and the setback distance from the freeway travel lanes. Landscaping buffering to reduce dust will not be required, because the finished products in their stockpiles will not be especially prone to wind erosion, due to the particle size and relative weight of the material. Fugitive dust during the crushing and sorting operations will be controlled in compliance with City Code requirement 21A.36.180 and County and State Health Department requirements and permits. Therefore, the proposed conditional use is compatible with the location, existing and future development and with existing industrial land uses in the area.

We respectfully request that the proposed conditional use activity be determined by the Planning Commission as not presenting a material net cumulative adverse impact on the neighborhood or the City as a whole.

SPECIFIC MODIFICATION OF ZONING STANDARDS REQUESTED

1. That the conditional use area not be required to be contained within sight obscuring fencing.
2. That Landscaped Yards, required by the zoning ordinance section 21A.48.090, not be required due to the temporary nature of the use and the remote location of the site relative to the freeway travel lanes.
3. That the zoning required Freeway Scenic Landscaping setback requirement, contained in City code section 21A.48.090, not be required due to the temporary nature of the use and due to the location of the site relative to the freeway travel lanes.
4. That the zoning required off street parking stalls and required hard surfacing for parking areas, as specified in City code sections 21A.44.060 and 21A.44.020, be waived due to the temporary nature of the conditional use, its low parking demand, and the fact that any necessary vehicle parking for workers and site visitors can be adequately accommodated on the existing hard surfacing of the stubbed street extending North from the frontage road intersection at 7200 West and also on the existing hard surfaced parking lot for the old abandoned Salt Lake Visitor's Center site, abutting to the Southeast of the 12.33 Acre parcel

September 23, 2008

Ray Milliner, Planning

Re: Conditional Use for Concrete Crushing Processing and Stockpiling at 140 North 7200 West area

The division of transportation review comments and recommendations are as follows

Per our DRT reviews we have required the paved access to the site and compliance with the city's clean wheel ordinance (An on site clearing station).

Sincerely,

Barry Walsh

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

Ray,

Public Utilities has reviewed the above mentioned request and offer the following comments:

Public Utilities is not apposed to the conditional use, however as part of the crushing operations they will need to have access to a water source. The existing one-inch meter for the visitor center can be used however I anticipate that it will not be sufficient. At no time will the contactor or sub-contractor be allowed to connect to any of the fire hydrants. If an additional water source is required then the contactor will be required to install a new meter, vault and connect to the existing twelve inch main. Before connection can be made plans must be submitted to our office for review and approval. The fees associated with the connection must also be paid before we will allow the new connection.

If you have any questions please feel free to contact me.

Jason Brown, PE
Salt Lake City Public Utilities
Development Review
(801) 483-6729
(801) 483-6855 fax

TO: RAY MILLINER, PLANNING DIVISION

FROM: RANDY DRUMMOND, P.E., ENGINEERING

DATE: SEPT. 22, 2008

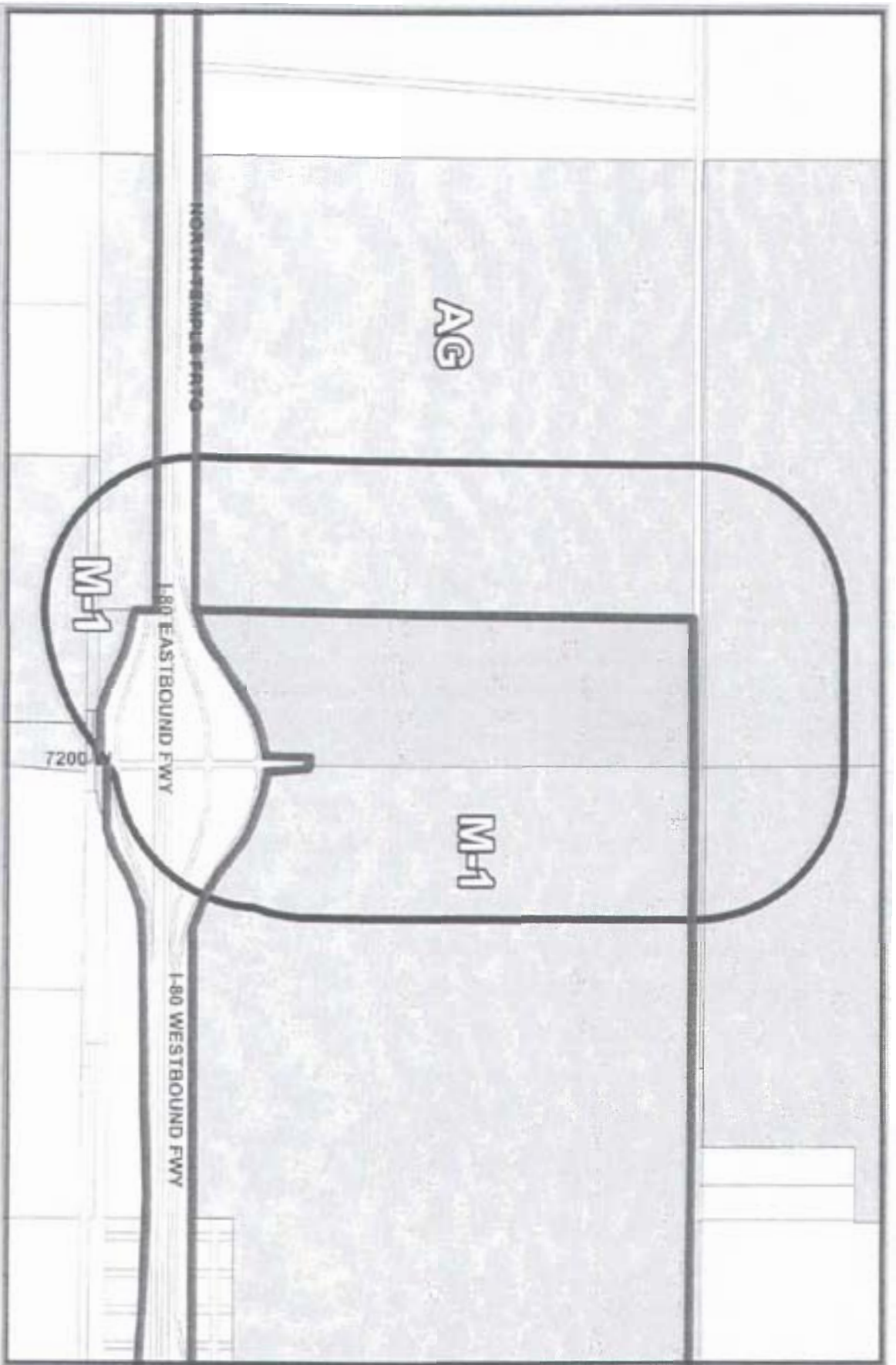
SUBJECT: **NINIGRET CONSTRUCTION CONCRETE CRUSHING
PROCESSING AND STOCKPILING
I-80 AND 7200 WEST**
Conditional Use Permit

SLC Engineering's review comments are as follows:

The request, as presented, is for a Conditional Use Permit to operate a concrete crushing, processing, and stockpiling operation on a 12.33 acre parcel immediately north of I-80 at 7200 West. We have worked closely with Ninigret on a site similar to this one at California Avenue and I-215, and find their process to be acceptable. As such, we have no concerns regarding the issuance of the Conditional Use Permit, as presently applied for.

Thank you

cc: Scott Weiler,
Barry Walsh,
Brad Stewart
Vault



- Conditional Uses in Residential Districts
- 3-4 Dwelling Units NonConforming Uses
- Multi-Family NonConforming Uses
- Commercial/Office NonConforming Uses

▭ Subject Properties

○ 1320 Foot Buffer around the Subject Property

▭ Parcels that Intersect the 1320 Foot Buffer around the Subject Property

