

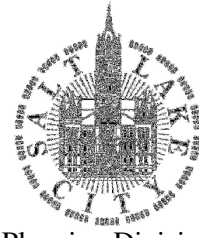
PLANNING COMMISSION STAFF REPORT

Beck's Sanitation Conditional Use

Petition #PLNPCM2008-00778

543 S. Iron Rose Place

February 25, 2009



Planning Division
Department of Community and
Economic Development

Applicant: Dan Magana

Staff: Nick Britton, 535-6107
nick.britton@slcgov.com

Tax ID: 15-05-353-006

Current Zone: M-1

Master Plan Designation
West Salt Lake Master Plan
Industrial

Council District
Council District 2, Van Turner

Lot Size
113,256 square feet

Land Use Regulations
Salt Lake City Code:
Chapter 21.28
Section 21A.54.080

Notice
The agenda was published on
February 10, 2009. The
property was posted on
February 13, 2009.

Attachments
A. Proposed Site Plan
B. Proposed Elevations
C. Additional Application
Information
D. Department and
Division Comments

Request

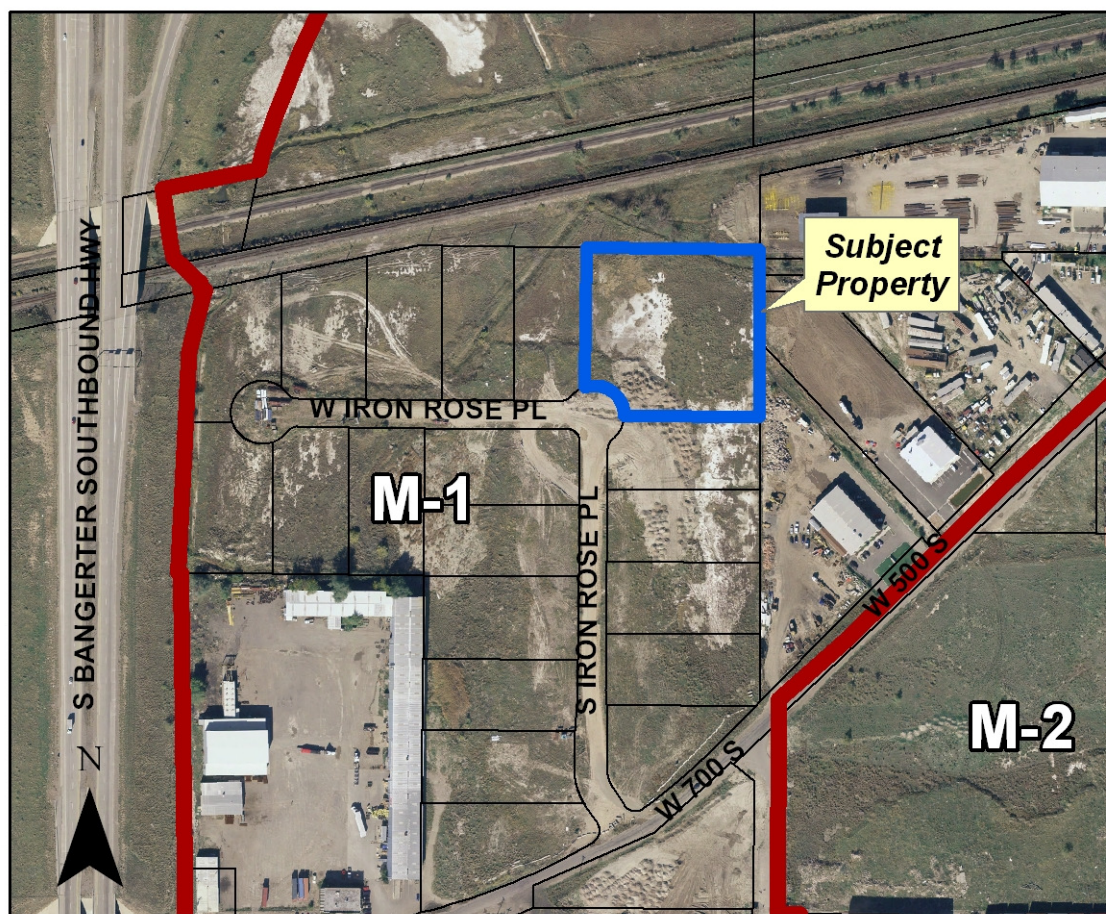
The applicant, on behalf of Beck's Sanitation, is requesting conditional use approval to develop a 2.6 acre parcel at 543 South Iron Rose Place. The parcel is in the Light Manufacturing (M-1) zoning district. Conditional use approval is required because the requested use, a solid waste transfer station, is a conditional use in the M-1 district. The Planning Commission is the final decision-making authority for conditional uses.

Recommendation

Based on the analysis and findings, the Planning Staff recommends that conditional use approval for a solid waste transfer station at 543 S. Iron Rose Place be granted subject to the following conditions:

1. Review is required from the State of Utah's Division of Solid and Hazardous Waste and the Salt Lake Valley Health Department as indicated by Salt Lake City's Environmental Performance Standards in Section 21A.36.180 of the Zoning Ordinance;
2. The grading plan should be submitted to Transportation that notes there is a maximum slope of two percent (2%) for the ADA parking stall and the staging area;
3. The interior circulation must be modified to accommodate semi-trucks if semi-truck track is expected on site;
4. The applicant must demonstrate in writing to Planning staff how material on the concrete drying bed will be prevented from becoming airborne;
5. A sidewalk is required between the public right-of-way and the building access to comply with the "Complete Streets" directive; and
6. An avigation easement must be filed with the Salt Lake City Airport Authority.

Vicinity Map



Analysis

Background Information

The subject parcel is Lot 12 of the Iron Rose Subdivision located at approximately 500 South and Bangerter Highway. It is currently undeveloped. The property is adjacent to railroad right-of-way to the north, industrial storage to the east, and vacant industrial parcels to the south and west.

The requested use is a solid waste transfer station, defined by the Zoning Ordinance as “a facility used to combine and compact loads of solid waste into larger units of waste, which are then loaded onto trucks for delivery to landfill sites.” The waste in question, according to the applicant, consists of waste from sources such as carwash sediment basins, storm drain sediment basins, and restaurant kitchen grease traps. Additionally, there will be an office in the development as well; office uses are permitted in the M-1 zoning district.

The proposal includes a 9,030 square foot building which includes 1,326 square feet of office space. Additionally, there will be a 10,000 square foot concrete drying bed for the processing and drying the waste. The portion of the site around the building will be asphalted, including seven parking stalls (one of which is a van-accessible ADA stall), and a bicycle rack. Additionally, the site around the concrete

bed will be gravel and the remainder of the site will remain undeveloped (see Attachment A for the site plan). A chain link fence will encircle the developed portion of the site.

Master Plan Discussion

The subject parcel is within the *West Salt Lake Community Master Plan*, adopted in 1995. The future land use map calls for industrial uses in this part of the city.

Public Comments

The applicable application information was sent to the Poplar Grove Community Council on November 25, 2008. No response was received. No comments have been received from the public regarding this proposal.

Department & Division Comments

The application materials were sent to the following departments/divisions: Public Utilities, Fire, Engineering, Transportation, Building Permits, and Police. Comments were received from Public Utilities, Transportation and Building Permits and forwarded to the applicant. A summary of those comments is listed below and full comments are found in Attachment C.

- A. Public Utilities (Justin Stoker):** Mr. Stoker indicated that the plans have been reviewed and approved by Public Utilities already and no issues were identified.
- B. Transportation (Barry Walsh):** Transportation review noted that the site plan's circulation plan does not support large semi-truck access. Further, the grading plan for the proposal must indicate that a maximum two percent (2%) slope is allowed for the ADA accessible stall and the staging area. Finally, Mr. Walsh indicated that Salt Lake City's "Complete Streets" directive requires a pedestrian walkway connecting the public right-of-way with the building's access.
- C. Building Permits (Ken Brown):** Building Permits review noted that the proposal was within Airport Influence Zone "B" and thus required an aviation easement. Additionally, it was noted in a Development Review Team meeting that the proposal must conform to the environmental performance standards found in Section 21A.36.180 of the Zoning Ordinance. Further, it was suggested that curb should be provided where pavement transitions to gravel.

Analysis and Findings

Options

The only two districts in Salt Lake City where solid waste transfer stations are permitted are M-1 and M-2; in both, they are conditional uses. The use

Analysis and Findings

Conditional uses are subject to the standards found in Section 21A.54.080(B) of the Zoning Ordinance, which states that a "conditional use permit shall be approved unless the evidence presented shows that one (1) or more of the standards set forth in this subsection cannot be met. The Planning Commission, or, in the case of administrative conditional uses, the Planning Director or the Director's designee, may request additional information as may be reasonably needed to determine whether the standards of this subsection can be met."

- 1. Master Plan and Zoning Ordinance Compliance:** The proposed conditional use shall be:

- a. 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
- b. Allowed by the zone where the conditional use will be located or by another applicable provision of this title.

Finding: The *West Salt Lake Community Master Plan*'s future land use plan provides direction on the future development in the area where the subject parcel is found. Specifically, the subject property is designated with a future land use of "industrial." The proposed use is consistent with this master plan and is conditionally permitted in the M-1 zoning district.

- 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;
 - 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, based on:
 - i. Orientation of driveways and whether they direct traffic to major or local streets, and, if directed to local streets, the impact on the safety, purpose, and character of these streets;
 - ii. Parking area locations and size, and whether parking plans are likely to encourage street side parking for the proposed use which will adversely impact the reasonable use of adjacent property;
 - iii. Hours of peak traffic to the proposed use and whether such traffic will unreasonably impair the use and enjoyment of adjacent property; and
 - iv. Hours of operation of the proposed use as compared with the hours of activity/operation of other nearby uses and whether the use, during hours of operation, will be likely to create noise, light, or other nuisances that unreasonably impair the use and enjoyment of adjacent property;
 - 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;
 - 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;
 - 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
 - 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.

Finding: The subject parcel is in the middle of an industrial subdivision and two of the five lots adjacent to the parcel are currently vacant. To the north is a railroad right-of-way and to the east are two parcels, one used as outdoor storage of excavation materials and equipment and the other, vacant. Access to the site will be via Iron Rose Place which is accessed from Interstates 80 and 215 by Redwood Road and 500 South/700 South. As indicated by Transportation, Iron Rose Place was designed as an industrial cul-de-sac, appropriate for single unit industrial trucks but not for larger vehicles such as semi-trucks. There is no foreseeable impact on the service levels of any surrounding roads.

The proposed use requires six parking stalls—four for the manufacturing use and two for the office use—and seven stalls are being provided. The parking lot and driveway are oriented appropriately for the type and scale of the development. The proposed hours of operation are from 7:00 AM to 5:00 PM Monday through Friday, which are consistent with the surrounding uses and the purpose of the M-1 zoning district.

Public Utilities has reviewed and approved the proposed site plan and has not indicated any deficiencies with the utilities that will serve the site. There should be no impact on neighboring properties due to utilities. Additionally, the site plan indicates 15 feet of landscaping in the front yard which complies with the requirements of the M-1 zoning district. The subject property will be fenced in, except for a portion on the south side of the property, which will remain undeveloped. The nearest improved parcel is used for outdoor storage and staff foresees no impacts on that property from this proposal.

Finally, because a majority of the parcels within a quarter mile radius are vacant or some type of right-of-way (road or railroad) staff is of the opinion that there is no evidence of an existing “detrimental concentration of existing non-conforming or conditional uses,” nor evidence that this is likely to occur.

- 3. Design Compatibility:** The proposed conditional use shall be 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;
 - b. Whether the proposed use, or development associated with the use, will result in loss of privacy, objectionable views of large parking or storage areas; or views or sounds of loading and unloading areas; and
 - c. Intensity, size, and scale of development associated with the use as compared to development and uses in the surrounding area.
 - d. If a proposed conditional use will result in new construction or substantial remodeling of a commercial or mixed-used 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.

Finding: The proposed structure is a metal and masonry building with a height of approximately 21 feet at the peak. The building is approximately 9,030 square feet, 1,326 square feet of which will be used as office space. In addition, there will be a 10,000 square foot concrete bed that will be used for the processing of solid waste materials before they are The proposed site design, building design, intensity and scale of the proposed development are consistent with the regulations of the M-1 zoning district and with the development of the surrounding parcels.

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;
- b. Not encroach on any river or stream, or direct runoff into a river or stream;
- c. Not introduce any hazard or potential for damage to an adjacent property that cannot be mitigated;
- d. Be consistent with the type of existing uses surrounding the subject property; and
- e. Improve the character of the area by encouraging reinvestment and upgrading of surrounding properties.

Finding: The proposed development consists of facilities to intake and process liquid and solid wastes from carwashes, drainage basins, and restaurants. Solid wastes are dried on an outdoor concrete bed and then hauled off site to a landfill. Liquid wastes are stored in indoor tanks and processed within the building; solids are then hauled off-site and liquids are discharged into the sanitary sewer system. Grease is processed indoors, recycled and sold and transported off-site.

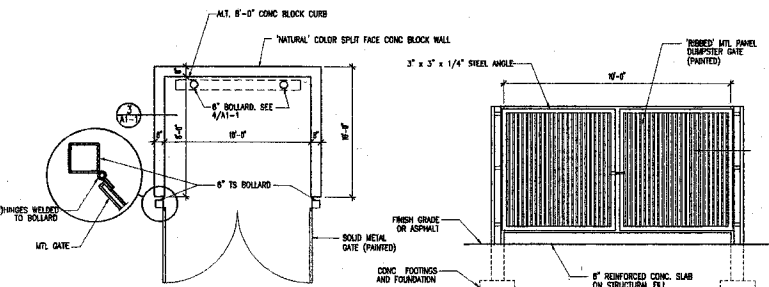
There is no direct evidence that the proposed use will emit any known pollutant into the ground or air that will detrimentally affect the subject property or neighboring properties. Nor is there any evidence that the use will encroach on or direct runoff into any river or stream. The concrete bed is sloped so that materials would drain to a catch basin at the end of the bed; all other materials would be stored in tanks. However, it is not clear from the provided materials how the applicant will prevent sediment from being blown off the concrete bed as a result of wind activity. This will need to be addressed as part of a condition of approval.

As indicated in Section 21A.36.180 of the Zoning Ordinance, Salt Lake City has certain environmental performance standards that must be met. As a condition of approval, the applicant would be required to demonstrate to the Planning Division that the proposed use has been reviewed by both the Salt Lake Valley Health Department and the State of Utah Division of Solid and Hazardous Waste as required for “toxic substances”.

The use requested is generally consistent with the surrounding uses, which are predominately railroad and outdoor storage-oriented. Additionally, it is believed that development of this property may encourage investment in and further development of the Iron Rose Subdivision, which is currently vacant.

5. Compliance with Other Applicable Regulations: The proposed conditional use and any associated development shall comply with any other applicable code or ordinance requirement.

Finding: As a condition of approval, the applicant must enter into an avigation easement with the Salt Lake City Airport Authority because the subject property is in Airport Influence Zone “B”. Furthermore, the applicant must demonstrate to staff, as a condition of approval, that the proposal has been reviewed, or does not require review, from both the Salt Lake Valley Health Department and the State of Utah Division of Solid and Hazardous Waste.

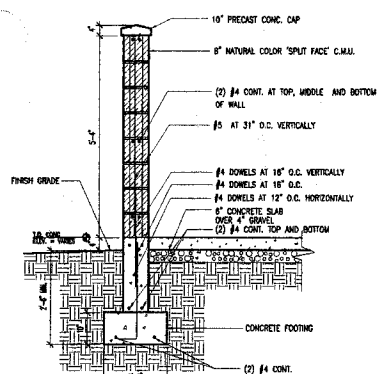


Dumpster Enclosure Detail

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

Dumpster Gate Detail

NO SCALE

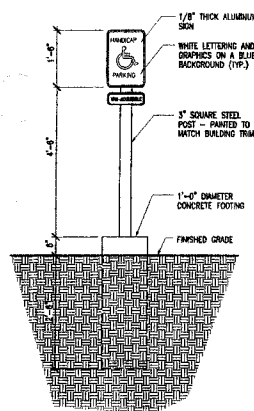


Dumpster Enclosure Section

SCALE: 3/8\" = 1'-0"

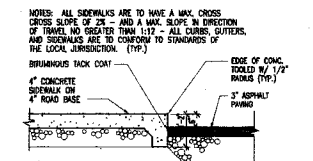
Pipe Bollard Detail

SCALE: 3/4\" = 1'-0\" SEE FLOOR PLAN FOR LOCATION



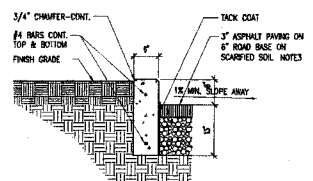
Handicap Post and Sign

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



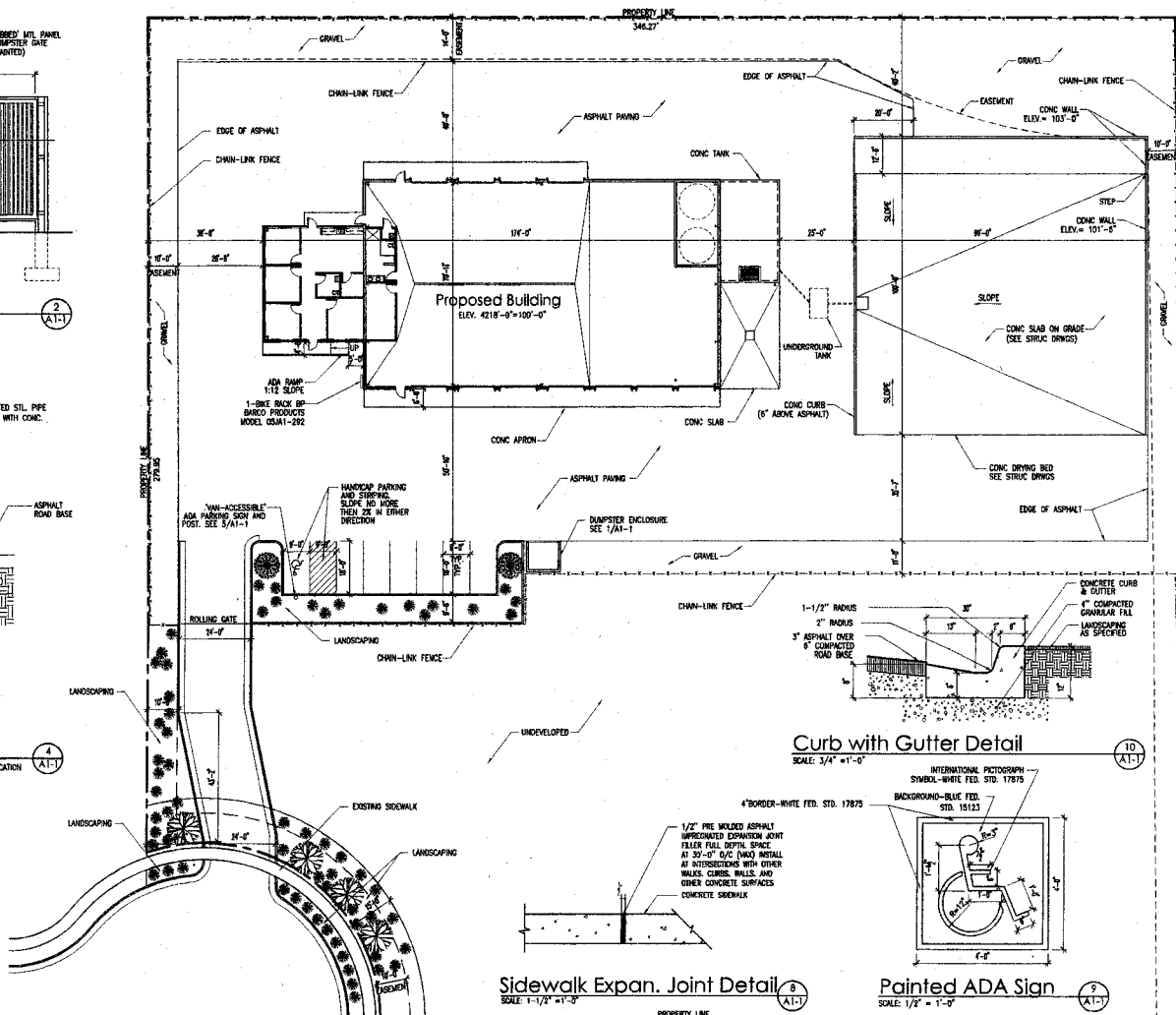
Asphalt/Sidewalk Detail

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



Straight Curb Detail

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



Site Plan

SCALE: 1\" = 20'-0"

Site Summary:

TOTAL SITE: 113,433 Sq. Ft.
TOTAL BUILDING AREA: 8,000 Sq. Ft. (with canopy and land)
TOTAL ASPHALT AREA: 20,200 Sq. Ft.
TOTAL LANDSCAPING AREA: 3,220 Sq. Ft.
TOTAL UNDEVELOPED AREA: 41,980 Sq. Ft.
TOTAL CONCRETE DRIVE BEDS: 10,000 Sq. Ft.
TOTAL GRAVEL AREA: 18,788 Sq. Ft.

Site Plan Notes:

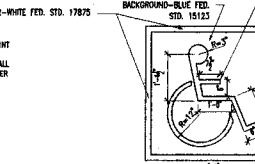
1. SEE SITE SURVEY DRAWING FOR PROPERTY LEGAL DESCRIPTION
2. SEE CIVIL DRAWINGS FOR GRADING AND DRAINAGE PLAN, CURB AND GUTTER LOCATION, CATCH BASIN LOCATION
3. SEE DRAWING L-1-1 FOR LANDSCAPING
4. SEE ELECTRICAL DRAWINGS FOR OUTSIDE LIGHTING LOCATION
5. IN CASE OF DUPLICATED SITE DETAILS CIVIL DRAWINGS TAKE PRIORITY

Sidewalk Control Joint Detail

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

Curb with Gutter Detail

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



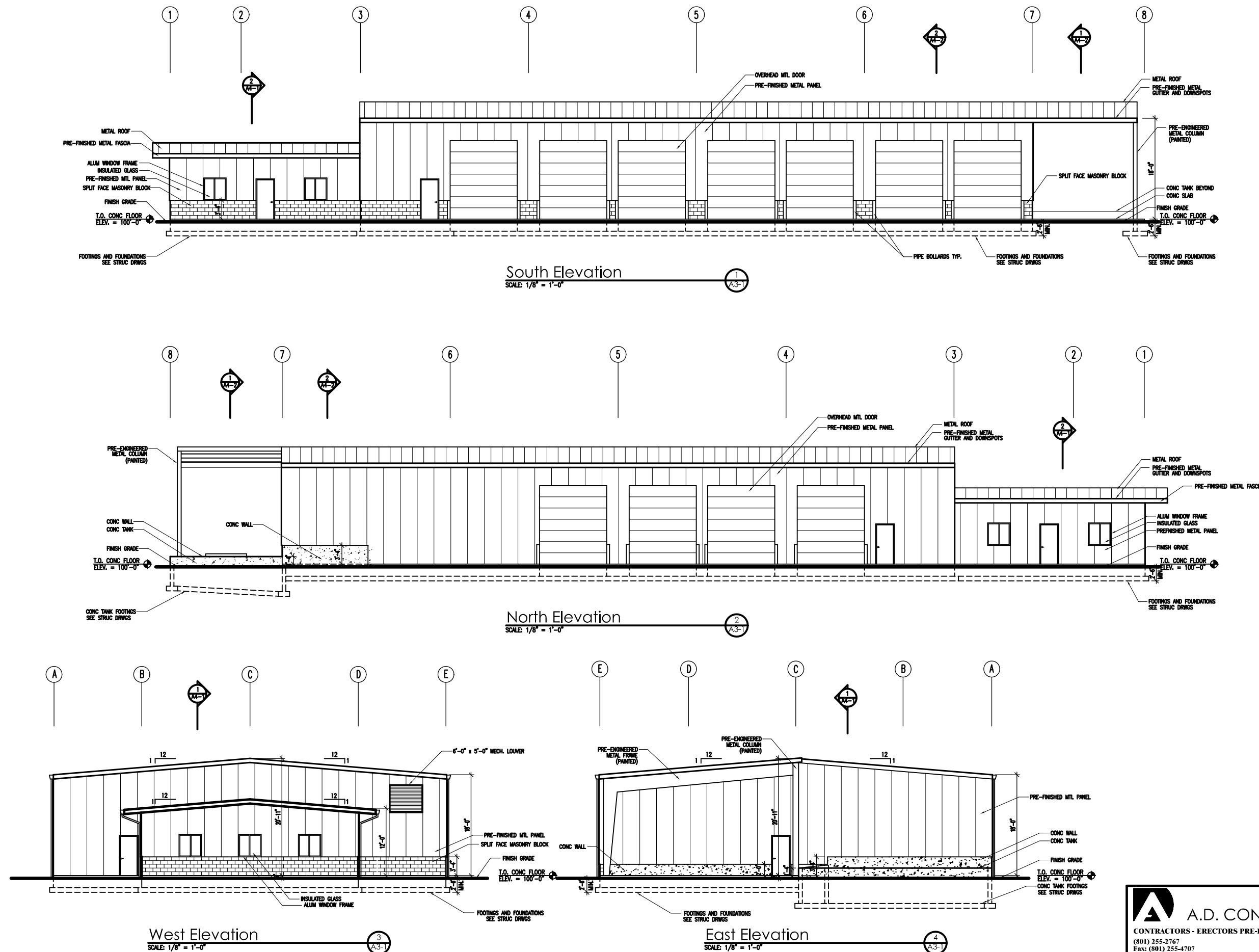
Painted ADA Sign

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

PARKING CALCULATIONS:

FIRST LEVEL OFFICE - 3/1,000 Sq. Ft.
MANUFACTURING - 1/3 EMPLOYEES BASE ON THE HIGHEST NUMBER OF MANUFACTURING EMPLOYEES DURING THE HIGHEST SHIFT
OFFICE PARKING REQUIRED: (1,200/1,000 + 3) = 4 STALLS
MANUFACTURING PARKING REQUIRED: (6/3) = 2 STALLS
TOTAL PARKING REQUIRED: 6 STALLS
TOTAL PARKING STALLS PROVIDED: 7
TOTAL BICYCLE PARKING STALLS REQUIRED: 1 (ONE OF 8 STALLS)
TOTAL BICYCLE PARKING STALLS PROVIDED: 1

A.D. CONSTRUCTION
CONTRACTORS - ERECTORS PRE-ENGINEERED BUILDINGS
(801) 255-2167
Fax: (801) 255-4787
1436 West 8940 South
West Jordan, Utah 84088



Attachment C

Additional Application Information

Becks Sanitation Conditional Use Application

Please describe your project:

Becks Sanitation provides a valuable community service by collecting and disposing of non-hazardous wastes from community businesses. Included in these services are:

- a. Collecting and disposing of solid waste collected in carwash sediment basins, and storm drain sediment basins. These materials are brought to our facility and placed upon the outdoor drying bed to dry. The dried material is hauled either to Allied Waste or ET Technologies.
- b. Collection of waste from restaurant kitchen grease traps. These liquid waste materials are placed in our holding tank, and then processed (within the building). The waste, through our treatment process, is separated (solids from liquids). After treatment the solids are transported off site to an approved dump site, and the liquids are discharged into the sanitary sewer system.
- c. Collection of used kitchen grease/oil from restaurant kitchens. We collect grease from local community restaurants and bring to our facility for treatment. All treatment for this product occurs indoors. Grease and oils are cleansed and recycled. Recycled product is then sold, and transported offsite.

List the Primary Accesses to this property:

Our Property is accessed from Iron Rose Place (3830 W) via 600 South street.

Operating hours for our facility: 7 AM to 5 PM Monday through Friday

What are the land uses adjacent to the property?

The properties to the south and west of our property are vacant. The adjacent property to the North is the east/west railroad corridor. There are two properties that abut or site on the West Side. The first is owned by Wolper Excavating and is primarily used as outdoor storage of excess materials and excavation equipment, the second is vacant.

Have you discussed this project with nearby property owners?

No. I have tried repeatedly to get in touch with the Manager or Owner of Wolper Excavating with no contact as of this date.

List the Primary exterior construction materials you will use as part of this project.

The building is to be constructed of metal with split face masonry wainscot.

How many parking stalls will be provided as part of the project?

We will have six (7) parking stalls. Six standard stalls and one handicap van parking stall.

How many employees do you expect to have on-site during the highest shift?

We will have six (6) employees during our highest shift

How Many seats will be provided as part of the conditional use? (Not applicable)

What is the gross floor area of the building? Answer: 9,030 square feet.

Attachment D

Department and Division Comments

Britton, Nick

Permits

From: Brown, Ken
Sent: Friday, December 05, 2008 4:16 PM
To: Britton, Nick
Cc: Hardman, Alan; Butcher, Larry
Subject: Beck's Sanitation 543 S. Iron Rose Pl. - PLNPCM2008-007788
Categories: Program/Policy

Date: December 5, 2008**To:** Nick Britton, Planning Division

From: Ken Brown
Senior Development Review Planner
535-6179

Re: Petition PLNPCM2008-007788 Conditional Use for 543 S. Iron Rose Place

The Building Services Division review comments are as follows:

1. This project is located within the Airport Influence Zone B and therefore requires documentation of recording of an avigation easement on the site.
2. Alan Hardman has conducted a zoning review of this proposal and has noted that this proposal shall conform to the environmental performance standards of 21A.36.180. In a DRT meeting dated October 9, 2008 it was noted that "This proposal has major concerns...." "That this proposal needs careful review through the conditional use process similar to a solid waste transfer station and sewage treatment facility" and "Proposal would likely be bringing waste from other jurisdictions into the city to be dealt with".
3. Where fencing is not being provided along the asphalt edge, vehicular traffic may degrade the asphalt/gravel transition. Alan Hardman has indicated that concrete control curbs should be provided in these locations. This is to maintain the clean attractive industrial setting as noted in the Purpose Statement of 21A.28.020.
4. Park strip and front yard landscaping shall comply with 21A.48.

Britton, Nick

Public Utilities

From: Stoker, Justin
Sent: Wednesday, December 03, 2008 9:51 AM
To: Britton, Nick; Garcia, Peggy
Subject: PLNPCM2008-00778 Conditional Use at 543 S. Iron Rose Place
Categories: Program/Policy

We have already reviewed and approved the plans as part of the normal submittal process. We have no additional issues with the CUP application.

Justin

Justin D. Stoker, PE
Salt Lake City Public Utilities
1530 S. West Temple, SLC, UT 84115
ph. (801) 483-6786 - justin.stoker@slcgov.com

1/27/2009

Britton, Nick

Transportation

From: Walsh, Barry
Sent: Monday, December 08, 2008 2:45 PM
To: Britton, Nick
Cc: Young, Kevin; Garcia, Peggy; Itchon, Edward; Butcher, Larry; Smith, Craig
Subject: Pet PLNPCM2008-00778 Cond use
Categories: Program/Policy

December 8, 2008

Nick Britton, Planning

Re: Petition PLNPCM2008-00778; Conditional Use for Solid Waste Transfer Station at 543 S. Iron Rose Place.

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

The proposed use is industrial trucking single unit vehicles in compliance with the vehicular traffic designation of Iron Rose roadway as an industrial cul de sac.

The site plan circulation does not support large semi- truck access.

A pedestrian sidewalk from the public way sidewalk to the building access is required in compliance with the "Complete Streets" directive.

The grading plan needs to be detailed and noted for the ADA stall & staging area to be a 2% maximum slope.

Sincerely,

Barry Walsh

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