

MEMORANDUM

451 South State Street, Room 406
Salt Lake City, Utah 84111
(801) 535-7757



Planning and Zoning Division
Department of Community Development

TO: Salt Lake City Planning Commission

FROM: Doug Dansie, AICP, Senior Planner

DATE: March 4, 2009

SUBJECT: Petition 410-08-17 - Construction Waste Landfill
Motion Clarification

The Construction Waste Landfill is presently applying for building permits. There are three issues in need of clarification prior to issuing permits:

- The petitioner was under the impression that they were not being required to provide a 30 foot landscaped setback along the street frontages. The minutes identify discussion of allowing the hill to begin raising immediately adjacent to the "ring road" to maximize landfill capacity, however the motion indicates that the landscaping should be provided as per city code; which would be a 30 foot landscaped setbacks
- The drawings have changed: The original drawings indicated the base of the hill did not begin at the edge of the "ring road" along the 7200 West frontage, but further back from the property line, and the phasing plan has changed to accommodate wetlands issues.
- The Planning Commission is being asked to note that there is a fence at the property line; not to exceed 8 feet in height. (Fence regulations for non-residential properties are not clear and this acknowledgement clarifies the permitting process)

Staff is asking for clarification regarding the intent of the original Planning Commission motion and the acceptability of the fence and new drawings.

Attached are the following:

1. Minutes from the June 25, 2008 approval of a Construction Waste Landfill generally located at 7301 West 1300 South
2. Staff report regarding petition 410-08-17
3. Updated drawings
4. The Landfill Overlay section of the zoning code

**SALT LAKE CITY
PLANNING COMMISSION MEETING
In Room 315 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, June 25, 2008**

Present for the Planning Commission meeting were Chair Matthew Wirthlin, Vice Chair Mary Woodhead and Commissioners: Tim Chambless, Frank Algarin, Robert Forbis, Susie McHugh, Kathy Scott, and Prescott Muir. Commissioners Peggy McDonough and Babs De Lay were excused from the meeting.

Present from the Planning Division were; Joel Paterson, Acting Assistant Planning Director; Doug Dansie, Senior Planner; Nick Britton, Principal Planner; Janice Lew, Principal Planner; Everett Joyce, Senior Planner; Robin Zeigler, Senior Planner; Paul Nielson, City Land Use Attorney; and Tami Hansen, Planning Commission Secretary.

A roll is being kept of all who attended the Planning Commission Meeting. Chair Wirthlin called the meeting to order at 5:48 p.m. Audio recordings of the Planning Commission meetings are retained in the Planning Office for an indefinite period of time.

A field trip was held prior to the meeting. Planning Commissioners present were: Kathy Scott, Tim Chambless, Susie McHugh, Prescott Muir, Frank Algarin and Chair Wirthlin. Salt Lake City Staff present were: Nick Norris, Nick Britton, Doug Dansie, and Michael Maloy.

**Field Trip Notes:
(Taken by Nick Norris, Senior Planner)**

The Planning Commissioners chose to visit the Everest Builders site on 700 East and 300 South. Staff gave a brief overview of the project including the role of the Historic Landmark Commission (HLC) and the joint subcommittee meetings that had been held, the buildings that are going to be removed, and how the project would be accessed by pedestrians and vehicles. The Planning Commission asked about mature vegetation being saved, how the walkups to the units would work, building setbacks, and off street parking.

The Commissioners visited the Redman Building on 2100 South in Sugarhouse, and had questions as to where the off site parking would be located.

The Commission visited the proposed Wal-Mart site on Parleys Way. They inquired of staff the status of the administrative interpretation regarding the nonconforming use of the property, the existing parking versus proposed parking, the height of the building, landscaping issues, property line questions, the square footage of the existing building versus the proposed building, and access to the site from Foothill Blvd. Staff answered these questions based on information found in the staff report and submitted site plans.

The Commissioners visited the site of the proposed subdivision on Lakeline Drive (Bilanzich subdivision). Staff gave an overview of the project and the purpose of the proposed subdivision. The Commissioners asked why the lot had not been developed, and if the steep topography had anything to do with it. Staff did bring up an issue with an existing fence that may impact the subdivision.

The field trip did not visit any other sites on the agenda.

PUBLIC HEARING

Petition 410-08-17, a Construction Waste Landfill—a request for a Conditional Use submitted by Central Valley Water Reclamation FAC, located at approximately 7301 West 1300 South. The property is located in City Council District Two represented by Council Member Van Turner. *(This item was heard at 8:28 p.m.)*

Chair Wirthlin recognized Doug Dansie as staff representative.

Mr. Dansie stated that this site was kitty corner to a current landfill and zoned agricultural, but was also under the landfill overlay. He noted that in terms of the master plan, there was currently not one for the northwest quadrant of the City so the zoning adopted in 1995 functioned as such. There was a composting facility on the site, and it was the county's intent to build a new facility to the southwest of this site. He noted that this site would become a construction waste landfill, which meant that it basically was for construction debris from large projects and a lot of recycling would be done onsite so the only material that would actually end up in the landfill would be material that could not be recycled.

Chair Wirthlin invited the applicants forward.

Greg Bland, Central Valley Water Reclamation facility, stated that the reason for this request was so the landfill site could be joined with Central Valley Water, because currently they were processing twenty tons of sludge a day in the mixing facility, and they were having to haul forty tons of sludge a day to landfills, when they could make a product out of. He noted that the new facility could mix and compost the sludge with the wood material, and the facility would also eliminate odors. He noted that a lot of the landfills around would bury whatever they received, but recycling would be used to the fullest extent on this site.

Commissioner Scott inquired how high the landfill was allowed to be filled, and if it would be landscaped in phases.

Mr. Bland stated 200 feet, and it would be landscaped in 50 foot high layers.

Commissioner Scott inquired about the signage.

Mr. Bland noted that there would be directional signs and signs that would state what the landfill could and could not take in.

Commissioner Scott inquired if this landfill would be open to the general public or just construction companies.

Mr. Bland noted it would be open to the public.

Commissioner Scott inquired about the green area.

Mr. Bland noted that it would be a 30 foot area along 1300 South, and eventually the whole landfill would be landscaped.

Commissioner Chambless inquired about the proximity to the west bench future development, and the proximity of this landfill to that development.

Mr. Dansie noted that the property was adjacent to Kennecott property, and properties to the north and south of this land would not affect this landfill.

Mr. Bland noted that to the west of this site there was an old 75 acre landfill, on the north side Kennecott owned 300 acres of land, and the composting facility would be to the southwest of this site—he noted that some of these surrounding areas would be commercially zoned in the future, but not residential.

Chair Wirthlin opened up the public hearing portion of the petition, there was no one present to speak to the petition; Chair Wirthlin closed the public hearing.

Commissioner Scott inquired if the Commission did have some latitude to make a condition pertaining to the landscaping. She noted that she would like to see a maximum 30 foot front yard on both 1300 South and 7200 West.

Commissioner McHugh noted that the applicant had already mentioned that it could not be done on 7200 West.

Mr. Bland stated that on 7200 West, most of the area would eventually be landscaped and in the future it would be well over 30 feet around the whole site.

Mr. Dansie noted that the language in the ordinance stated that a new development should have 30 feet landscaping when it faced a street frontage; however on 1300 South there was no right-of-way and it was not designated to be continued as a major street, 7200 West was designated for this and the present plans for the landfill had a circulating road around the hill that was 30 feet wide, he asked if the Commission wanted to have 30 feet landscaped, then the road and then the landfill hill or as the natural landscaping took place, by the time 7200 West was completed that landscaping would count toward that.

Commissioner Scott noted she was still going to specify the 30 foot buffer as a condition in her motion, because it seemed that there needed to be a type of buffer between the landfill and the road.

~~Commissioner Scott made a motion regarding Petition 410-08-17, based on the discussion, analysis and findings of fact as outlined in the staff report, the Planning Commission grant Conditional Use approval subject to the following conditions:~~

- ~~1. The drawing be revised to indicate required landscaping and that the initial landscaping be irrigated until it is able to survive without supplemental water.~~
- ~~2. The applicant shall comply with all conditions as stated in this staff report.~~
- ~~3. The applicant shall comply with all County, State, and Federal requirements regarding landfills—including wetlands mitigation prior to receiving a building permit.~~
- ~~4. The applicant complies with all departmental requirements, including the granting of a special improvement district (SID) waiver and installation of required landscaping.~~

Commissioner Scott added the following condition:

- ~~5. Landscaping should include, but not be limited to the trees as described on page 8 of the staff report and should include a 30 foot landscaped area between the boundaries of the property on all sides.~~

Discussion of the motion:

Commissioner McHugh noted that through condition 5, Commissioner Scott was actually taking away 30 feet from the capacity of the landfill, when ultimately there would be landscaping in the area and she felt she would have to vote against the motion because of this.

Commissioner Scott stated that she understood that the road was a permanent feature.

Mr. Bland noted that the road around the landfill was not permanent, and would be 10 feet wide to facilitate any fire equipment that might be needed. He noted that the City was running out of landfill space, this being the last landfill stated in the Landfill Overlay, so he agreed with Commissioner McHugh that a lot of valuable space would be wasted.

Mr. Dansie noted that to clarify the ordinance the required landscaping was 30 feet if it was adjacent to a street and only 10 feet if it was not. He noted that the property only bordered 1300 South and 7200 West.

Chair Wirthlin noted that in the motion Commissioner Scott did require all sides to be landscape.

Commissioner Scott stated she would like to make a new motion.

Commissioner Scott made a motion regarding Petition 410-08-17, based on the testimony and discussion heard at the meeting, and the staff report, the Planning Commission grant conditional use approval subject to the following conditions:

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

Commissioner Scott added:

5. The landscaping should include, but not be limited to trees every 35 feet along the property line; the first 30 feet of the yard along 7200 West and 1300 South be 30 feet, and the other two sides comply with the 10 foot rear yard setback.

Commissioner Chambless seconded the motion.

Discussion of the motion:

Commissioner Chambless inquired if Commissioner Scott had meant to include native trees as part of the landscaping requirement, and not Russian Olive trees.

Commissioner McHugh inquired if the 30 foot landscaping was required along 1300 South and 7200 West.

Commissioner Scott noted that it would only be required in the front yard along 1300 South.

Mr. Dansie noted that the Landfill Overlay noted that the 30 foot setback was required only when it faced a street and 10 feet was required on other property lines, it also gives the Commission some leeway when dealing with landscaping, he noted that this was a legitimate discussion because there were some mitigating features, due to what would occur in the future.

Chair Wirthlin called for a vote.

Commissioners Chambless and Scott voted, "Aye." Commissioners Muir, Forbis, McHugh and Vice Chair Woodhead voted, "No", the motion failed.

Vice Chair Woodhead made a motion regarding Petition 410-08-17, that the Planning Commission approve the Conditional Use requested by the Central Valley Water Reclamation facility, based on the comments, analysis and findings of fact outlined in the staff report, and the testimony received during the meeting, that the petition be approved with the following conditions:

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

Commissioner McHugh seconded the motion.

Vice Chair Woodhead, Commissioners McHugh and Muir voted, "Aye"; Commissioners Scott, Chambless, and Forbis voted, "No". Chair Wirthlin vote, "Aye", to break the tie, the motion carried.

The meeting adjourned at 11:10 p.m.

Tami Hansen

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

Acreage: 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.

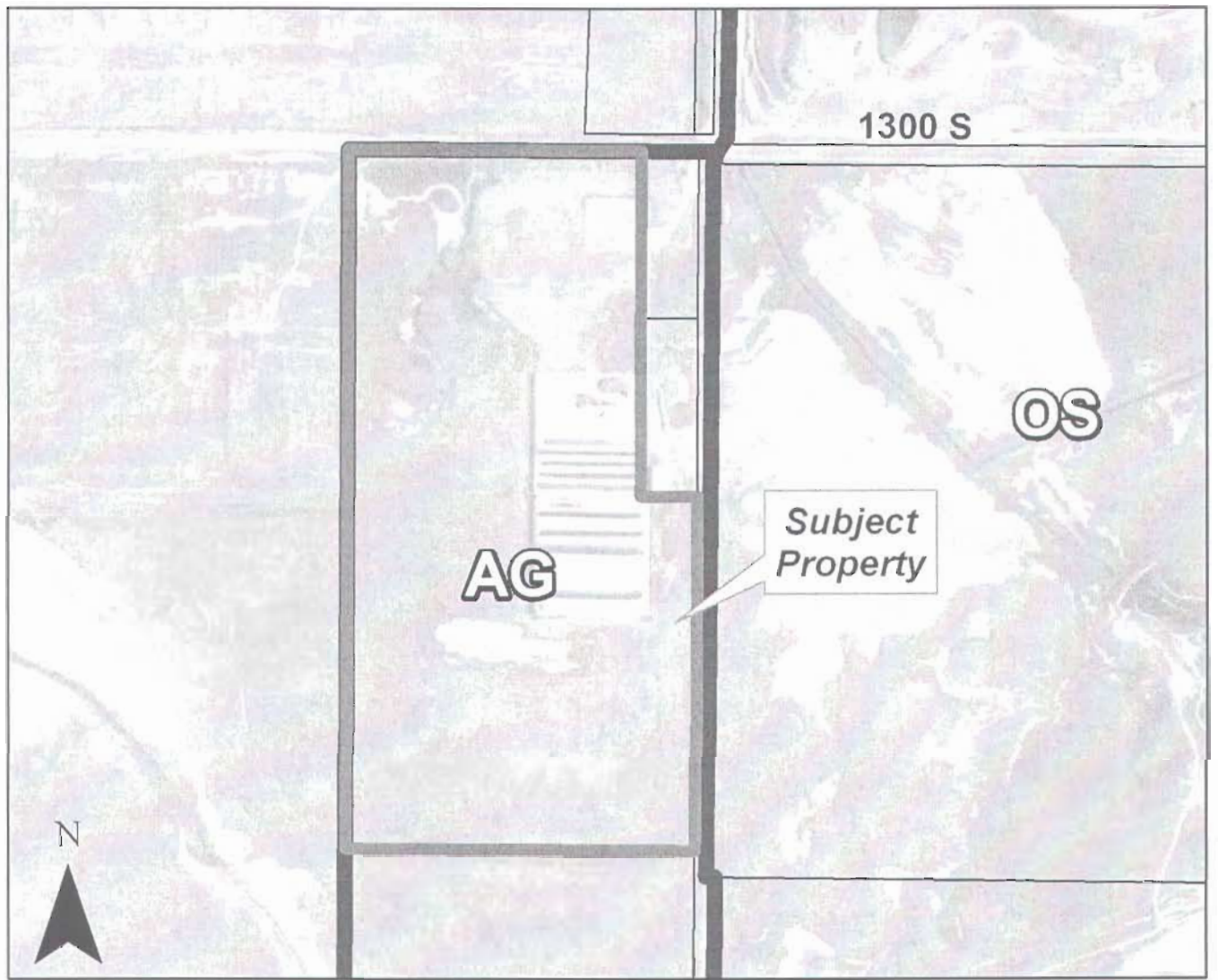
PUBLIC NOTICE

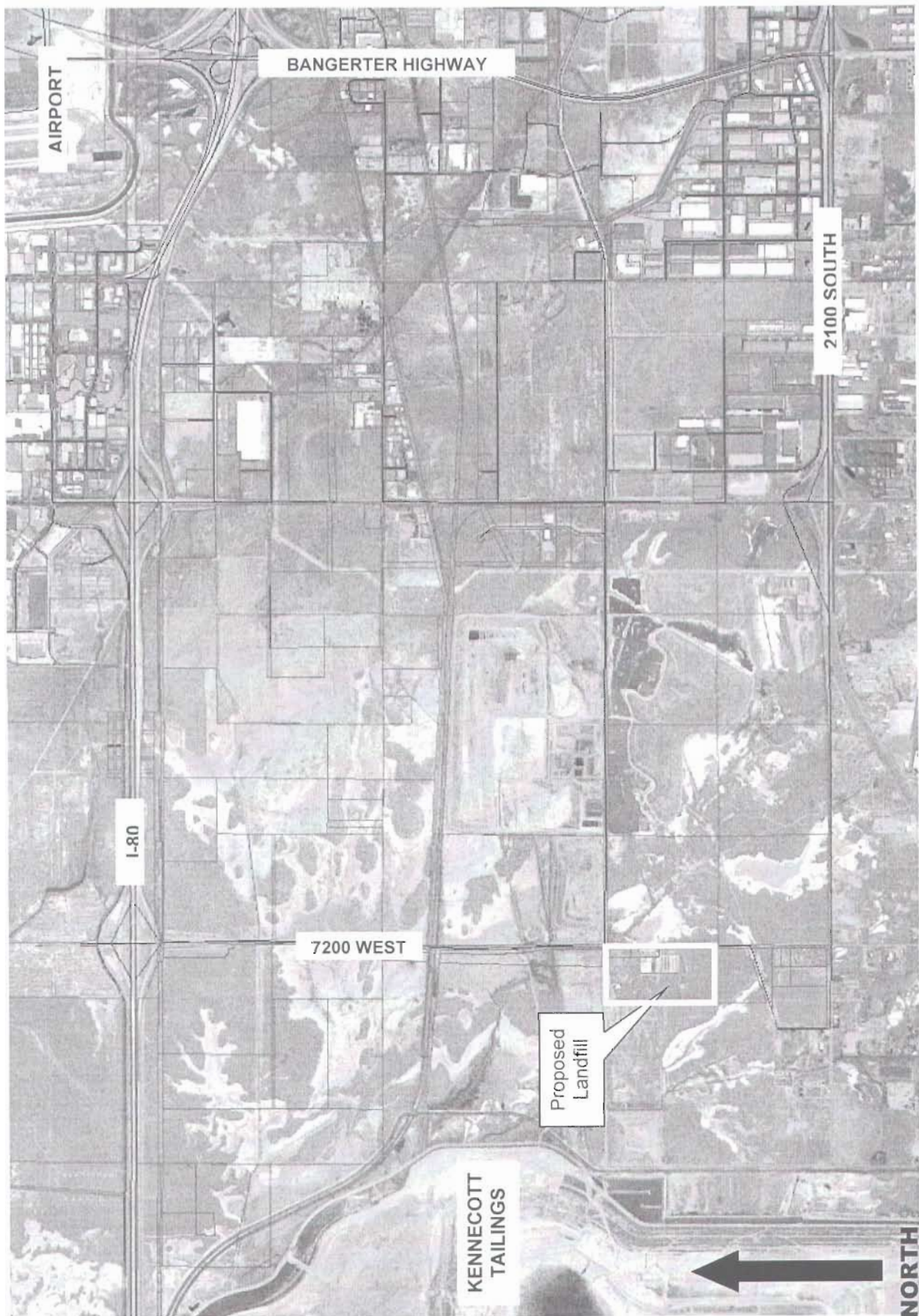
Notice of the June 25, 2008 public hearing was mailed to all property owners within twelve-hundred feet (1200') of the subject property on June 10, 2008 which exceeds the distance requirement and satisfied the required fourteen (14) day noticing provision for conditional use requests. The agenda was 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 s 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 recommended 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

1.	G1001	INTER-RENTY LOCK IN PA. CTRAL
2.	G1002	5 Y. WARRANT TO PA. CTRAL
3.	G1003	10 Y. WARRANT TO PA. CTRAL
4.	G1004	15 Y. WARRANT TO PA. CTRAL
5.	G1005	20 Y. WARRANT TO PA. CTRAL
6.	G1006	25 Y. WARRANT TO PA. CTRAL
7.	G1007	30 Y. WARRANT TO PA. CTRAL
8.	G1008	35 Y. WARRANT TO PA. CTRAL
9.	G1009	40 Y. WARRANT TO PA. CTRAL
10.	G1010	45 Y. WARRANT TO PA. CTRAL
11.	G1011	50 Y. WARRANT TO PA. CTRAL
12.	G1012	55 Y. WARRANT TO PA. CTRAL
13.	G1013	60 Y. WARRANT TO PA. CTRAL
14.	G1014	65 Y. WARRANT TO PA. CTRAL
15.	G1015	70 Y. WARRANT TO PA. CTRAL
16.	G1016	75 Y. WARRANT TO PA. CTRAL
17.	G1017	80 Y. WARRANT TO PA. CTRAL
18.	G1018	85 Y. WARRANT TO PA. CTRAL
19.	G1019	90 Y. WARRANT TO PA. CTRAL
20.	G1020	95 Y. WARRANT TO PA. CTRAL
21.	G1021	100 Y. WARRANT TO PA. CTRAL
22.	G1022	105 Y. WARRANT TO PA. CTRAL
23.	G1023	110 Y. WARRANT TO PA. CTRAL
24.	G1024	115 Y. WARRANT TO PA. CTRAL
25.	G1025	120 Y. WARRANT TO PA. CTRAL
26.	G1026	125 Y. WARRANT TO PA. CTRAL
27.	G1027	130 Y. WARRANT TO PA. CTRAL
28.	G1028	135 Y. WARRANT TO PA. CTRAL
29.	G1029	140 Y. WARRANT TO PA. CTRAL
30.	G1030	145 Y. WARRANT TO PA. CTRAL
31.	G1031	150 Y. WARRANT TO PA. CTRAL
32.	G1032	155 Y. WARRANT TO PA. CTRAL
33.	G1033	160 Y. WARRANT TO PA. CTRAL
34.	G1034	165 Y. WARRANT TO PA. CTRAL
35.	G1035	170 Y. WARRANT TO PA. CTRAL
36.	G1036	175 Y. WARRANT TO PA. CTRAL
37.	G1037	180 Y. WARRANT TO PA. CTRAL
38.	G1038	185 Y. WARRANT TO PA. CTRAL
39.	G1039	190 Y. WARRANT TO PA. CTRAL
40.	G1040	195 Y. WARRANT TO PA. CTRAL
41.	G1041	200 Y. WARRANT TO PA. CTRAL
42.	G1042	205 Y. WARRANT TO PA. CTRAL
43.	G1043	210 Y. WARRANT TO PA. CTRAL
44.	G1044	215 Y. WARRANT TO PA. CTRAL
45.	G1045	220 Y. WARRANT TO PA. CTRAL
46.	G1046	225 Y. WARRANT TO PA. CTRAL
47.	G1047	230 Y. WARRANT TO PA. CTRAL
48.	G1048	235 Y. WARRANT TO PA. CTRAL
49.	G1049	240 Y. WARRANT TO PA. CTRAL
50.	G1050	245 Y. WARRANT TO PA. CTRAL
51.	G1051	250 Y. WARRANT TO PA. CTRAL
52.	G1052	255 Y. WARRANT TO PA. CTRAL
53.	G1053	260 Y. WARRANT TO PA. CTRAL
54.	G1054	265 Y. WARRANT TO PA. CTRAL
55.	G1055	270 Y. WARRANT TO PA. CTRAL
56.	G1056	275 Y. WARRANT TO PA. CTRAL
57.	G1057	280 Y. WARRANT TO PA. CTRAL
58.	G1058	285 Y. WARRANT TO PA. CTRAL
59.	G1059	290 Y. WARRANT TO PA. CTRAL
60.	G1060	295 Y. WARRANT TO PA. CTRAL
61.	G1061	300 Y. WARRANT TO PA. CTRAL
62.	G1062	305 Y. WARRANT TO PA. CTRAL
63.	G1063	310 Y. WARRANT TO PA. CTRAL
64.	G1064	315 Y. WARRANT TO PA. CTRAL
65.	G1065	320 Y. WARRANT TO PA. CTRAL
66.	G1066	325 Y. WARRANT TO PA. CTRAL
67.	G1067	330 Y. WARRANT TO PA. CTRAL
68.	G1068	335 Y. WARRANT TO PA. CTRAL
69.	G1069	340 Y. WARRANT TO PA. CTRAL
70.	G1070	345 Y. WARRANT TO PA. CTRAL
71.	G1071	350 Y. WARRANT TO PA. CTRAL
72.	G1072	355 Y. WARRANT TO PA. CTRAL
73.	G1073	360 Y. WARRANT TO PA. CTRAL
74.	G1074	365 Y. WARRANT TO PA. CTRAL
75.	G1075	370 Y. WARRANT TO PA. CTRAL
76.	G1076	375 Y. WARRANT TO PA. CTRAL
77.	G1077	380 Y. WARRANT TO PA. CTRAL
78.	G1078	385 Y. WARRANT TO PA. CTRAL
79.	G1079	390 Y. WARRANT TO PA. CTRAL
80.	G1080	395 Y. WARRANT TO PA. CTRAL
81.	G1081	400 Y. WARRANT TO PA. CTRAL
82.	G1082	405 Y. WARRANT TO PA. CTRAL
83.	G1083	410 Y. WARRANT TO PA. CTRAL
84.	G1084	415 Y. WARRANT TO PA. CTRAL
85.	G1085	420 Y. WARRANT TO PA. CTRAL
86.	G1086	425 Y. WARRANT TO PA. CTRAL
87.	G1087	430 Y. WARRANT TO PA. CTRAL
88.	G1088	435 Y. WARRANT TO PA. CTRAL
89.	G1089	440 Y. WARRANT TO PA. CTRAL
90.	G1090	445 Y. WARRANT TO PA. CTRAL
91.	G1091	450 Y. WARRANT TO PA. CTRAL
92.	G1092	455 Y. WARRANT TO PA. CTRAL
93.	G1093	460 Y. WARRANT TO PA. CTRAL
94.	G1094	465 Y. WARRANT TO PA. CTRAL
95.	G1095	470 Y. WARRANT TO PA. CTRAL
96.	G1096	475 Y. WARRANT TO PA. CTRAL
97.	G1097	480 Y. WARRANT TO PA. CTRAL
98.	G1098	485 Y. WARRANT TO PA. CTRAL
99.	G1099	490 Y. WARRANT TO PA. CTRAL
100.	G1100	495 Y. WARRANT TO PA. CTRAL

VICINITY MAP
SCALE: NTS
SHEET INDEX



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

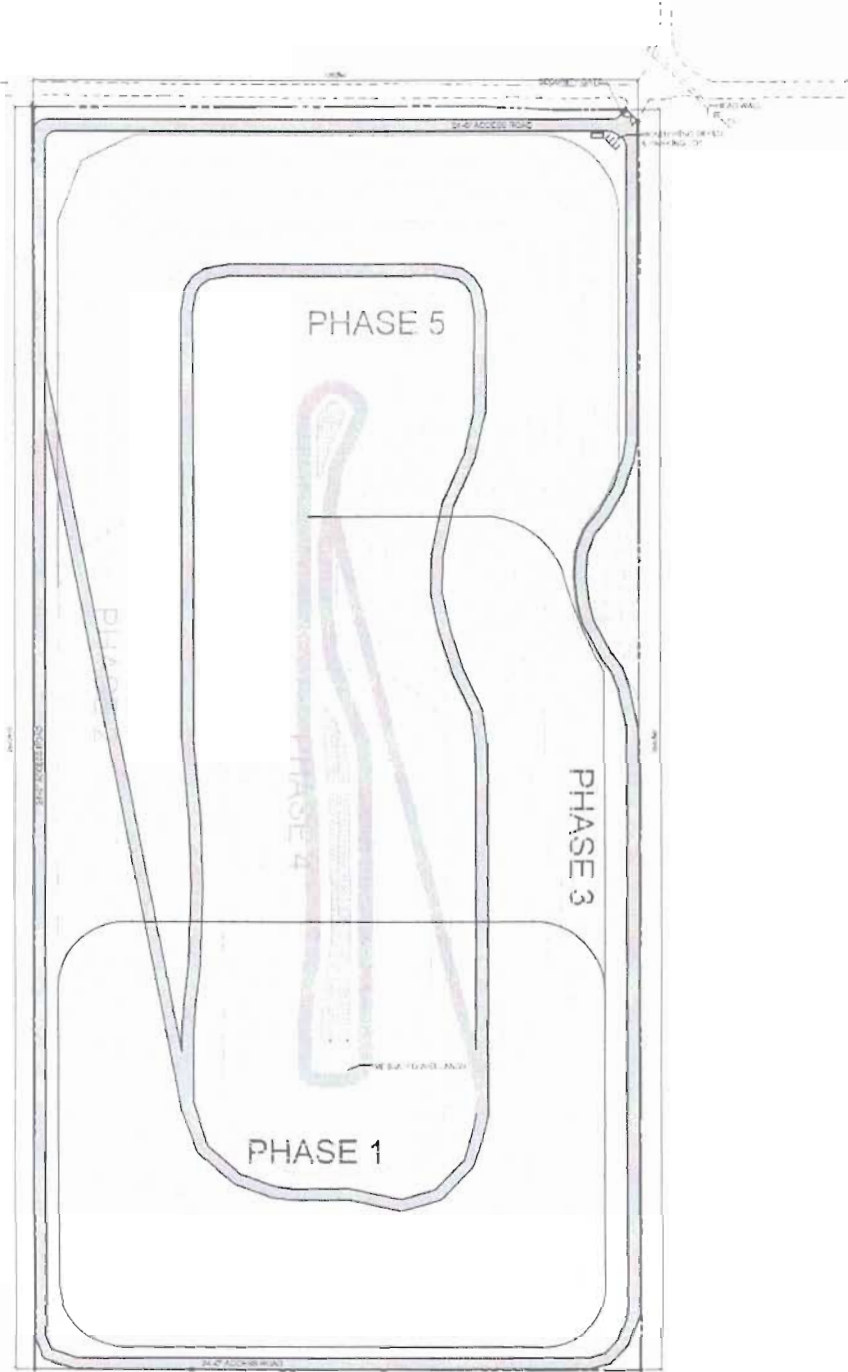
SHEET NO.	SHEET DESCRIPTION	DATE	DRAWN BY	CHECKED BY
G1001	SHEET INDEX LOCATION & VICINITY MAP			

CONSTRUCTION DEBRIS LANDFILL
7301 WEST 1300 SOUTH
SALT LAKE CITY UTAH 84106
CENTRAL VALLEY WATER



NOT FOR CONSTRUCTION

FINAL CLOSURE PLAN
SCALE 1" = 100'



NOT FOR CONSTRUCTION

CHECKED BY: _____ DATE: _____

PROJECT
NUMBER: 8000-100
DATE: 1-11-2009
DRAWN BY: M. J. M. M. M.
C1022

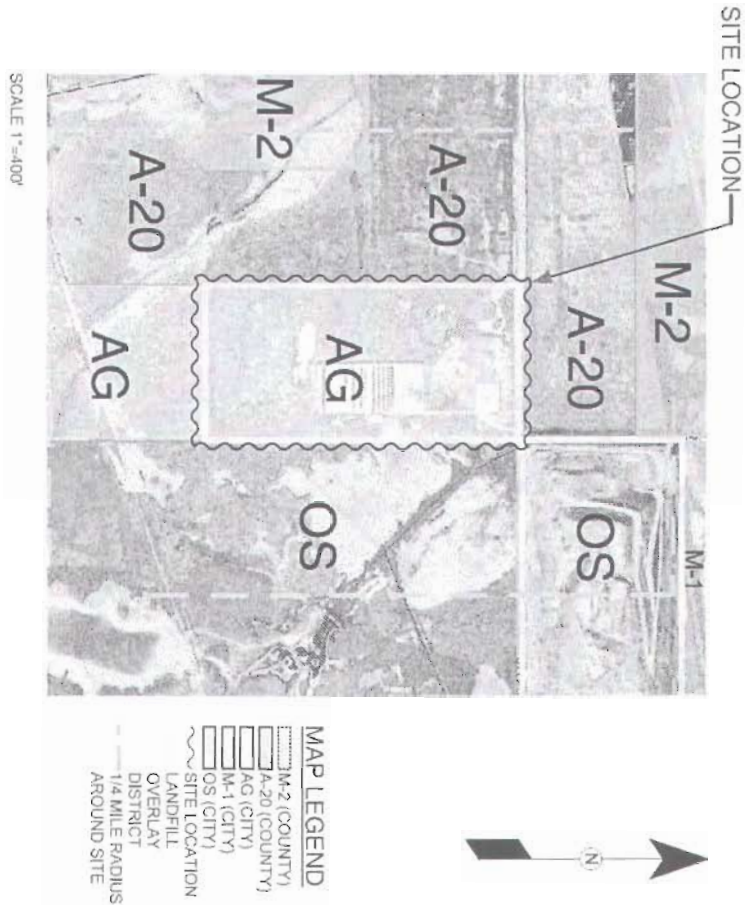
FINAL
CLOSURE PLAN

DATE	DESCRIPTION	QUANTITY

CONSTRUCTION DEBRIS LANDFILL
7901 WEST 1300 SOUTH
SALT LAKE CITY, UTAH, 84104
CENTRAL VALLEY WATER



NOT FOR CONSTRUCTION



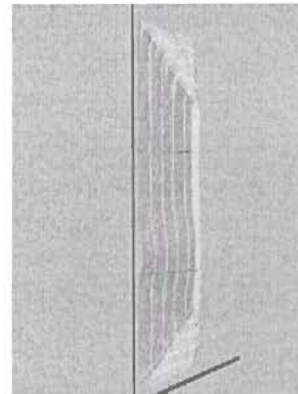
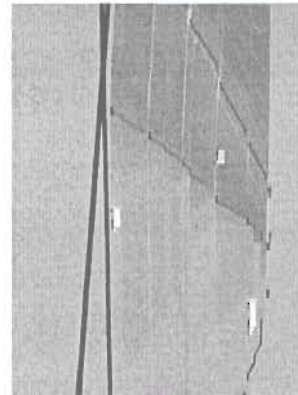
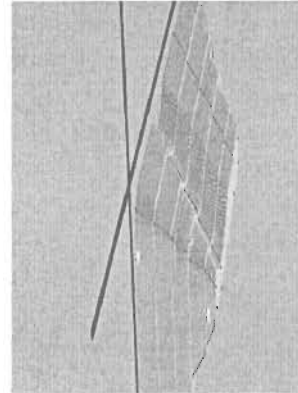
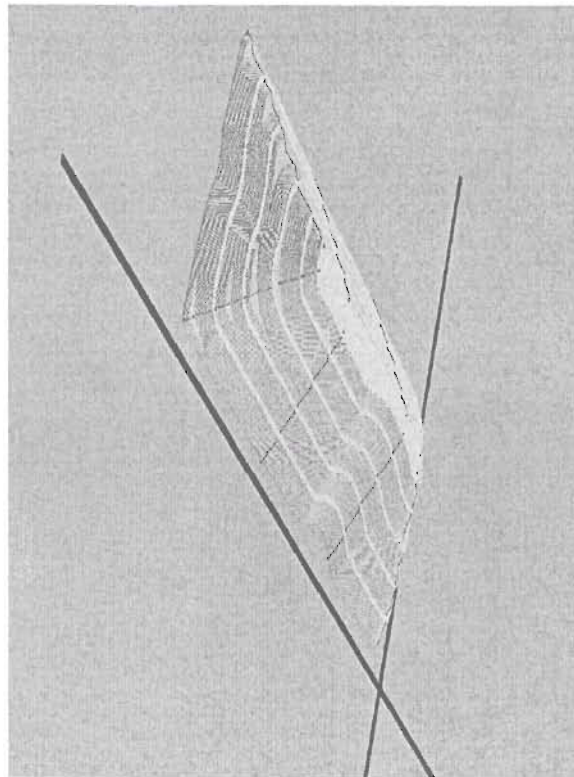
NOT FOR CONSTRUCTION

CHECKED BY _____ DATE _____

PROJECT NAME: BASH 1006	SHEET DESCRIPTION SITE ZONING MAP	DATE	DESCRIPTION	NUMBER	PROJECT
					CONSTRUCTION DEBRIS LANDFILL
SHEET NUMBER G1006					7301 WEST 1300 SOUTH SALT LAKE CITY, UTAH, 84104
					CENTRAL VALLEY WATER

DAVE SMITH, PROFESSIONAL ENGINEER
SALT LAKE COUNTY, UTAH

NOT FOR CONSTRUCTION



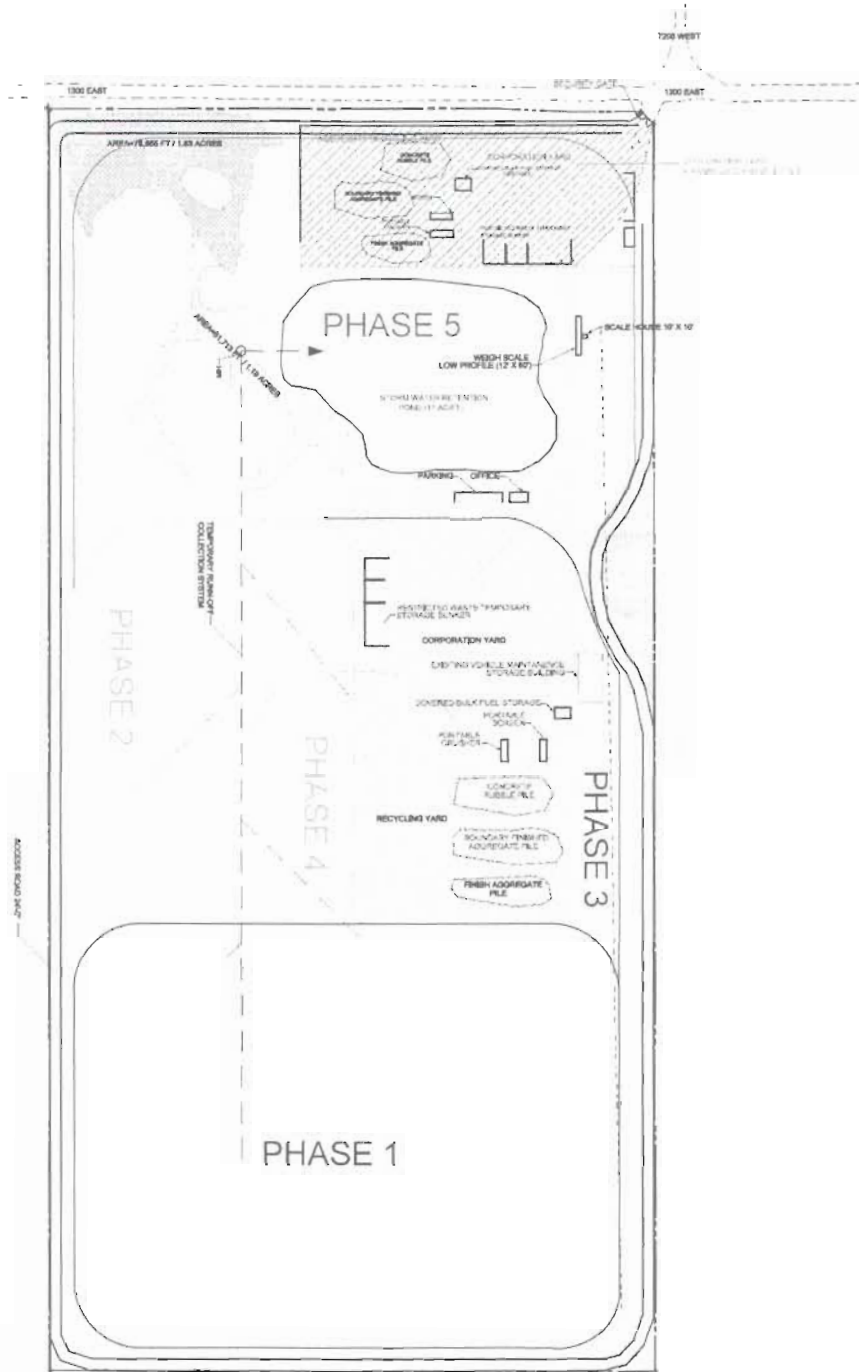
NOT FOR CONSTRUCTION

CHECKED BY _____ DATE _____

PROJECT NUMBER: B4104	SHEET DESCRIPTION 3D MODEL	DATE	DESCRIPTION	REVISIONS	PROJECT CONSTRUCTION DEBRIS LANDFILL 7301 WEST 1300 SOUTH SALT LAKE CITY, UTAH 84104 CENTRAL VALLEY WATER	
PROJECT DATE: 01/20/18						
SHEET NUMBER A1001						

NOT FOR CONSTRUCTION

CLOSURE PHASING PLAN
SCALE 1" = 100'



NOT FOR CONSTRUCTION

CHECKED BY: _____ DATE: _____

PROJECT NUMBER	SHEET DESCRIPTION	DATE	DESCRIPTION	NUMBER	PROJECT
C1021	CLOSURE PHASING PLAN				CONSTRUCTION DEBRIS LANDFILL
					7301 WEST 1300 SOUTH
					SALT LAKE CITY UTAH 84104
					CENTRAL VALLEY WATER



RAY AREA DIST. PRODUCTS
SALT LAKE CITY, UTAH

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 properly 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

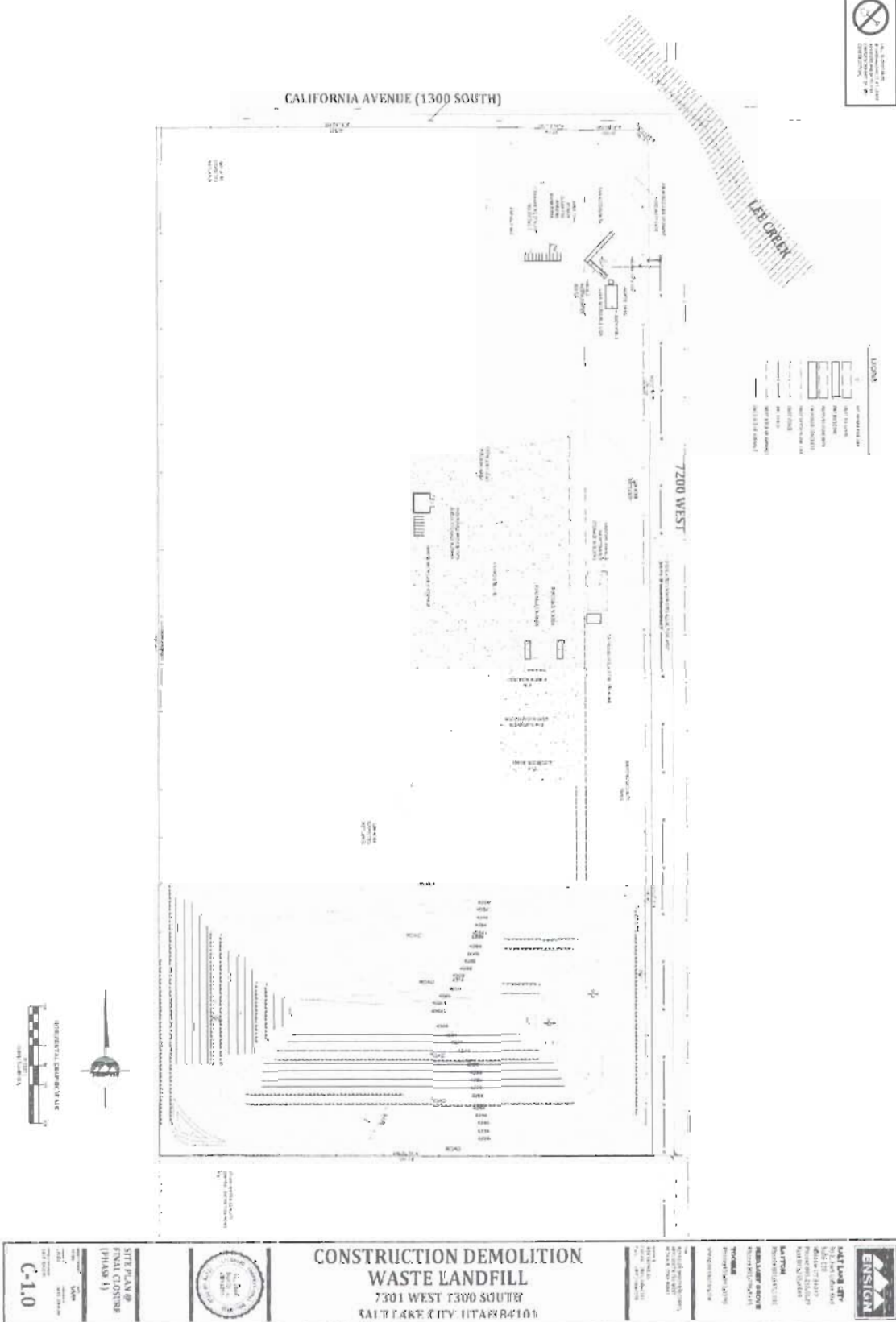
Doug,

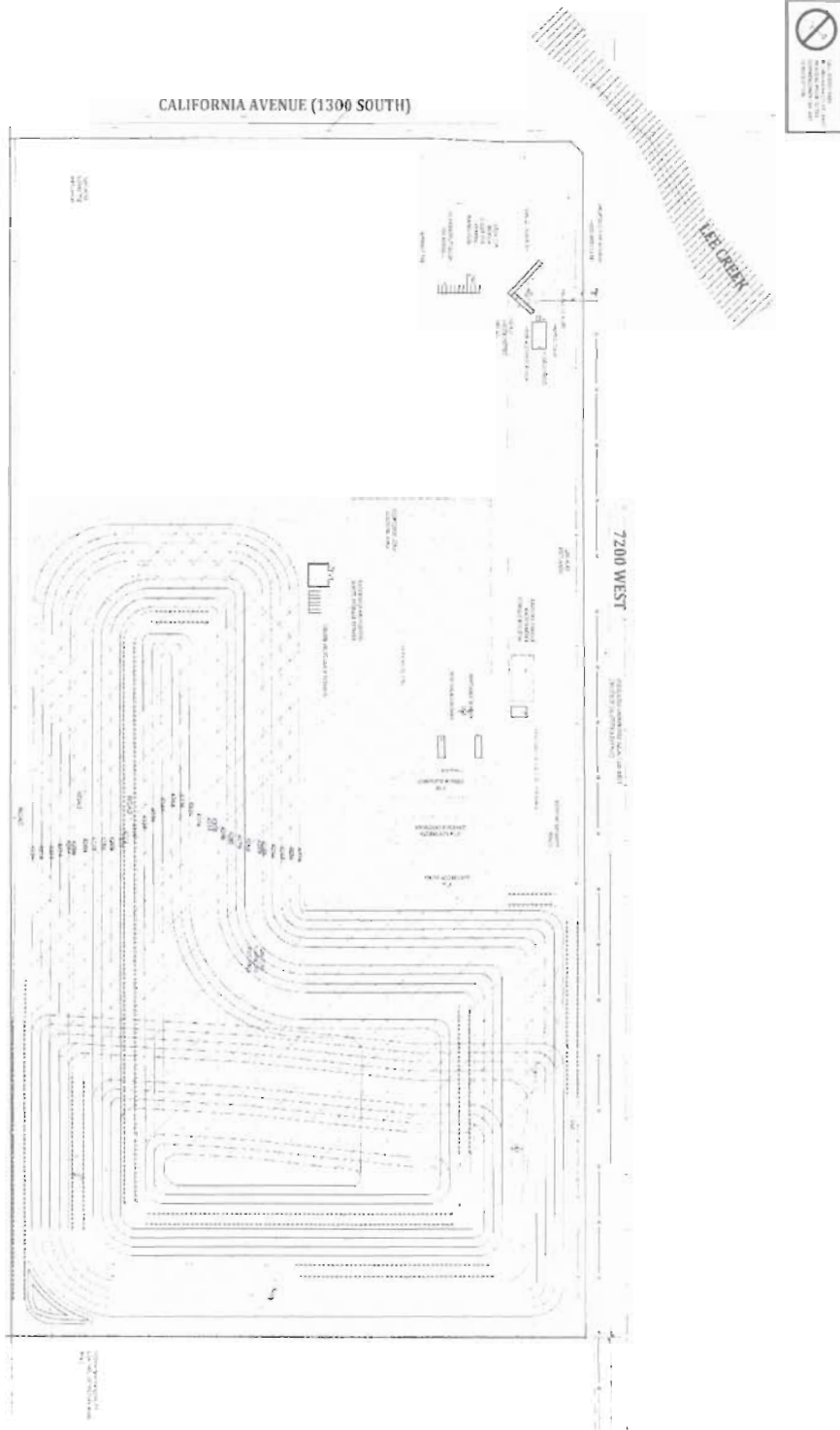
As development on the west side of the City has been discussed over the last number of years, the Transportation Division and Planning Division have planned that at some point 7200 West will be connected from I-80 to SR 201. As a connector between I-80 and SR 201, 7200 West has been indicated on the 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





KEY TO PHASE 2

PHASE 1

PHASE 2

PHASE 3

PHASE 4

PHASE 5

PHASE 6

PHASE 7

PHASE 8

PHASE 9

PHASE 10

PHASE 11

PHASE 12

PHASE 13

PHASE 14

PHASE 15

PHASE 16

PHASE 17

PHASE 18

PHASE 19

PHASE 20

PHASE 21

PHASE 22

PHASE 23

PHASE 24

PHASE 25

PHASE 26

PHASE 27

PHASE 28

PHASE 29

PHASE 30

PHASE 31

PHASE 32

PHASE 33

PHASE 34

PHASE 35

PHASE 36

PHASE 37

PHASE 38

PHASE 39

PHASE 40

PHASE 41

PHASE 42

PHASE 43

PHASE 44

PHASE 45

PHASE 46

PHASE 47

PHASE 48

PHASE 49

PHASE 50

PHASE 51

PHASE 52

PHASE 53

PHASE 54

PHASE 55

PHASE 56

PHASE 57

PHASE 58

PHASE 59

PHASE 60

PHASE 61

PHASE 62

PHASE 63

PHASE 64

PHASE 65

PHASE 66

PHASE 67

PHASE 68

PHASE 69

PHASE 70

PHASE 71

PHASE 72

PHASE 73

PHASE 74

PHASE 75

PHASE 76

PHASE 77

PHASE 78

PHASE 79

PHASE 80

PHASE 81

PHASE 82

PHASE 83

PHASE 84

PHASE 85

PHASE 86

PHASE 87

PHASE 88

PHASE 89

PHASE 90

PHASE 91

PHASE 92

PHASE 93

PHASE 94

PHASE 95

PHASE 96

PHASE 97

PHASE 98

PHASE 99

PHASE 100

**CONSTRUCTION DEMOLITION
WASTE LANDFILL**

7301 WEST 1300 SOUTH
SALT LAKE CITY, UTAH 84101

ENSIGN

SALT LAKE CITY

1000 WEST 1300 SOUTH
SALT LAKE CITY, UTAH 84101

PHASE 1

PHASE 2

PHASE 3

PHASE 4

PHASE 5

PHASE 6

PHASE 7

PHASE 8

PHASE 9

PHASE 10

PHASE 11

PHASE 12

PHASE 13

PHASE 14

PHASE 15

PHASE 16

PHASE 17

PHASE 18

PHASE 19

PHASE 20

PHASE 21

PHASE 22

PHASE 23

PHASE 24

PHASE 25

PHASE 26

PHASE 27

PHASE 28

PHASE 29

PHASE 30

PHASE 31

PHASE 32

PHASE 33

PHASE 34

PHASE 35

PHASE 36

PHASE 37

PHASE 38

PHASE 39

PHASE 40

PHASE 41

PHASE 42

PHASE 43

PHASE 44

PHASE 45

PHASE 46

PHASE 47

PHASE 48

PHASE 49

PHASE 50

PHASE 51

PHASE 52

PHASE 53

PHASE 54

PHASE 55

PHASE 56

PHASE 57

PHASE 58

PHASE 59

PHASE 60

PHASE 61

PHASE 62

PHASE 63

PHASE 64

PHASE 65

PHASE 66

PHASE 67

PHASE 68

PHASE 69

PHASE 70

PHASE 71

PHASE 72

PHASE 73

PHASE 74

PHASE 75

PHASE 76

PHASE 77

PHASE 78

PHASE 79

PHASE 80

PHASE 81

PHASE 82

PHASE 83

PHASE 84

PHASE 85

PHASE 86

PHASE 87

PHASE 88

PHASE 89

PHASE 90

PHASE 91

PHASE 92

PHASE 93

PHASE 94

PHASE 95

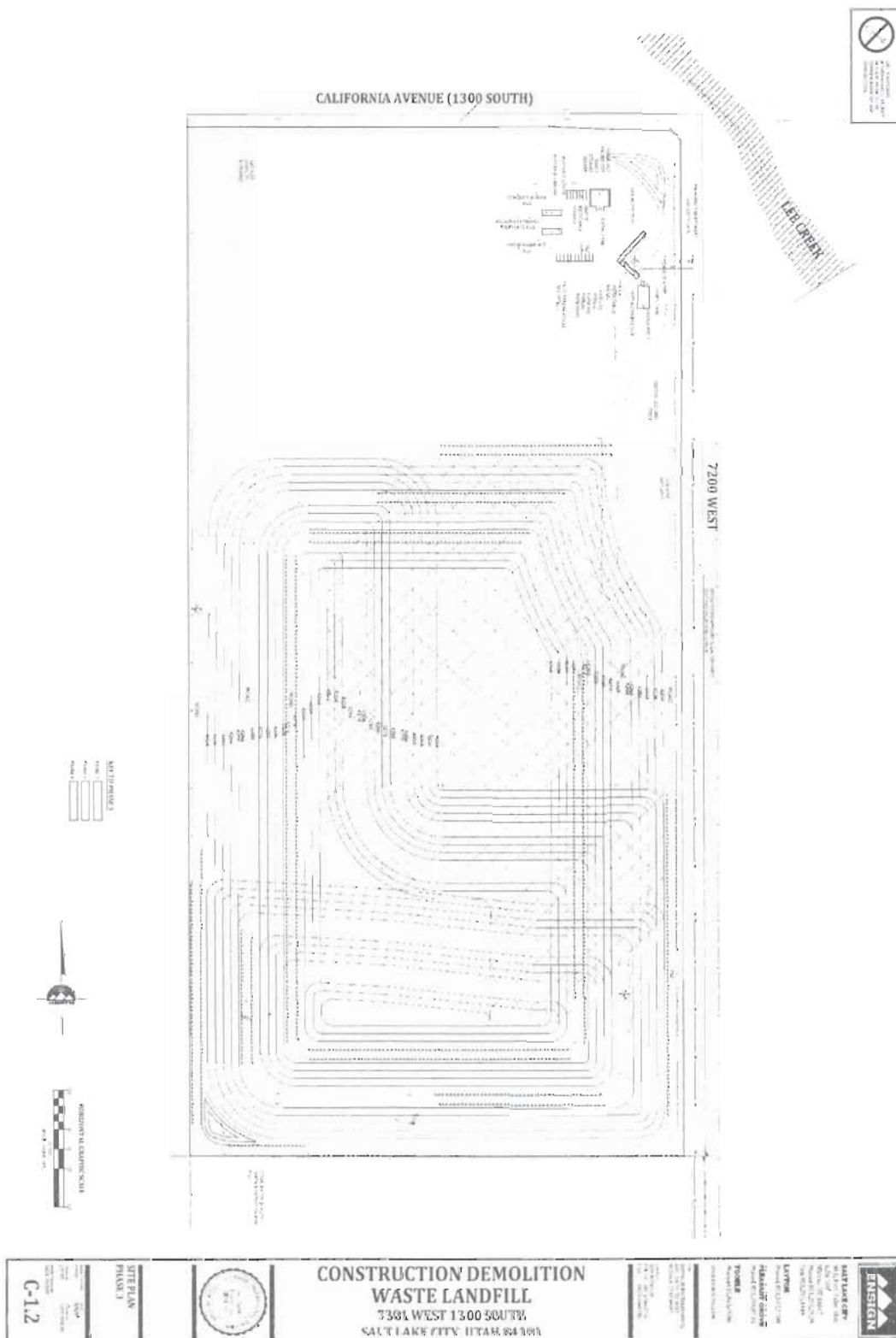
PHASE 96

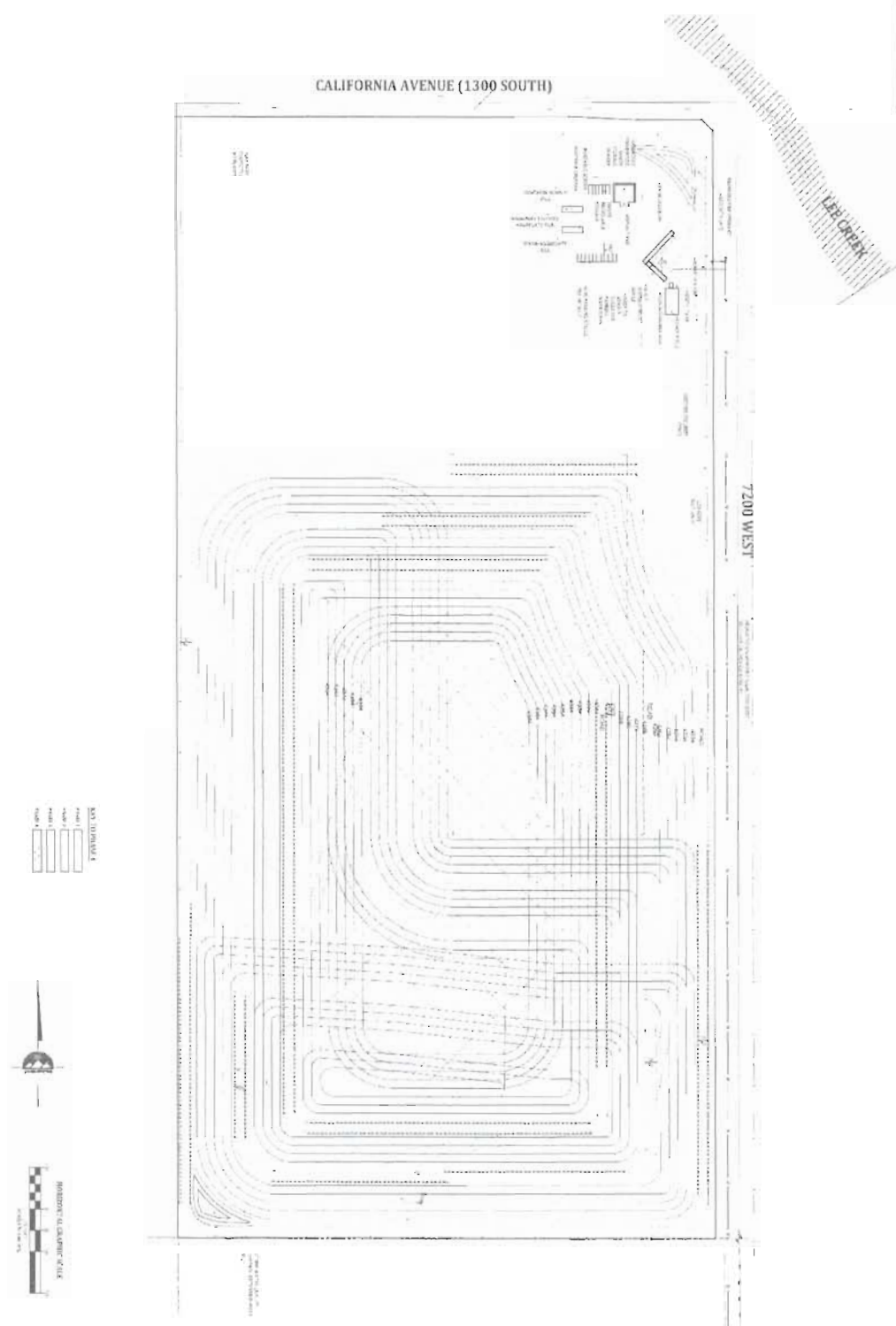
PHASE 97

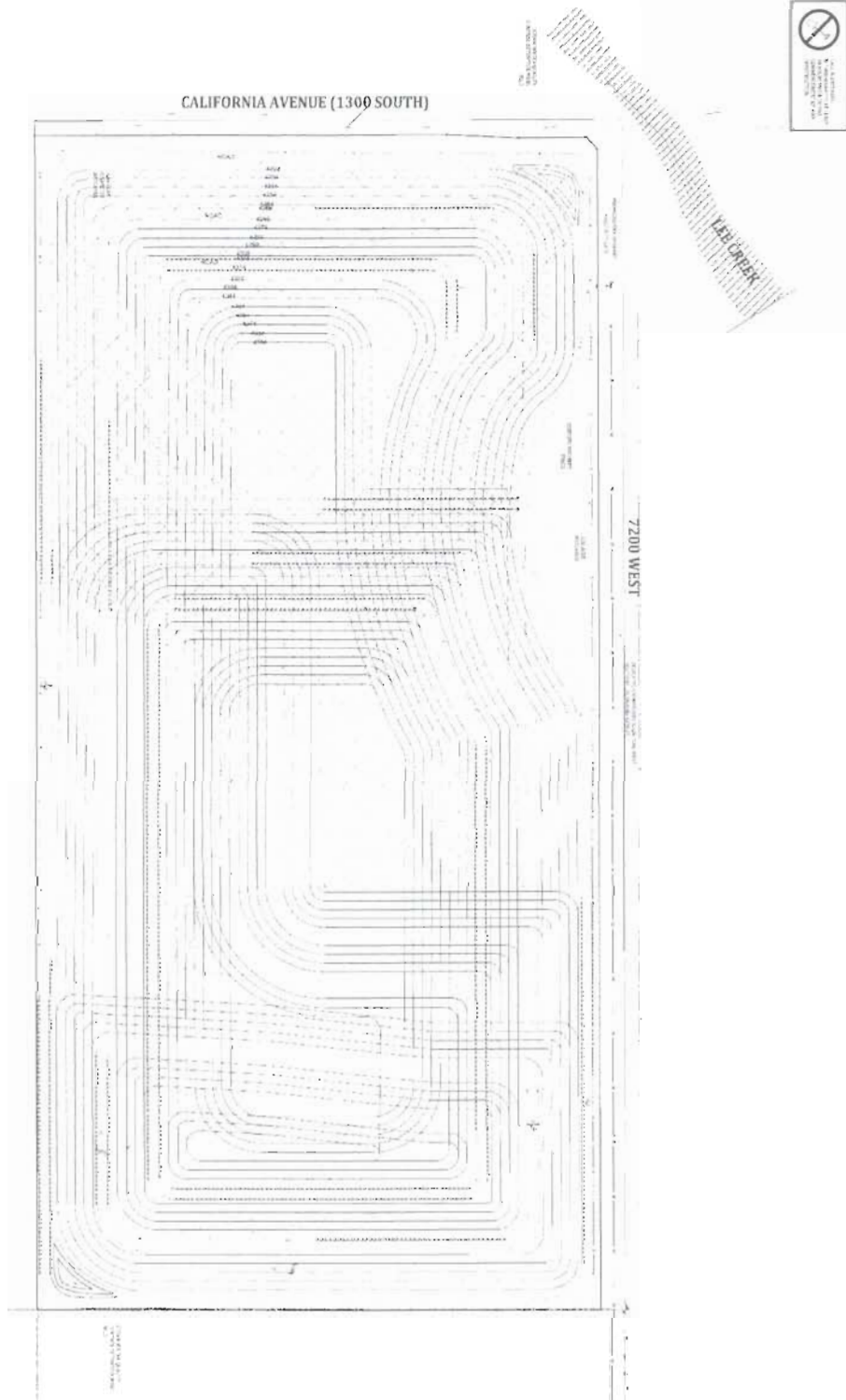
PHASE 98

PHASE 99

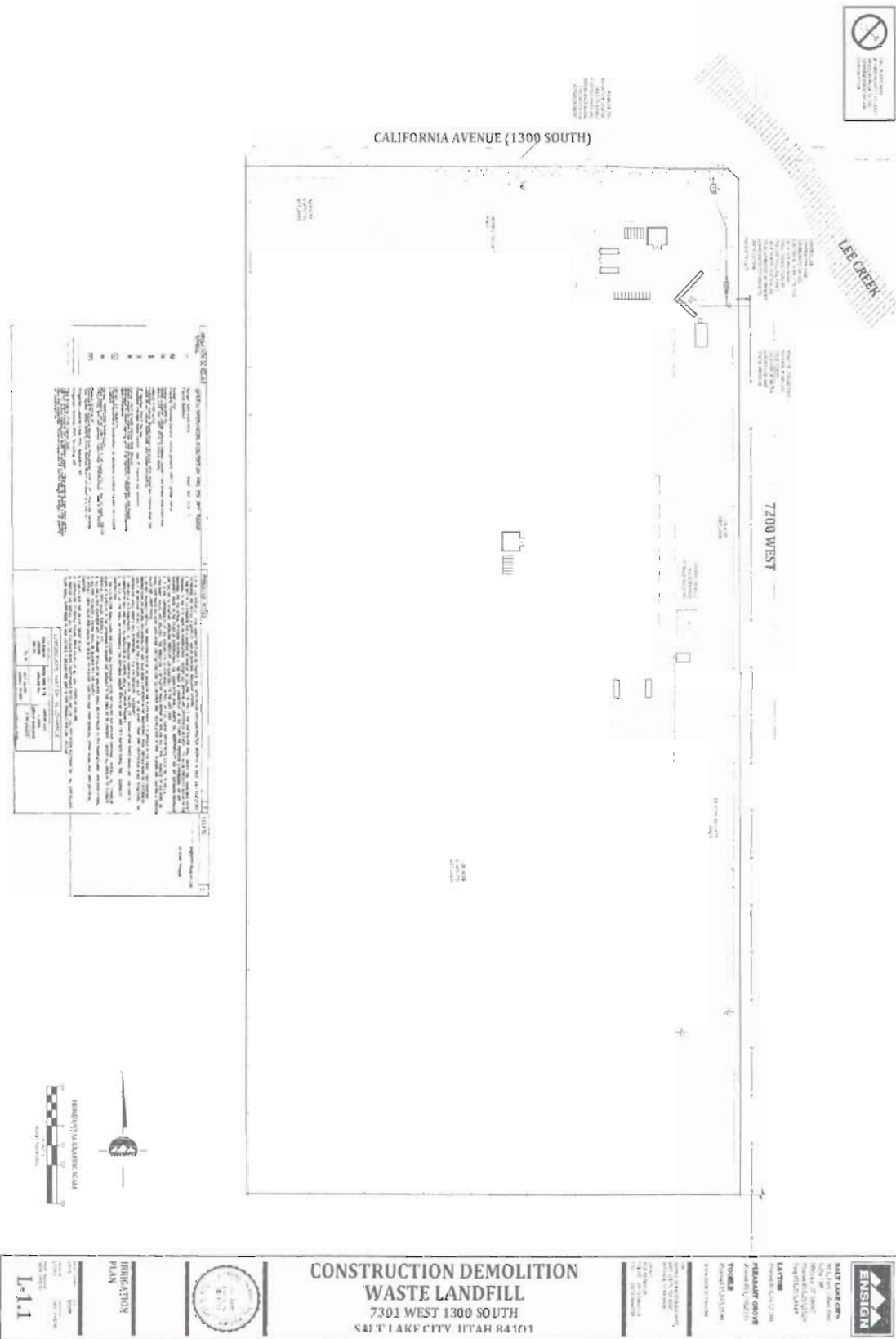
PHASE 100







ENGIN **SALT LAKE CITY** **CONSTRUCTION DEMOLITION** **WASTE LANDFILL**
 7301 WEST 1300 SOUTH
 SALT LAKE CITY, UTAH 84119



21A.34.070 LO Landfill Overlay District:

A. **Purpose:** The purpose of the LO landfill overlay district is to provide greater control over the locations of both public and private landfills and their design, use, reuse and reclamation, and to provide transitional zones adjacent to landfills facilitating the transition from landfills and landfill related uses to other types of land uses.

B. **Conditional Uses:** All land uses allowed in the LO landfill overlay district shall be approved through the conditional use process pursuant to part V, chapter 21A.54 of this title.

1. **Landfill Overlay District:** Landfills, together with accessory sorting, recycling and composting of landfill materials, and the deposit or storage of sludge may be allowed as conditional uses in the LO landfill overlay district.

2. **Transitional Area:** Recycling or processing centers may be allowed as a conditional use in a landfill transitional area.

C. **Prohibited Uses:** Landfills and other uses which are noxious or offensive by reason of emission of odor, smoke, dust or gas, or by reason of allowing any material to escape onto adjoining property, or by reason of drawing birds, animals, or other pests onto, over, or near the use of adjoining property are prohibited in the transitional area.

D. **Landfill Proximity To Residential Or Institutional Zones:** No actual landfilling shall be conducted within one thousand feet (1,000') of the boundary of any residential or institutional zoning district.

E. **Minimum Lot Area:**

1. **Landfills:** No landfill shall be on a lot less than eight (8) acres in size.

2. **Other Landfill Related Conditional Uses:** Any other conditional uses allowed by this chapter shall be on a lot no smaller than determined appropriate pursuant to the procedures of this chapter.

F. **Maximum Height:** The maximum height of any landfill shall be fixed by the planning commission to mitigate potential adverse effects on adjoining properties.

G. **Minimum Yard Requirements:**

1. **Front Yard:** The minimum front yard setback shall be thirty feet (30').

2. **Side Yard:** The minimum side yard setback shall be ten feet (10'), which may be increased by the planning commission to mitigate potential adverse impacts between adjoining land uses.

3. **Rear Yard:** 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.

H. **Required Landscape Yard And Buffer Requirement:** All conditional uses permitted by this section shall maintain the following landscaping and buffering:

1. The first thirty feet (30') of all front yards shall be maintained as landscape yards as approved by the planning commission.

2. 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.

I. **Application Requirements:** An application shall be made to the zoning administrator on a form or forms provided by the office of the zoning administrator, accompanied by the application requirements outlined in subsection 21A.54.060A of this title, as well as the following:

1. Plan for controlling and/or mitigating pests that may be attracted to the site;

2. An end use plan; and

3. A landscape plan indicating how the proposed landscaping will mitigate noise, dust, or other impacts on surrounding uses. If surrounding properties are undeveloped, the landscape plan shall address potential impacts on uses permitted within the applicable zoning districts for such undeveloped property.

J. **Procedure For Approval:** The planning director shall not allow any conditional use under this chapter to begin operation until the applicant documents that all approvals have been granted by all necessary county, state and federal agencies including the approval of a financial assurance plan sufficient to assure adequate closure, postclosure care and corrective action of the facility and demonstration of compliance with the state of Utah division of solid and hazardous waste administrative rules.

K. **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.

L. Conditions: In addition to the conditions stated above, and the standards for conditional uses outlined in section 21A.54.080 of this title 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.

1. 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.

2. The planning commission shall specify such conditions in writing when approving the conditional use.

3. The violation of any conditions of approval shall constitute grounds for revocation of the conditional use approval.

M. Effective Length Of Approval: Unless extended by the zoning administrator, development plan approvals shall not be valid for a period longer than one year unless a building permit is issued and construction is diligently pursued to completion.

N. Appeal Of Decision: Any person adversely affected by the decision of the planning commission may, within thirty (30) days after the decision of the planning commission, file an appeal with the city council specifying the grounds on which the person was adversely affected. (Ord. 26-95 □ 2(17-6), 1995)