



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: David J. Gellner, AICP, Principal Planner - 801-535-6107 - david.gellner@slcgov.com
Date: August 28, 2019
Re: PLNPCM2019-00526 - Conditional Use for the Salt Lake City Water Reclamation Facility -
New Sewage Treatment Plant

CONDITIONAL USE

PROPERTY ADDRESS: 1365 W 2300 N
MASTER PLAN: Northwest – Jordan River/Airport Master Plan (1990)
ZONING DISTRICT: M-1 Light Manufacturing Zoning District

REQUEST: Jason Brown, Chief Engineer with Salt Lake City Public Utilities is requesting Conditional Use approval for the new Salt Lake City Water Reclamation Facility (sewage treatment plant) to be located at 1365 W 2300 N in the M-1 Light Manufacturing zoning district. The facility will consist of numerous buildings including an administration building, maintenance facility, storage buildings, pump stations, electrical generation building, laboratory, fueling station and various other structures related to the operation of the facility. The new facilities will be built in stages over an approximate 5-year construction schedule on the 113 acre site as existing facilities are decommissioned and demolished with the plant still operating during construction. A sewage treatment plant is a conditional use in the M-1 district and must be reviewed by the Planning Commission.

RECOMMENDATION: Based on the information in this staff report, planning staff recommends that the Planning Commission approve the Conditional Use. In order to comply with the applicable standards, the following conditions of approval shall apply:

1. *Any modifications to the approved plans after the issuance of a building permit must be specifically requested by the applicant and approved by the Planning Division prior to execution.*
2. *Applicant shall comply with all other department/division requirements.*

ATTACHMENTS:

- A. [Area Zoning Map](#)
- B. [Property Photos](#)
- C. [Applicant's Narrative](#)
- D. [Site Plan & Elevations](#)
- E. [Existing Conditions & Zoning Requirements](#)
- F. [Analysis of Standards – Conditional Use](#)
- G. [Public Process and Comments](#)
- H. [Department Comments](#)

PROJECT DESCRIPTION:

This request is for a new sewage treatment plant to replace the existing plant located on multiple parcels around 1365 W 2300 N. A sewage treatment plant is considered a type of Utility use and is allowed in the M-1 zoning district with conditional use approval. The existing sewage treatment plant was constructed in the 1960s and is nearing the end of its service life. Upgrades are needed to meet new State and Federal pollutant discharge requirements. The new facilities will be built in stages over an approximately 5-year construction period on the overall 113 acre site as the existing facilities are decommissioned and demolished.



KEY CONSIDERATIONS:

The key considerations listed below have been identified through the analysis of the project, neighbor and community input and department review comments.

Consideration 1: Multiple Parcels

The existing plant was constructed on four (4) contiguous parcels. A lot consolidation application has been processed and approved and is being processed by the County Recorder’s Office. The 113 acre site will be consolidated into a single parcel.

Consideration 2: More than One Building on Site

Chapter 21A.36.010.B.1 of the Zoning Ordinance allows more than one principal building on a lot, subject to all of the principal nonresidential buildings being occupied by one use. The proposal is for one principal use, the sewage treatment facility. The proposal calls for numerous buildings on the site all of which are part of the sewage treatment operation. All the buildings in the proposal are related to and accessory to that primary use and mission. Planned Development approval is not required for the various buildings as they relate to a single use on the site.

Consideration 3: Compatibility and Anticipated Impacts

The proposed sewage treatment plant is located between the Interstate 15 (I-15) and Interstate 215 (I-215) corridors near the City's northern edge which ends at the start of Davis County. The site is located within an area that has been developed for both light and heavy industrial uses. Surrounding properties are predominantly zoned M-1 – Light Manufacturing with the properties to the south zoned M-2 – Heavy Manufacturing. Uses surrounding the site include petroleum storage and refining, operations related to extractive industries at the gravel pits to the east, a variety of warehouse uses and large expanses of vacant land that are zoned for these same uses. The proposed use already exists on the site and the current operation is being replaced. The industrial nature of the area is intended for impactful uses including the use of heavy equipment and truck traffic. The proposed use will not be out of character for the area and will not introduce any new or significant impacts beyond those of the current use and other uses in the vicinity.

Consideration 4: Northwest – Jordan River/Airport Master Plan

The Future Land Use map contained in the Northwest Community Master Plan (1992) recognizes that the uses in this area will continue to be industrial. The plan notes the area as:

“Industrial, Recreational, Open Space and limited Residential use. A detailed plan has yet to be created.”

The use is in concert with the Master Plan and anticipated changes to the area over time.

DISCUSSION:

The applicant is proposing a use that is allowed in the zoning district and that is in concert with the industrial nature of the area. The applicant's narrative is included in [Attachment C](#) of this report. Staff recommends that the Conditional Use application be approved by the Planning Commission.

NEXT STEPS:

If the conditional use application is approved, the applicant will be required to comply with all other department/division requirements and obtain all necessary building permits for the project.

ATTACHMENT A: AREA ZONING MAP



ATTACHMENT B: PROPERTY PHOTOS







ATTACHMENT C: APPLICANT'S NARRATIVE

The detailed narrative found on the following pages was submitted by the applicant.



TO: Salt Lake City Planning Division

FROM: Salt Lake City Department of Public Utilities

DATE: May 31, 2019

PROJECT: Salt Lake City New Water Reclamation Facility

CONDITIONAL USE

This document is a conditional use request from the Salt Lake City Department of Public Utilities (SLCDPU/City) for rebuilding the existing Salt Lake City Water Reclamation Facility (SLCWRF) with new treatment processes (New WRF). The facility is located at 1365 W 2300 N, Salt Lake City, UT 84116.

1. Project Description

The SLCWRF was constructed in the 1960s and is owned and operated by SLCDPU. Various improvements and upgrades throughout the years has resulted in a facility that currently treats up to 56 million gallons per day (mgd) annual average day flow (AAF) of wastewater generated throughout Salt Lake City (SLC). The existing facility includes a pump station (Pump Plant, originally constructed in 1953) located south of the main facility (Main Plant). The Pump Plant receives all wastewater flow from the SLC sewage collection system and conveys the wastewater to the Main Plant for treatment. Screening and grit removal facilities are also located at the Pump Plant. The existing Main Plant (Figure 1) includes the following treatment processes: primary clarification, trickling filters, activated sludge aeration basins, secondary clarification, chlorine disinfection, and solids handling facilities and support facilities including an administration building, operations, maintenance, laboratory, storage, fueling, and other structures.

The more than 55-year-old treatment facility is near the end of its useful life and new pollutant discharge limits issued by the Utah Department of Environmental Quality require the City to significantly upgrade the treatment processes utilized. To meet the new permit limits and be "future-ready" for potentially more stringent discharge limits, SLCDPU is commencing a project to replace the existing treatment facility with new treatment processes that are capable of meeting new (and potential future) discharge limits. This project is called the New WRF.



Figure 1: Existing facilities at Salt Lake City Water Reclamation Facility

In addition to upgrading treatment processes, the New WRF will be designed and constructed to meet all current building code (including seismic risk category III) requirements, projected 100-year flood events, significant temperature variations (both wastewater and atmospheric), and peak flows typically related to snow melt, high run-off, high groundwater levels, and/or storm events. The New WRF will be energy efficient and focus on reuse of energy generated onsite through the existing co-generation facility and a new wastewater heat recovery system. Additionally, new process equipment (e.g., pumps, blowers) will be selected, in part, based upon their energy efficiency. The New WRF Administration Building is being designed and constructed to achieve Gold level certification from the Leadership in Energy and Environmental

Design (LEED). Process areas (including the Operations & Maintenance Building) are also being designed and will be constructed to meet an equivalent level from the Institute for Sustainable Infrastructure (ISI) Envision framework. A Sustainable Return on Investment (SROI) evaluation approach is being used to determine the most cost-effective means to achieve project objectives within risk tolerances and life cycle triple bottom line (TBL) cost constraints. Also, SROI addresses sustainability actions identified within LEED and ENVISION sustainability frameworks specified for the project.

The New WRF (as shown in the attached site plan) will be comprised of new liquid stream treatment processes (simplified process shown in Figure 2) that include biological nutrient removal (BNR) (large basins that are designed to utilize microorganisms to treat waste in order to remove both nitrogen and phosphorus from the wastewater with an associated blower building), and new primary and secondary clarifiers (circular basins that allow solids to settle out and be treated separately from the liquid stream). The existing chlorine disinfection process will be replaced with ultraviolet (UV) disinfection for both improved safety and lower environmental impacts. The existing influent pump station and pre-treatment facilities will be replaced with a new influent pump station and headworks (screenings and grit removal) facility. The location of the new headworks facility will be at the Main Plant. The location of the influent pump station is still under evaluation; however, is shown at the Main Plant for the purpose of the Conditional Use Permit (reference the attached site plan).

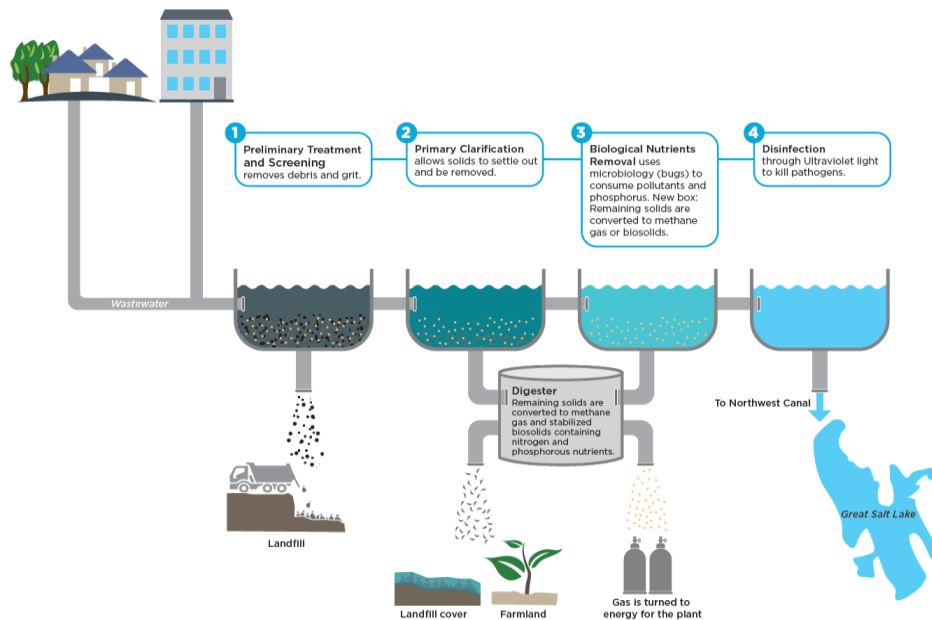


Figure 2: Wastewater treatment process flow diagram

The biosolids, separated from the liquid stream in the clarifiers, will be thickened in new gravity thickeners or the existing at the Waste Activated Sludge (WAS) Thickening Building, treated in the existing digesters, and further processed in a new Mechanical Dewatering Facility. Mechanical dewatering will replace the existing drying beds and will be located on the south end of the facility. A resource recovery facility will also be constructed for precipitation of phosphorus from the solids stream and may be used for additional resource recovery in the future. To maintain the project delivery/construction schedule in order to meet regulatory deadlines, temporary dewatering will be implemented to permit the decommissioning and demolition of the drying beds in fall 2019, in anticipation of initiating construction of the new liquid stream treatment facilities in 2020.

In summary, the New WRF will be a 56-mgd AAF capacity facility and will include the following major elements:

- Liquid Process Train: Influent Pumping, Headworks (fine screening and grit removal), Primary Clarification, Biological Nutrient Removal, Secondary Clarification, and Disinfection.
- Solids Process Train: Primary Sludge Gravity Thickeners, WAS thickening (existing), Sludge Digestion (existing), Mechanical Dewatering, Resource Recovery Facility.
- Site Design: Administration Building, Operations and Maintenance Building, Ancillary Systems, Plant Power (including Co-generation Facilities) and existing Combined Heat and Power (CHP) upgrades.

The New WRF will likely be constructed in phases. Phase 1 will include a sustainably designed, 56-mgd AAF facility with a preliminary construction budget of \$528 million. A potential, future Phase 2 project could expand the facility up to a treatment capacity of 84 mgd AAF.

The SLCDPU is using the Construction Manager/General Contractor (CM/GC, or Construction Manager at Risk) project delivery method. This method was selected based on SLCDPU's desire to accelerate the delivery schedule, manage construction risk, and deliver a quality project within budget through an "open book" delivery process. In addition, the CM/GC delivery method was selected to provide design services necessary to coordinate construction of the New WRF with ongoing operations of the existing facility, to reduce construction and safety risk associated with the project, and to provide the flexibility to respond to operational challenges at the existing facility during construction of the New WRF. The design packages and tentative dates for design, construction, and commissioning are shown in Table 1.

Table 1. Anticipated Design Packages and Preliminary Schedule

Package	Schedule		
	Detail Design	Construction	Commissioning
Mechanical Dewatering	03/2019 – 11/2019	09/2019 – 04/2021	04/2021
Operations & Maintenance Buildings	07/2019 – 04/2020	02/2020 – 01/2023	01/2023
Biological Nutrient Removal Liquid Train	06/2019 – 07/2021	10/2020 – 07/2024	11/2024
Administration Building and Solids Handling Facility	07/2021 – 08/2022	12/2023 – 12/2024	12/2024

The New WRF is being designed to improve on environmental, economic, and social factors. These improvements include:

- Meeting new, more stringent effluent nutrient limits, which is beneficial to the environment by reducing discharge of nutrients in the receiving waterways (limits excessive algal growth)
- Replacing the drying beds with a new mechanical dewatering facility, which eliminates the largest odor emission source at the facility
- Adding new odor control systems at the new headworks and influent pump station, and primary clarifiers
- Restructuring the existing enhanced treatment wetlands to improve upon wetland eco-diversity and reduce the presence of invasive species as well as provide public access and educational opportunities
- Designing the facility with resiliency in anticipated of seismic, flooding, and extreme weather events, as well as accommodate potential, future expansion to meet future City growth.
- Utilizing a Sustainability Management Plan (SMP) throughout design to set forth the process for executing the Envision and LEED sustainability frameworks, as well as other local sustainability policy and ordinances, to achieve a sustainable and energy-efficient infrastructure and building design.

Lot Consolidation:

The existing Main Plant was located on four parcels. A lot consolidation application was submitted and the request was approved to consolidate the four parcels into one (approved Lot Consolidation request Findings and Order is attached to this application; application is currently being processed at Salt Lake County Recorder's Office). The purpose was to consolidate tax



parcel lots 08-15-476-002, 08-15-476-003, 08-15-476-005 and 08-22-226-001 into one tax parcel lot.

2. Conditional Use Information

- Anticipated operating/delivery hours associated with the proposed use:

As wastewater is generated by Salt Lake City and its residents 24 hours per day, 7 days per week, the existing SLCWRF operates 24 hours per day, 7 days per week, 365 days per year. The New WRF will also operate continuously. However, regularly-scheduled deliveries of materials and supplies are typically limited to normal business hours.

The existing drying beds require the most time and labor intensive operating hours at the facility. Biosolids laid on the beds require high maintenance and can become an issue during wetter, colder months. Maintenance includes turning the layers of biosolids laid on the beds and subsequently removing the dried biosolids from the beds using heavy equipment for transfer into trucks for offsite land application disposal.

Under the proposed improvements, including decommissioning of the drying beds and construction of a new Mechanical Dewatering Facility, the operating hours will shift from daily intensive maintenance to a reduced 5 days a week of operation in a closed facility that will be equipped with odor control technologies. Dewatered biosolids will be stored in covered hoppers that will enable transfer to trucks in an enclosed area. Loaded trucks will transport the dewatered biosolids offsite during working hours on business days during typical operations.

The existing facility also contains a pump station that is located about a mile south of the facility. Current plant staff need to travel south outside the Main Plant frequently to maintain the Pump Plant. The new influent pump station and headworks facility may be re-located to the Main Plant. Maintenance staff would rarely need to access the old Pump Station location which will reduce their travel time outside the Main Plant.

- Land uses adjacent to the property (abutting and across-the-street properties):

Properties located to the west, north and east of the planned project site are currently Zoned M-1 (Light Manufacturing) similar to the SLCWRF. Current uses on these properties include concrete construction, warehousing, contractor yards, service yards, pipe sales/distribution, petroleum sales/distribution, etc. Adjacent property to the south is Zoned M-2 (Heavy Manufacturing), which currently serves as a petroleum tank farm operated by Tesoro Logistics Operations. See Figure 3 for an overview of adjacent land uses.

Adjacent Property owners/businesses include:

- Harper Precast; Concrete contractor
- NCI Group, Inc. metal building components manufacturing and distribution
- Land owned by BZW Investments
- Other industries: Wireline technologies, ACF West, E&M Warehouse, High Country Fusion Co., Solid Concrete Walls, Morgan Asphalt, Utah LP Gas



Figure 3: Land Uses Adjacent to the Salt Lake City Water Reclamation Facility.

- Number of employees that are expected to work on-site during the highest shift:

SLCWRF Operation and Maintenance (O&M) staff will continue to be present onsite 24/7 with minimal staff overnight to operate the facility. Administrative staff will continue to be present during business hours (7:30am – 3pm, M-F). The number of SLCDPU employees required to staff the New WRF (O&M and administrative) is expected to increase from the current number as shown in Table 2 below.

Table 2. Number of employees (administrative and O&M) at the existing and New WRF and the number of expected occupancies for the administration and O&M buildings.

Facility / Building	Number of employees during the highest shift	Total number of employees (combined for all shifts)	New Administration Building Max. Occupancy	New O&M Building Max. Occupancy
Existing SLCWRF	56	65	-	-
New WRF (estimated)	65	100	65	65

- If applicable, how many seats will be provided as part of the conditional use

Two buildings will represent the main points of occupant concentration; the remainder of the facilities will have staff present for routine daily maintenance inspection routes, daily operations, and/or periodic repairs.

Administration Building

The administration building has been preliminarily identified as a two story facility to accommodate a projected 65 occupancies (employees and visitors), and is anticipated to include the following:

- Public Areas: Lobby, Reception, Badging Area, Public Restrooms, Exhibit Room, Conference Room, Lecture Room, and Hand Washing Facility. Public area occupancy loads will be defined further as the design progresses
- Administration Offices: 6 closed offices, 2 open offices, 3 “hotel style” work points, Library, Process Control Room, 2 Store Rooms, Work Room, Training/Conference Room for 20 people
- Pre-Treatment: 4 closed offices, 20 open work points, Pre-treatment Storage, Work Room, Store Room, and Sample Room, gowning area
- Laboratory: 2 closed offices, 5 open work points, wastewater sampler, lab storage, Workroom, Sample Receiving, Storage, Wet Chemistry, MicroLab, Record Storage, Compliance Lab, Process Control Lab, Training/Conference room, gowning area
- Common Areas: Boot wash, Mail Room, stairs, Elevator shaft, Employee Lounge, , Warming Kitchen, Restrooms, Locker rooms, Utility Room, Control System Server Room, potential tunnel access to plant process areas, Janitor closets (2), Electrical Room, Mechanical Room

Operations and Maintenance (O&M) Facility

The Operations and Maintenance (O&M) facility is anticipated to be a two story facility that will accommodate a projected 65 occupancies (employees only) space including the areas

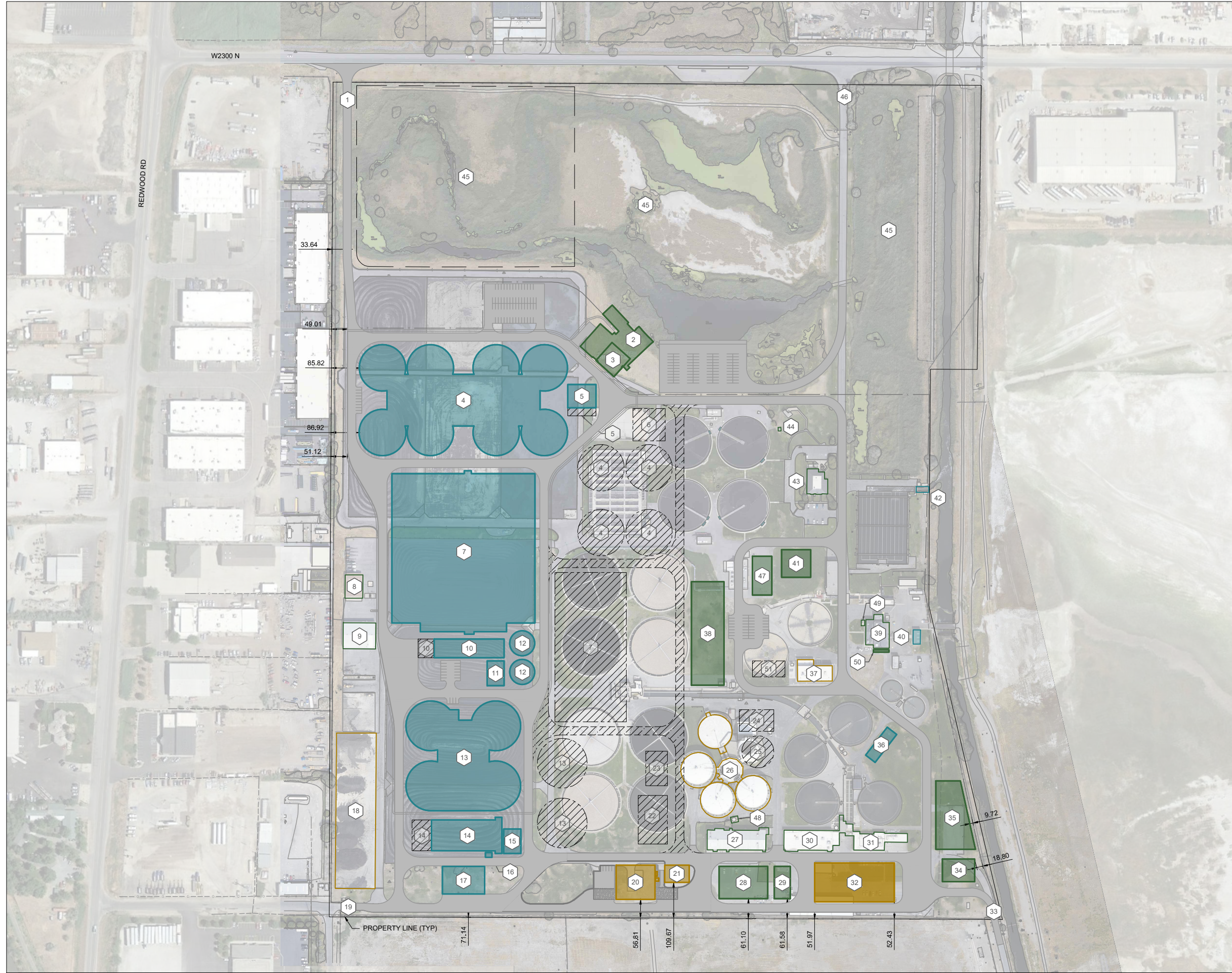
described below. The at-grade level will include the wash area, lockers, storage, and maintenance areas, and the upper level will include the meeting room, kitchen, computer area, and office(s).

- Training/Meeting Room: 35 people, separated from lunch/kitchen area; includes muster room for shift changes, AV setup (ceiling mounted projector and projection screen), and an additional small conference room for 15 people
 - Computer Area: to allow O&M staff without a personal office to use computers. Open office to include dedicated carts or power strips/adaptors for iPad charging and storing, and a library/plan room for manuals, plans, etc.
 - Main Control Room (SCADA and business servers)
 - Locker Room: Employee facilities to include showers, restrooms, and 3 dedicated lockers per person (street clothes, safety gear, and work gear). Men and women will have separated shower and changing areas. Contractors and guests will be provided separate toilet facilities from employee lockers and restrooms minimizing concerns regarding security of personal belongings and privacy
 - Small outdoor pavilion: to accommodate staff outdoor activities
- Have you discussed the project with nearby property owners? If so, what responses have you received?

Yes, SLCDPU has discussed the project with nearby property owners and have in place a strong communications and public engagement plan that will continue to involve nearby property owners as the project moves forward.

In 2016, a series of stakeholder interviews were conducted with the Guadalupe School of Heart, High Country Fusion, Pacific Heritage Academy, Rose Park Golf Course, and Tesoro to understand their impressions of the current facility, discuss the facility's reconstruction, obtain input on the new facility's design, and identify potential construction impacts. In October of 2016, a design charrette workshop was conducted with 27 stakeholders to assist and inform the early planning and design of the new facility to ensure it reflects community needs and values. Participants included entities such as, Rose Park Community Council, Rocky Mountain Power, Rose Park Golf Course, Tesoro, Regional Athletic Complex, Jordan River Commission, Tracy Aviary, Pacific Heritage Academy, and the Audubon Society. In March 2017, Salt Lake City Council Members toured the existing facility, where the reconstruction plans and process were presented, and their questions were answered. In May 2017, an informational table was set up at the Rose Park community festival to provide information about the project and obtain initial input. A project website has been developed that includes the ability for stakeholders to submit comments.

ATTACHMENT D: SITE PLAN & ELEVATIONS



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SCALE IN FEET

- ### KEYNOTES
- 1 NEW FACILITY ENTRANCE
 - 2 ADMINISTRATION BUILDING
 - 3 EFFLUENT HEAT RECOVERY FACILITY
 - 4 SECONDARY CLARIFICATION FACILITY
 - 5 DISINFECTION FACILITY
 - 6 TERTIARY FILTRATION FACILITY
 - 7 BIOLOGICAL NUTRIENT REMOVAL FACILITY
 - 8 NORTH WEST STORAGE BUILDING
 - 9 HEAVY EQUIPMENT STORAGE BUILDING
 - 10 BLOWER BUILDING
 - 11 ODOR CONTROL SYSTEM 2
 - 12 GRAVITY THICKENERS
 - 13 PRIMARY CLARIFICATION FACILITY
 - 14 HEADWORKS FACILITY
 - 15 ODOR CONTROL SYSTEM 1
 - 16 SEPTAGE RECEIVING STATION
 - 17 INFLUENT PUMP STATION
 - 18 SLUDGE STORAGE PAD
 - 19 SOUTHWEST FACILITY ENTRANCE
 - 20 DEWATERING FACILITY
 - 21 FILTRATE TANK AND ODOR CONTROL SYSTEM 3
 - 22 THERMAL DRYING FACILITY
 - 23 COMBINED HEAT & POWER FACILITY
 - 24 RESOURCE RECOVERY FACILITY 1
 - 25 RESOURCE RECOVERY FACILITY 2
 - 26 DIGESTION FACILITY
 - 27 WEST MAINTENANCE
 - 28 STOREHOUSE
 - 29 CHEMICAL STORAGE BUILDING
 - 30 EAST MAINTENANCE
 - 31 LABORATORY
 - 32 STORAGE PAD
 - 33 SOUTHEAST FACILITY ENTRANCE
 - 34 STAND-BY POWER
 - 35 ELECTRICAL SUBSTATION
 - 36 BIOLOGICAL NUTRIENT REMOVAL TRAINING FACILITY
 - 37 WASTE ACTIVATED SLUDGE MECHANICAL THICKENING FACILITY
 - 38 OPERATIONS & MAINTENANCE BUILDING
 - 39 COMBINED HEAT & POWER FACILITY (COGEN)
 - 40 COUNTY PUMPS 1-4
 - 41 EQUIPMENT STORAGE BUILDING
 - 42 OUTFALL
 - 43 ADMINISTRATION BUILDING
 - 44 COMM TOWER FOUNDATION
 - 45 WETLANDS
 - 46 PUBLIC FACILITY ENTRANCE
 - 47 FUELING STATION
 - 48 POST DIGESTION GAS SCRUBBER
 - 49 PRE COGEN GAS SCRUBBER
 - 50 POST COGEN GAS SCRUBBER
 - 51 WASTE ACTIVATED SLUDGE THICKENING FACILITY

- ### LEGEND
- NON-PROCESS FACILITIES NEW / EXISTING
 - LIQUID STREAM FACILITIES NEW / EXISTING
 - SOLIDS STREAM FACILITIES NEW / EXISTING
 - FUTURE FACILITIES
 - TEMPORARY CONSTRUCTION STAGING AREA

- ### NOTES
1. FACILITY BUILDING LOCATIONS AND SIZES ARE SUBJECT TO CHANGE AS PROJECT FURTHER DEVELOPS. FACILITY USES, HOWEVER, WILL REMAIN THE SAME.
 2. FACILITIES IDENTIFIED AS "EXISTING" ARE PLANNED TO BE REUSED/REPURPOSED. OTHER EXISTING FACILITIES/STRUCTURES NOT IDENTIFIED WILL BE DEMOLISHED AS PART OF THIS PROJECT OR IN THE FUTURE.

SCALE: 1" = 150'		VERIFY SCALE BAR IS ONE INCH ORIGINAL DRAWING
DESIGNED BY: _____	ACCOUNT NO.: 52495271	
DRAWN BY: _____	MADE BY: _____	REVISIONS
CHECKED BY: _____	NO. DATE	
APPROVED BY: _____	DATE	SALT LAKE CITY DEPARTMENT OF PUBLIC UTILITIES MAIN PLANT SITE CONDITIONAL USE SITE PLAN
EWO NO.: _____	_____	

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING No.
XX-010-C101

SHEET ___ OF ___

ATTACHMENT E: EXISTING CONDITIONS & ZONING ORDINANCE REQUIREMENTS

ADJACENT LAND USES and ZONING – see Area Zoning Map in [Attachment A](#) for more details.

The land use and zoning surrounding the site include the following:

- **North:** M-1 – Light Manufacturing zoning district. The property to the north is zoned for light manufacturing and is largely vacant.
- **South:** M-2 – Heavy Manufacturing zoning district. The property to the south contains the Tesoro fuel refinery and associated fuel storage tanks.
- **East:** M-1 – Light Manufacturing, M-2 – Heavy Manufacturing and EI – Extractive Industries zoning districts. Developed for petroleum related uses including refining and storage. Further to the east there are gravel pit and quarrying operations which are zoned EI.
- **West:** M-1 – Light Manufacturing zoning district. Developed for some warehouse and light manufacturing uses. Further west lies the Jordan River corridor and open space associated with the Rose Park Golf Course.

The subject property is located between the Interstate 15 (I-15) and Interstate 215 (I-215) corridors near the City's northern edge which ends at the start of Davis County. The site is located within an area that has been developed for both light and heavy industrial uses including warehousing and trucking, contractor yards, concrete construction, service yards, petroleum storage and refining, and operations related to extractive industries at the gravel pits to the east. The industrial nature of the area is intended for impactful uses including the use of heavy equipment and truck traffic. The proposed use already exists on the site and the current operation is being replaced. The proposed use will not introduce any new or significant impacts beyond those of the current use and other uses in the vicinity.

The nearest residential uses are to the south-west of the site on the opposite side of the Jordan River. There is one street (Earnshaw Lane) that is approximately 1,000 feet from the south-west corner of the site. Other residential uses are generally 1,500 feet or more away from the site.

Applicable Master Plan Policies

The property is included within the Northwest – Jordan River/Airport Master Plan adopted in 1992. The Master Plan recognizes the area in which the property is located as being industrial in nature which is reflected in the M-1 (Light Industrial) zoning designation of the property and in the similar zoning of nearby properties. The Future Land Use map contained in the Northwest Master Plan recognizes that the uses in this area will continue to be industrial. The use is in concert with the Master Plan and anticipated changes to the area over time as well as the existing character of the area.

SALT LAKE CITY ZONING ORDINANCE PROVISIONS

Current Zoning Requirements – Chapter 21A.28.020: M-1 Light Manufacturing District

Zoning Standard	Regulation Requirements and Proposed	Status
Maximum Building Height	Maximum – 65 feet Various buildings – none exceed the height limit.	Complies
Front or Corner Side Yard Setback	15 feet	Complies
Interior Side Yard Setback	None required	Complies
Rear Yard Setback	None required	Complies
Parking Spaces	The minimum parking requirement per 21A.44.030 must be satisfied. All parking and vehicle maneuvering areas must be hard surfaced. Sufficient parking will be provided at each of the various buildings on the site. This will be reviewed during the building permit review stage to ensure compliance with ordinance standards as the construction will take part in phases as buildings are demolished and replaced.	Complies
Landscape Yard Requirements	All front and corner side yards shall be maintained as landscape yards in conformance with the zoning requirements. Landscape will be reviewed during the building permit review stage to ensure compliance with ordinance standards.	Complies

ATTACHMENT F: ANALYSIS OF STANDARDS – CONDITIONAL USE

21A.54.080 Standards for Conditional Use

Approval Standards: A conditional use shall be approved unless the planning commission, or in the case of administrative conditional uses, the planning director or designee, concludes that the following standards cannot be met:

1. The use complies with applicable provisions of this title;

Analysis: The property is located in the M-1 (Light Manufacturing) zoning district. A sewage treatment plant is classified as a Utility and is allowed as a Conditional Use in the M-1 zoning district. The proposed use complies with all provisions of the Zoning Ordinance.

Finding: The proposal complies with the applicable provisions of the Salt Lake City Zoning Ordinance. Due to the large nature of the site and long and complex construction schedule, requirements such as parking and landscaping will be dealt with during the building permit review stage to ensure compliance with ordinance standards.

2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;

Analysis: The proposed use is located within an area that has been developed for both light and heavy industrial uses of all types. The proposed use is similar to other existing uses in the area in terms of scale and impacts so would not be out of character or incompatible with the surrounding area or uses. The industrial nature of the area is intended for impactful uses including the use of heavy equipment and truck traffic. The proposed use is similar to the intensity and impact of other existing uses in the area so would not be out of character or incompatible with the surrounding area or uses.

Finding: Staff finds that the use and the scale and intensity of development will be compatible with surrounding uses.

3. The use is consistent with applicable adopted city planning policies, documents, and master plans; and

Analysis:

The Northwest – Jordan River/Airport Master Plan recognizes the area in which the property is located as being industrial in nature. The Future Land Use map contained in the Master Plan recognizes that the uses in this area will continue to be industrial. The proposed use is in concert with the Master Plan and the anticipated character of the area over time.

Finding: The proposal does not present a conflict with the Master Plan.

4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions (please refer to Detrimental Impacts Chart on the next page for details).

21a.54.080B Detrimental Effects Determination

In analyzing the anticipated detrimental effects of a proposed use, the planning commission shall determine compliance with each of the following:

Criteria	Finding	Rationale
1. This title specifically authorizes the use where it is located	Complies	A sewage treatment plant is considered a type of utility use and is allowed in the M-1 zoning district as a Conditional Use.
2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps	Complies	The Future Land Use Map in the Northwest – Jordan River/Airport Master Plan recognizes the area in which the property is located as being industrial in nature and anticipates that the uses in this area will continue to be industrial. The proposed use is in concert with the Master Plan and the anticipated character of the area over time.
3. The use is well-suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area	Complies	The proposed use is located within an area that contains a variety of both heavy and light commercial and industrial uses. The proposed use is similar to other existing uses in the area in terms of scale and would not be out of character with surrounding uses and development.
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered	Complies	The various buildings will be compatible with the existing industrial development in the area in terms of mass and scale.
5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows	Complies	Access points will be off of Redwood Road and 2300 N where they currently existing. The access points will not impede traffic flows.
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic	Complies	The internal circulation system takes into account building placement and on-site needs for the movement of equipment and materials. It has been designed to keep impacts on site.
7. The site is designed to enable access and circulation for pedestrian and bicycles	Complies	The site is industrial in nature with heavy equipment present. It is by its very nature not designed for pedestrian or bicycle access due to safety requirements and considerations.
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street	Complies	The proposed use is replacing an identical use on the site. No impacts to the service levels on Redwood Road or 2300 N are anticipated.
9. The location and design of off-street parking complies with applicable standards of this code	Complies	Parking that meets ordinance requirements will be provided as needed on site. This will be reviewed during the building permit review stage to ensure compliance with ordinance standards as the construction will take part in phases as buildings are demolished and replaced.
10. Utility capacity is sufficient to support the use at normal service levels	Complies	The site has sufficient utility capacity to support the use.
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts	Complies	Landscape will be reviewed during the building permit review stage to ensure compliance with ordinance standards.

<p>12. The use meets City sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke</p>	<p>Complies</p>	<p>The plant itself is designed to protect water resources from environmental hazards through the proper processing of wastewater as mandated by State and Federal regulations. The plant is also designed to be efficient and generates much of its own power on site.</p> <p>There is no indication that the proposed project will introduce any environmental damage to the surrounding area.</p>
<p>13. The hours of operation and delivery of the use are compatible with surrounding uses</p>	<p>Complies</p>	<p>The hours of operation for the plant are 24 hours a day, 7 days a week, 365 days a year. Deliveries of materials to the site and the removal of bio solids from the facility by trucks typically take place during “normal business hours”. This is not out of character with other uses in the area and the winery immediately to the north.</p>
<p>14. Signs and lighting are compatible with, and do not negatively impact surrounding uses</p>	<p>Complies</p>	<p>Any signs and lighting will be confined to that necessary to provide safety on the site including for adequate security while being minimized in order to not impact adjacent properties.</p>
<p>15. The proposed use does not undermine preservation of historic resources and structures</p>	<p>Complies</p>	<p>There are no historic resources or structures on this site.</p>

Finding: In analyzing the anticipated detrimental effects of the proposed use, Planning Staff finds that the request complies with the criteria listed above.

ATTACHMENT G: PUBLIC PROCESS AND COMMENTS

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project:

- Notice of the project and request for comments sent to the Chair of the Rose Park Community Council on June 19, 2019 in order to solicit comments.
- Staff sent an early notification announcement of the project to all residents and property owners living within 300 feet of the project site on June 18, 2019 providing notice about the project and information on how to give public input on the proposal.
- The 45-day recognized organization comment period expired on August 5, 2019

Notice of the public hearing for the proposal included:

- Public hearing notice mailed on: August 15, 2019
- Public hearing notice sign posted on the property: August 15, 2019
- Public notice posted on City and State websites & Planning Division list serve: August 15, 2019

Public Input:

The Chair of the Rose Park Community Council did not ask staff or the applicant to attend a meeting to present the project. The Rose Park CC did not express any concerns or objections to the proposal. The applicant's narrative found in [Attachment C](#) includes information in regard to the public outreach activities that the Salt Lake City Public Utilities Department conducted in 2016 and 2017 as well as the public open houses held in April 2019. This included a public open house at Rose Park Elementary and another open house at Highland High School.

No public comments were submitted for this proposal from any neighboring property owners or residents.

ATTACHMENT H: DEPARTMENT REVIEW COMMENTS

The following comments from other reviewing departments were submitted in relation to the proposal:

PUBLIC UTILITIES COMMENTS

No comments provided.

ENGINEERING COMMENTS

No objections to the proposed conditional use.

TRANSPORTATION COMMENTS

The minimum parking requirement per 21A.44.030 must be satisfied. All parking and vehicle maneuvering areas must be hard surfaced.

SUSTAINABILITY COMMENTS

No comments provided.

ZONING REVIEW COMMENTS

No comments provided.

FIRE REVIEW COMMENTS

No comments provided.