



Public Works
Planning & Development Services Division
<http://www.utah.gov/pmn/index.html>

Kearns Township Planning Commission

Public Meeting Agenda

December 10, 2012

3:30 P.M.

THE MEETING WILL BE HELD IN THE COUNTY COUNCIL CHAMBERS, COUNTY GOVERNMENT CENTER, MAIN FLOOR, ROOM #N1100, 2001 SOUTH STATE STREET.
ANY QUESTIONS, CALL 468-2000

REASONABLE ACCOMMODATIONS FOR INDIVIDUALS WITH DISABILITIES WILL BE PROVIDED UPON REQUEST. FOR ASSISTANCE, PLEASE CALL 468-2120 OR 468-2351: TDD 468-3600.

The purpose of the Planning Commission Meeting is to allow the Planning Commission to hear staff, applicant, public, and other agency comments and recommendations prior to making decisions and/or recommendations on land use applications and projects on file with Salt Lake County. The Planning Commission may take action on any agenda item which may include: approval, approval with conditions, denial, continuance or a recommendation to other bodies or agencies as applicable. Public comment is not normally taken on items listed on the business portion of the agenda. A Pre-meeting with the Planning Commission will be held at 3:30 P.M., in the Planning and Development Services conference room N3500.

Business Items – 3:30 PM

- 1) Introduce new Planning Coordinator
- 2) Adoption of minutes from the November 5, 2012 meeting.
- 3) Planning Commissioner Training Items
- 4) Other Business

Public Hearing Items – 4:00 PM

28063 – SALS 2012, LLC is requesting approval of a preliminary plat for a 7-Lot Commercial Subdivision on a 9.68 acre site – **Address:** 5586 West 6200 South – **Zone:** C-2 – **Community Council:** Kearns – **Planner:** Nancy Moorman.

28064 – Cottonwood Capital Development is requesting a Conditional Use Permit for a new Walgreens retail store on a 1.52 acre site – **Address:** 5586 West 6200 South – **Zone:** C-2 – **Community Council:** Kearns – **Planner:** Nancy Moorman.

28082 – Cottonwood Capital Development is requesting a Conditional Use Permit for an electronic message center sign – **Address:** 5586 West 6200 South – **Zone:** C-2 – **Community Council:** Kearns – **Planner:** Nancy Moorman.

28225 – Salt Lake County is requesting amendments to the zoning ordinance to: 1) replace references to “residential health care facilities” with “residential facilities for persons with a disability,” 2) to establish review and approval criteria for the location and regulation of such facilities in harmony with federal requirements, and 3) to amend the definition of “family” to be consistent with state law. This includes amendments to sections 19.04.230, 19.04.453, 19.08.020, 19.10.020.G, 19.12.020.G, 19.14.020, 19.32.020, 19.38.020, 19.40.020, 19.48.020, 19.50.020, 19.52.020, 19.54.020.F, 19.55.030.A, 19.14.030, 19.32.030, 19.48.030, 19.38.030, 19.40.030 and 19.44.030 and the addition of chapter 19.87 RESIDENTIAL FACILITIES FOR PERSONS WITH A DISABILITY to the Salt Lake County Zoning Ordinances.

Adjournment

Rules of Conduct for the Planning Commission Meeting

- First: Applications will be introduced by a Staff Member.
- Second: The applicant will be allowed up to 15 minutes to make their presentation.
- Third: The Community Council representative can present their comments.
- Fourth: Persons in favor of, or not opposed to, the application will be invited to speak.
- Fifth: Persons opposed to the application will be invited to speak.
- Sixth: The applicant will be allowed 5 minutes to provide concluding statements.
- Speakers will be called to the podium by the Chairman.
 - Because the meeting minutes are recorded it is important for each speaker to state their name and address prior to making any comments.
 - All comments should be directed to the Planning Commissioners, not to the Staff or to members of the audience.
 - For items where there are several people wishing to speak, the Chairman may impose a time limit, usually 2 minutes per person, or 5 minutes for a group spokesperson.
 - After the hearing is closed, the discussion will be limited to the Planning Commission and the Staff.



STAFF REPORT

Executive Summary									
Hearing Body:	Kearns Township Planning Commission								
Meeting Date and Time:	Monday, December 10, 2012	04:00 PM	File No:	2	8	0	6	3	
Applicant Name:	SALS 2012, LLC	Request:	Subdivision						
Description:	7-Lot Commercial Subdivision								
Location:	5586 West 6200 South								
Zone:	C-2 Community Commercial	Any Zoning Conditions?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>					
Staff Recommendation:	Approval with Conditions								
Planner:	Nancy Moorman								

1.0 BACKGROUND

1.1 Summary

SALS 2012, LLC is seeking preliminary approval of a preliminary plat for the proposed Kearns Korner subdivision located on the northeast corner of 5600 West and 6200 South. The subdivision is on a 10.32 acre site and contains 7 lots. The property is zoned C-2.

1.3 Neighborhood Response

No neighborhood response was received at the time of this report.

2.0 ANALYSIS

2.1 Applicable Ordinances

18.12.010 - Required information.

A. The preliminary plat, ..., shall contain the information specified in this section and comply with the following requirements:

1. Description and Delineation. In a title block located in the lower right-hand corner the following shall appear:
 - a. The proposed name of the subdivision, which name must be approved by the planning and development services division;
 - b. The location of the subdivision, including:
 - i. Address,
 - ii. Section, township and range;
 - c. The names and addresses of the owner, the subdivider, if different than the owner, and of the designer of the subdivision;
 - d. The date of preparation, scale (no less than one inch to equal one hundred feet) and the north point.

2. Existing Conditions. The plat shall show:
 - a. The location of and dimensions to the nearest bench mark or monument;

- b. The boundary lines of the proposed subdivision indicated by a solid heavy line and the total approximate acreage encompassed thereby;
- c. All property under the control of the subdivider, even though only a portion is being subdivided. Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in the light of existing general street plans, other planning commission studies and the County Transportation Improvement Plan;
- d. The location, width and names of all existing streets within two hundred feet of the subdivision and of all prior platted streets or other public ways, railroad and utility rights-of-way, parks and other public open spaces, permanent buildings and structures, houses or permanent easements and section and corporation lines, within and adjacent to the tract;
- e. The location of all wells, proposed, active and abandoned, and of all reservoirs within the tract and to a distance of at least one hundred feet beyond the tract boundaries;
- f. Existing sewers, water mains, culverts or other underground facilities within the tract and to a distance of at least one hundred feet beyond the tract boundaries, indicating pipe sizes, grades, manholes and exact location;
- g. Existing ditches, canals, natural drainage channels, and open waterways and proposed realignments;
- h. Boundary lines of adjacent tracts of unsubdivided land, showing ownership where possible;
- i. Contour at vertical intervals of not more than two feet. Highwater levels of all watercourses, if any, shall be indicated in the same datum for contour elevations;
- j. Nearest installed fire hydrants on or within five hundred feet of the proposed subdivision.

4. Proposed Subdivision Plan. The subdivision plan shall show:

- a. The layout of streets, showing location, widths and other dimensions of (designated by actual or proposed names and numbers) proposed streets, crosswalks, alleys and easements;
- b. The layout, numbers and typical dimensions of lots, and in areas subject to foothills and canyons overlay zone provisions, designation of buildable areas on individual lots.
- c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision;
- d. Building setback lines, including showing dimensions where required by the planning commission;
- e. Easements for water, sewers, drainage, utility lines and other purposes, if required by the planning commission;
- f. Typical street cross sections and grade sheets where required by the planning commission or other interested county divisions;
- g. A tentative plan or method by which the subdivider proposes to handle stormwater drainage for the subdivision.

18.12.030 - Preliminary plat approval or disapproval.

Following a review of the preliminary plat the planning commission shall act on the preliminary plat as submitted or modified. If the plat is approved, the director or director's designee shall sign the plat. One copy of the preliminary plat shall be provided to the subdivider. One signed copy shall be retained by the planning and development services division, and one copy of the approved plat shall be returned to the developer's engineer. If the preliminary plat is disapproved, the director or director's designee shall notify the developer in writing and give reasons for such disapproval. The receipt of a signed copy of the approved preliminary plat shall be authorization for the subdivider to proceed with the preparation of specifications for the minimum improvements required in [Chapter 18.24](#) of this title and with the preparation of the final plat.

2.2 Subdivision Requirements

1. Record of Survey must be received by County Surveyor's office before plat can leave Planning and Development and the following statement "A Record of Survey has been filed as #xxxxxxxxxxx in the S. L. County Surveyor's Office" MUST be included in the Surveyor's Certificate on the final mylar, the x's being the RSC No. received from the County Surveyor's office
2. Improvements are in.
3. Must bond for additional improvements
4. Will need easement for approach between lots 6 and 7 and lots 2 and 3
5. Also require easement any areas where parking for a lot will encroach onto another lot. Perhaps an easement for parking to include all lots
6. Show Fire Hydrants on Final Plat
7. Label all areas to be dedicated to County on final plat as "Area Hereby Dedicated to Salt Lake County". Dedication must include all sidewalk along 6200 S.
8. A preliminary report of title will be required at the final stage of the project. They are only good for 60 days so don't get it until we are at the final plat stage
9. Final plat must be stamped and signed by licensed surveyor
10. Final plat must be on regular County Titleblock. If necessary email Darlene Jeffreys djeffreys@slco.org for a copy.
11. Will require 4 copies of final plan and profile drawings for improvements after ALL engineering approvals have been given.
12. Boundary description does not match tax record description nor parcel map information.

2.3 Other Agency Recommendations or Requirements

Grading

1. Submit a Geotechnical report for the proposed development along with the proposed grading and drainage plans.
2. The site is of sufficient size to require a SWPPP and UPDES permit from the State of Utah.
3. All site development will need to be completed under the Grading permit process administered through planning and development services.

Hydrology

4. Submit all of the requirements listed in the checklist from the Urban Hydrologist.
5. Pay the Hydrology Impact Fee.
6. Post the Hydrology bond (when the plans have been approved).

Traffic

1. Provide UDOT access approval letter.
2. Write a cross-access agreement requirement on the plat.
3. Make sure the sidewalk is in the right of way. If not, write a public easement for the sidewalk on the plat.
4. Provide plan and profile drawings for all public improvements, including the sidewalk and access points onto the property.

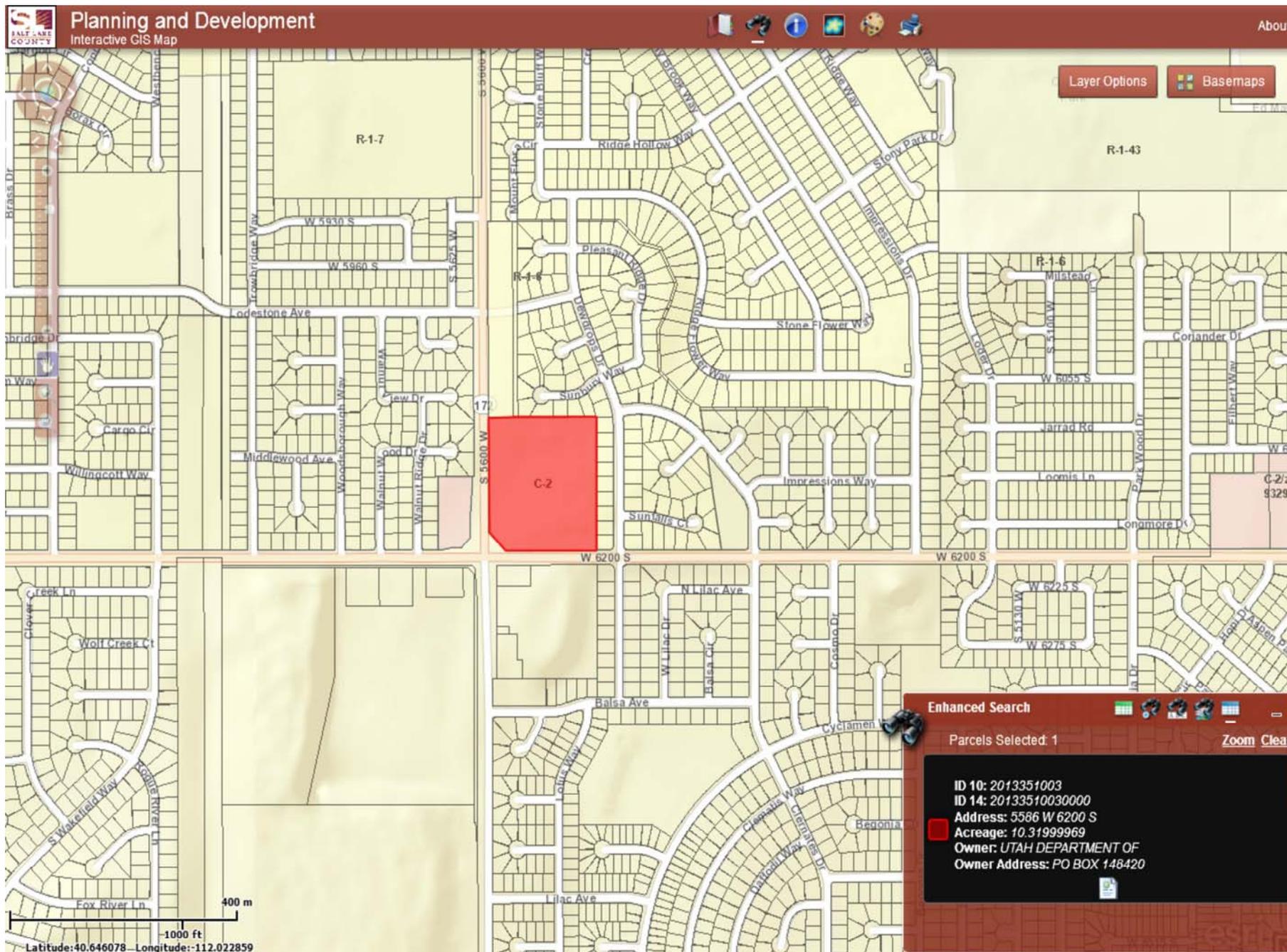
3.0 STAFF RECOMMENDATION

3.1 Staff recommends **APPROVAL** of the proposed **Subdivision** with the following conditions:

- 1) The applicant shall comply with all applicable ordinances and the recommendations and requirements of the individual reviewers as part of the technical review, including completing the preliminary and final plat approval with staff.

3.2 Reasons for Recommendation

- 1) The project will comply with subdivision and zoning requirements once all applicable ordinances and agency recommendations have been adhered to.





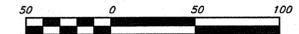
Kearns Korner

A part of the Southwest 1/4 of Section 13, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Kearns, Salt Lake County, Utah



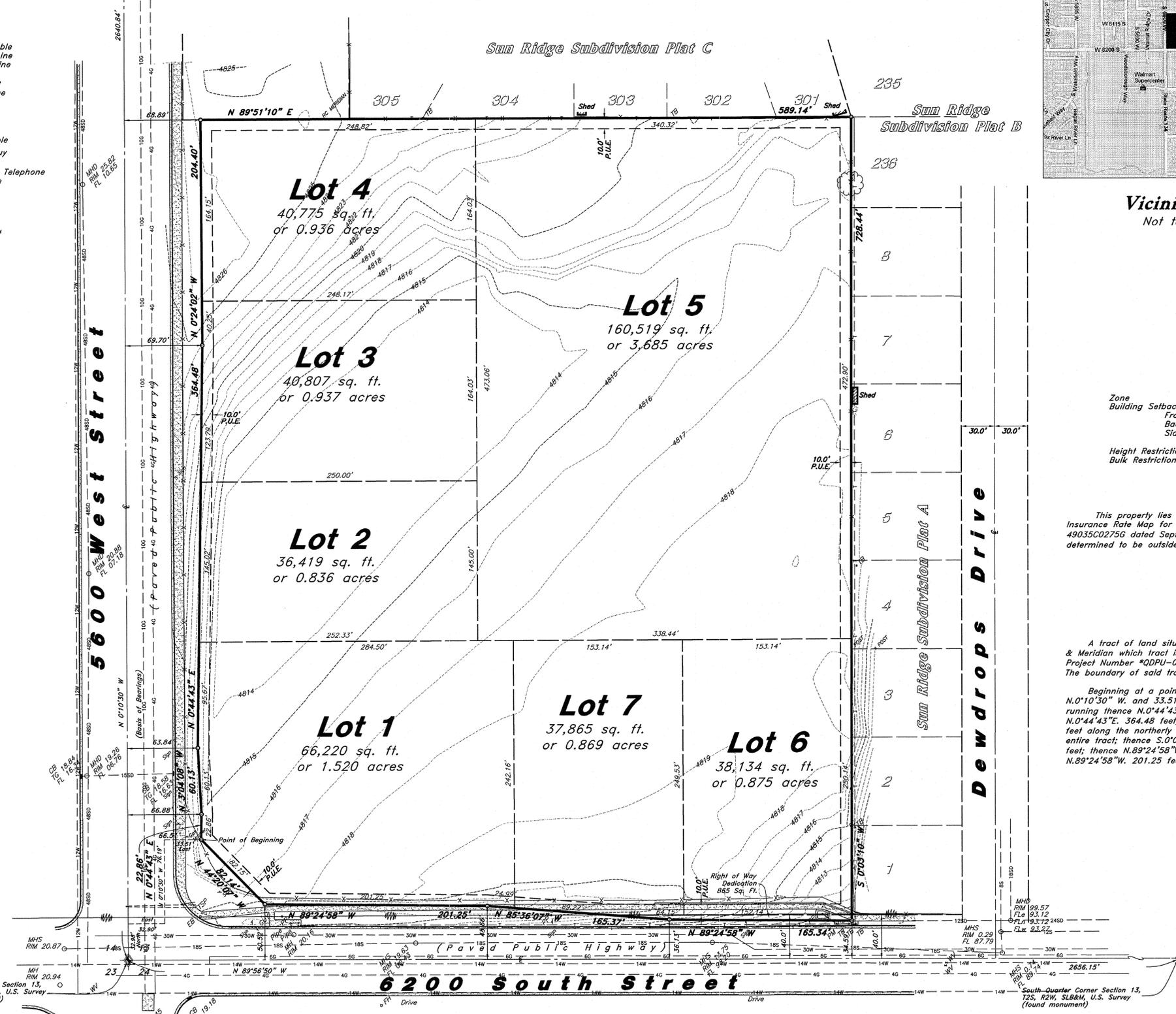
Vicinity Map
Not to Scale

Scale: 1" = 50'



Legend

- Manhole
- GM Gas Meter
- △ FH Fire Hydrant
- ⊠ WV Water Valve
- - - T Buried Phone Cable
- - - S Sanitary Sewer Line
- - - W Culinary Water Line
- - - G Gas Line
- - - SD Storm Drain Line
- - - P Buried Power Line
- - - Centerline
- ~ Contour
- Sign
- PP Power Pole
- TSP Traffic Signal Pole
- Power Pole w/Guy
- - - Fence
- ⊞ Overhead Power, Telephone & Cable TV Line
- BOL Ballard
- TB Telephone Box
- EB Electrical Box
- Post
- ECAB Electrical Cabinet
- LP Light Pole
- Street Light
- Asphalt
- Concrete
- Existing Building
- Inlet Box
- CB Catch Basin
- PM Power Meter
- Deciduous Tree
- Coniferous Tree



Zoning Information

- Zone = C-2 (Commercial Zone)
- Building Setback Requirements = 20'
- Front yard = none (10' against residential)
- Back yard = none (10' against residential)
- Side yard = none (10' against residential)
- Height Restrictions = 75' (six stories)
- Bulk Restrictions = determined by planning commission

Flood Plain Data

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Salt Lake County, Utah and Incorporated Areas Map Number 49035C0275G dated September 25, 2009. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain." (no shading)

Boundary Description

A tract of land situate in the SW1/4SW1/4 of Section 13, T2S, R2W, Salt Lake Base & Meridian which tract is comprised of excess property acquired by Grantor Incident to Project Number *QDPU-0051 (1) and being remnant of Parcel 199A of said Project. The boundary of said tract of land is described as follows:

Beginning at a point 32.98 feet north and 32.90 feet east and 76.19 feet N.0°10'30" W. and 33.51 feet east from the Southwest corner of said Section 13, and running thence N.0°44'43" E. 22.86 feet; thence N.03°04'08" W. 80.13 feet; thence N.0°44'43" E. 364.48 feet; thence N.0°24'02" W. 204.40 feet; thence N.89°51'10" E. 589.14 feet along the northerly boundary line of said entire tract to a northeast corner of said entire tract; thence S.0°03'10" W. along the easterly boundary of said entire tract 728.44 feet; thence N.89°24'58" W. 165.34 feet; thence N.85°36'07" W. 165.37 feet; thence N.89°24'58" W. 201.25 feet; thence N.44°20'07" W. 82.14 feet to the point of beginning.

contains 421,604 sq. ft. or 9.68 acres

Preliminary Subdivision Plat

Kearns Korner
5586 West 6200 South
Salt Lake City, Utah 84116

A Part of the SW 1/4 of Section 13, T2S, R2W, SLB&M, U.S. Survey

31 Oct, 2012
SHEET NO.
Sub

Developer/Applicant

SALS 2012, LLC
170 South Main St., Suite 1600
Salt Lake City, Utah 84101
Contact: John Owens
Phone: 801-303-5435

Plan Prepared by:

Great Basin Engineering - South
2010 North Redwood Road
Salt Lake City, Utah 84116
Contact: David Anderson
Phone: 801-521-8529

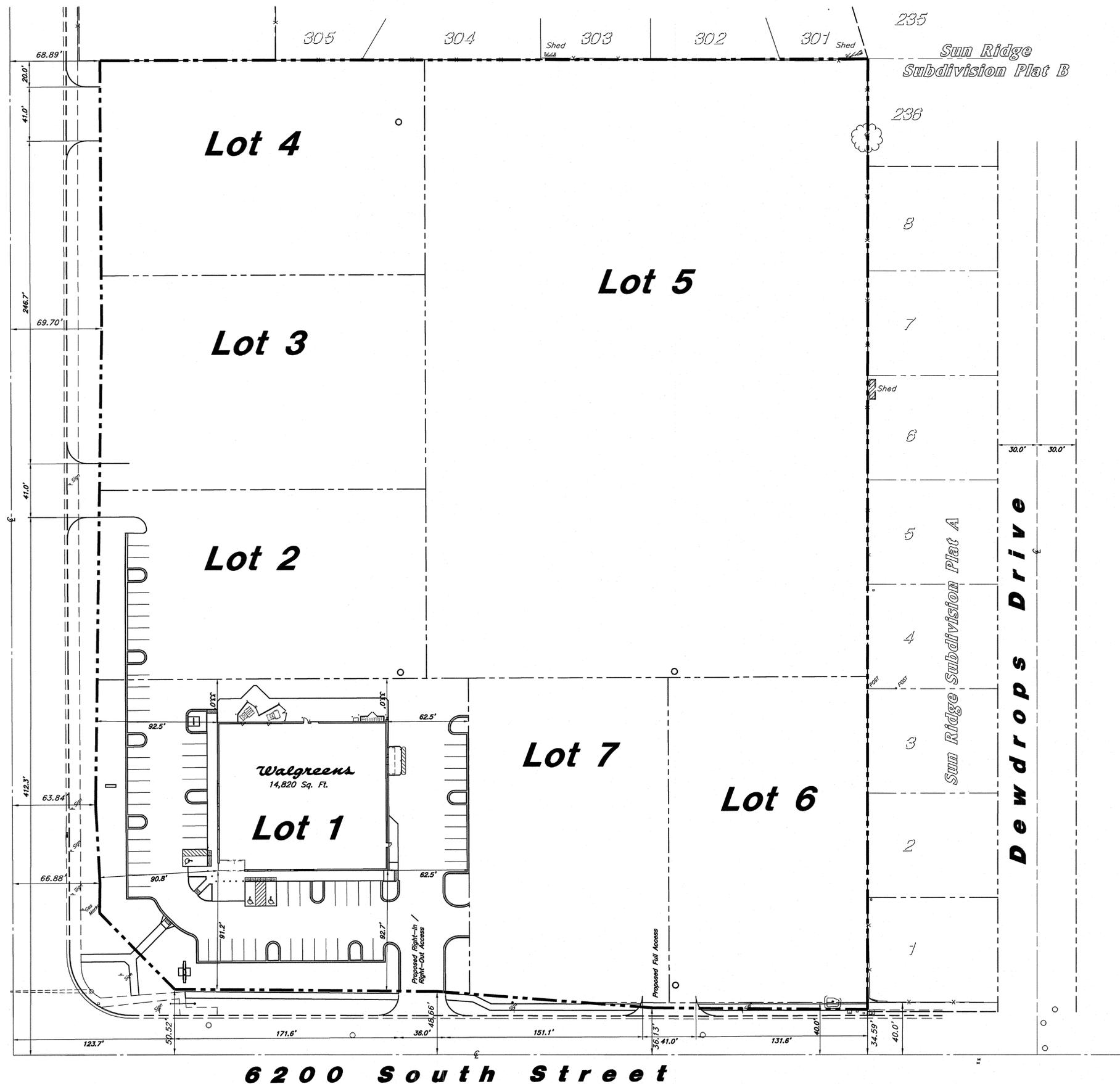
Designed by: ---
Drafted by: sy
Client Name:
Commerce Real Estate Solutions
12-074sub

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Ogden (801)394-7288 Fax (801)321-8551
Salt Lake City (801)321-8529

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and LAND SURVEYORS

31 Oct, 2012
SHEET NO.
Sub

5600 West Street



Scale : 1" = 40'

REV	DATE	DESCRIPTION

Designed by: ---
 Drafted by: JRM
 Client Name:
 Commerce Real Estate
 12-074SP-A

GREAT BASIN ENGINEERING - SOUTH
 CONSULTING ENGINEERS and LAND SURVEYORS
 2010 North Redwood Road, P.O. Box 16747
 Salt Lake City, Utah 84116
 Salt Lake City (801)521-8529 Ogden (801)394-7288 Fax (801)521-9551

Preliminary Site Plan
Kearns Korner
 6200 South Street and 5600 West Street
 Kearns, Utah



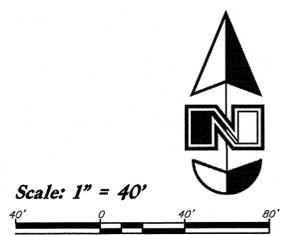
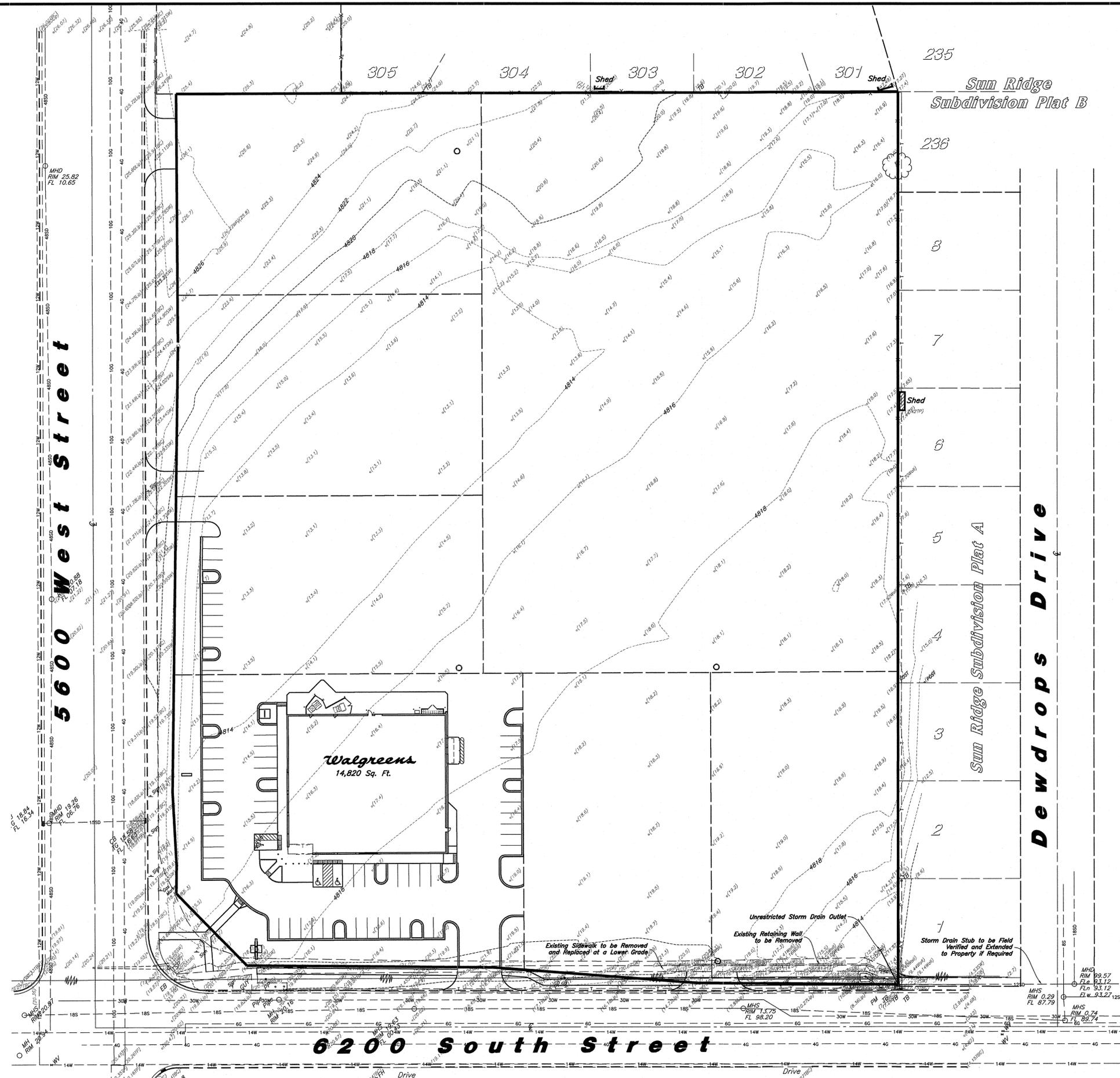
31 Oct, 2012

SHEET NO.
C1.1

Developer/Applicant
 SALS 2012, LLC
 170 South Main St., Suite 1600
 Salt Lake City, Utah 84101
 Contact: John Owens
 Phone: 801-303-5435

Plan Prepared by:
 Great Basin Engineering - South
 2010 North Redwood Road
 Salt Lake City, Utah 81116
 Contact: David Anderson
 Phone: 801-521-8529

W:\12-074\sp\12-074SP.dwg, 10/31/2012 7:48:36 AM, dham



Note:
 Storm water will be collected and discharged into the public storm drain line in 6200 South Street. No on-site detention is required for this site.

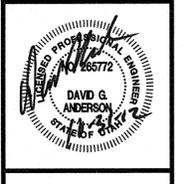
REV	DATE	DESCRIPTION
X	XXX	XXX

Designed by: DA
 Drafted by: LC
 Client Name:
 Commerce CRC

12-074GR

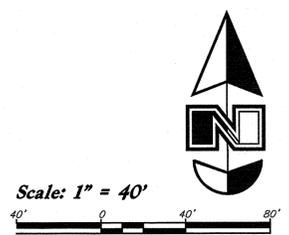
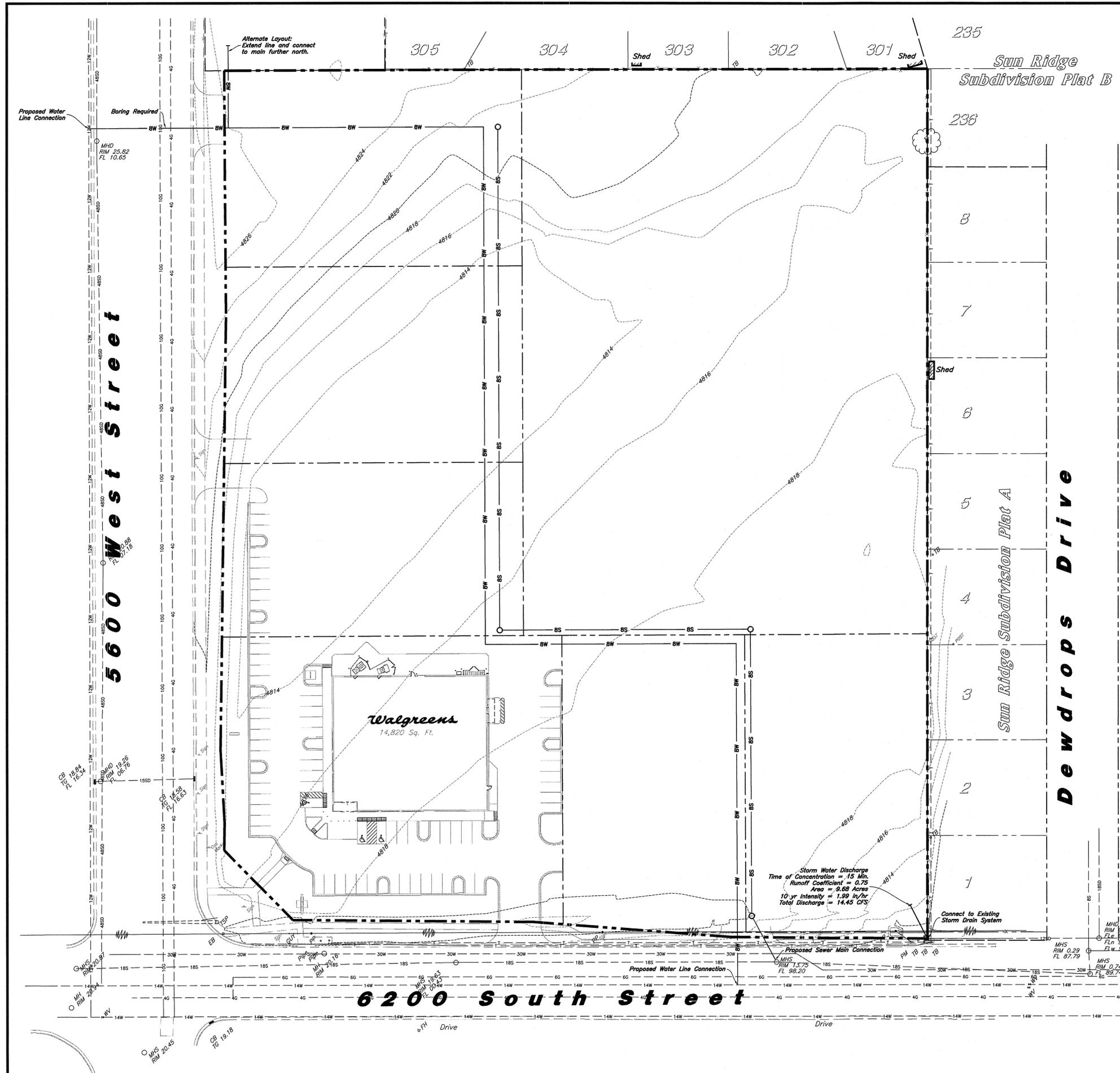
GREAT BASIN ENGINEERING - SOUTH
 CONSULTING ENGINEERS and LAND SURVEYORS
 2010 North Redwood Road, P.O. Box 16747
 Salt Lake City, Utah 84116
 Salt Lake City (801)581-8839 Ogden (801)394-7288 Fax (801)521-8851

Preliminary Grading Plan
Kearns Korner
 (NEC) 5600 West Street and 6200 South Street
 Kearns, Utah



31 Oct, 2012

SHEET NO.
C2.1



Abbreviations

BOL	Bollard	PP	Power Pole
BRW	Finish Grade - Bottom of Retaining Wall	PVC	Poly Vinyl Chloride
CATV	Cable Television Box	RCP	Reinforced Concrete Pipe
CB	Catch Basin	RD	Roof Drain
CMP	Corrugated Metal Pipe	SB	Signal Box
COB	Cleanout Box	SD	Storm Drain
COTG	Cleanout to Grade	SDMH	Storm Drain Manhole
EA	Edge of Asphalt	SMH	Sanitary Sewer Manhole
EB	Electrical Box	SP	Signal Pole
ECAB	Electrical Cabinet	SS	Sanitary Sewer
EMH	Electrical Manhole	SVZ	Sight Visibility Zone
FH	Fire Hydrant	SW	Secondary Water
FL	Flowline	TA	Top of Asphalt
G	Ground	TB	Telephone Box
GB	Grade Break	TBC	Top Back of Curb
GM	Gas Meter	TG	Top of Grate
HB	Hose Bib	TMH	Telephone Manhole
I	Irrigation Line	TP	Top of Concrete
ICB	Irrigation Control Box	TRW	Finish Grade - Top of Retaining Wall
Lip	Lip of Gutter	TW	Top of Walk
LP	Light Pole	WL	Waterline
MH	Manhole	WP	Working Point
Mon	Monument	WV	Water Valve
PM	Power Meter		

Legend

Proposed Curb & Gutter	Existing Improvements	Existing Asphalt
Proposed Open Face C & G	Existing Asphalt	Existing Concrete
Proposed Asphalt	Existing Concrete	Existing Inlet Box
Proposed Concrete	Existing Inlet Box	Existing Catch Basin
Proposed Truncated Domes	Existing Catch Basin	Existing Manhole
Proposed Inlet Box	Existing Manhole	Existing Fire Hydrant
Proposed Catch Basin	Existing Fire Hydrant	Existing Water Valve
Proposed Manhole	Existing Water Valve	Existing Overhead Power Line
Proposed Transformer	Existing Overhead Power Line	Existing Water
Proposed Meter Box	Existing Water	Existing Secondary Water
Proposed Water Meter	Existing Secondary Water	Existing Sewer
Proposed Combo Box	Existing Sewer	Existing Storm Drain
Proposed Fire Hydrant	Existing Storm Drain	Existing Gas
Proposed Water Valve	Existing Gas	Existing Power
Proposed Water Line	Existing Power	Existing Telephone
Proposed Sanitary Sewer	Existing Telephone	Existing Fence
Proposed Storm Drain	Existing Fence	Flowline
Proposed Conduit Line	Flowline	Centerline
Proposed Power Line	Centerline	Existing Contour
Proposed Gas Line	Existing Contour	Existing Spot
Proposed Secondary Water Line	Existing Spot	Existing Light Pole
Proposed Roof Drain	Existing Light Pole	Existing Street Light
Proposed Fence	Existing Street Light	Existing Building
Ridge line	Existing Building	Existing Telephone Box
Grade Break	Existing Telephone Box	Existing Power Meter
Proposed Contour	Existing Power Meter	Existing Electrical Box
Direction of Drainage	Existing Electrical Box	Existing Electrical Cabinet
Proposed Spot	Existing Electrical Cabinet	Existing Gas Meter
ADA Accessible Route	Existing Gas Meter	Existing Water Meter
Property Line	Existing Water Meter	Existing Irrig. Control Box
Sawcut Line	Existing Irrig. Control Box	Existing Bollard
Proposed Light Pole	Existing Bollard	Existing Hose Bib
Proposed Street Light	Existing Hose Bib	Working Point
Proposed Building	Working Point	Existing Deciduous Tree
Existing Power Pole	Existing Deciduous Tree	Existing Coniferous Tree
Existing Power Pole w/ Guy	Existing Coniferous Tree	
Existing Utility Marker		
Existing Post		
Detail Number		
Sheet Number		

Flood Zone

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Salt Lake County, Utah and Incorporated Areas Community Map No. 4903500275C dated September 25, 2008. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual floodplain." (No Shading)

DESIGNED BY	DA
DRAWN BY	LC
CLIENT NAME	Commerce CRG
PROJECT NO.	12-074UT
GREAT BASIN ENGINEERING - SOUTH	
CONSULTING ENGINEERS and LAND SURVEYORS	
2010 North Redwood Road, P.O. Box 16747	
Salt Lake City, Utah 84116	
Phone: (801)394-7288 Fax: (801)321-9551	
Salt Lake City (801)321-9529 Ogden (801)394-7288	
Kearns Korner	
(NEC) 5600 West Street and 6200 South Street	
Kearns, Utah	
31 Oct, 2012	
SHEET NO.	
C3.1	



STAFF REPORT

Executive Summary									
Hearing Body:	Kearns Township Planning Commission								
Meeting Date and Time:	Monday, December 10, 2012	04:00 PM	File No:	2	8	0	6	4	
Applicant Name:	Cottonwood Capital	Request:	Conditional Use						
Description:	New Walgreens Retail Store								
Location:	5586 West 6200 South								
Zone:	C-2 Community Commercial	Any Zoning Conditions?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>					
Community Council Rec:	Approval								
Staff Recommendation:	Approval with Conditions								
Planner:	Nancy Moorman								

1.0 BACKGROUND

1.1 Summary

Cottonwood Capital Development is seeking approval for a Conditional Use Permit for a new Walgreens retail store located at 5586 West 6200 South. This site is currently vacant and going through a 7-Lot Commercial Subdivision application. The Walgreens will be located on the corner of 5600 West and 6200 South.

1.3 Neighborhood Response

No neighborhood response has been received at the time of this report.

1.4 Community Council Response

The Kearns Community Council discussed this item at their November 20, 2012 meeting. A recommendation of approval was given.

2.0 ANALYSIS

2.1 Applicable Ordinances

Section 19.84.060 of the Conditional Use Chapter of the Zoning Ordinance establishes five standards to be used in evaluating Conditional Use applications. The Planning Commission must find that all five of these standards have been met before granting approval of an application. Based on the foregoing analysis, Staff suggests the following:

Criteria Met		Conditional Use Criteria and Evaluation
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<u>Standard `A`:</u> <i>The proposed site development plan shall comply with all applicable provisions of the Zoning Ordinance, such as parking, building setbacks, building height, etc.</i>
		The plan as proposed complies with all applicable provisions of the Zoning Ordinance, including the zoning district in which it is located and parking and landscaping requirements.
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<u>Standard `B`:</u> <i>The proposed use and site development plan shall comply with all other applicable laws and ordinances.</i>
		The plan as proposed complies with all applicable provisions in the Zoning Ordinance. Compliance with all other applicable laws and ordinances will be established through the technical review process.
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<u>Standard `C`:</u> <i>The proposed use and site development plan shall not present a traffic hazard due to poor site design or to anticipated traffic increases on the nearby road system which exceed the amounts called for under the County Transportation Master Plan.</i>
		The traffic engineer has reviewed the site access and indicated that there are no issues with the proposal. Final details will be worked out as part of the technical review.
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<u>Standard `D`:</u> <i>The proposed use and site development plan shall not pose a threat to the safety of persons who will work on, reside on, or visit the property nor pose a threat to the safety of residents or properties in the vicinity by failure to adequately address the following issues: fire safety, geologic hazards, soil or slope conditions, liquefaction potential, site grading/ topography, storm drainage/flood control, high ground water, environmental health hazards, or wetlands.</i>
		These issues will be dealt with during the technical review with staff and at the time of the building permit. No perceived threats to safety are anticipated.
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<u>Standard `E`:</u> <i>The proposed use and site development plan shall not significantly impact the quality of life of residents in the vicinity.</i>
		The plan as proposed will not significantly impact the quality of life of residents in the vicinity. All potential negative impacts are mitigated through compliance with agency requirements and the conditions listed in this staff report. There are a lack of retail stores in the area, and the proposed Walgreens will fill this need.

2.2 Zoning Requirements

Chapter 19.62 - C-2 Commercial Zone

Chapter 19.80 Off-Street Parking Requirements

Retail stores, shops, etc., except as provided in this subsection, one space for each two hundred fifty square feet of gross floor area.

Chapter 19.77 - Water Efficient Landscape Design and Development Standards

2.3 Other Agency Recommendations or Requirements

Planning

1. Complete the Landscape Irrigation Water Allowance Worksheet.
2. Add additional landscaping adjacent to the ADA parking spaces. You will need to submit two hardcopies and one electronic copy of a final plan showing this change before final planning approval.
3. Provide two hardcopies and one electronic copy of a lighting plan that indicates where the light features are on the property and where the light will be shining.
4. Post the Landscape bond (when the final Landscaping Plan has been approved).

Grading

5. The plans submitted are site plans only and do not show the existing or proposed grading to develop the site.
6. The building is large enough to require a Geotechnical Engineering Report (soils study) for the development.
7. The proposed development is large enough to require a UPDES permit and a SWPPP filed with the State of Utah.
8. Will need to submit a copy of the N.O.I and proof of permitting prior to the issuance of the Building or Grading permit.

Hydrology

9. Submit all of the requirements listed in the checklist from the Urban Hydrologist.

Fire

10. There needs to be 20 feet of pavement on the north side of the property to get a fire truck around the building in an emergency. Show this on the site plan (it may extend into the adjacent property).
11. Provide access to 3 fire hydrants.
12. Provide a verification of fire flow.

Building

1. Building permit is required for the new building.
2. At time of building permit application, provide complete building plans showing compliance with current building code.
3. At time of building permit application, provide fire flow verification and/or show how compliance is going to be made with any Unified Fire District Guidelines.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed Conditional Use with the following conditions:

- 1) The applicant shall comply with all applicable ordinances and the recommendations and requirements of the individual reviewers as part of the technical review.

3.2 Reasons for Recommendation

- 1) All criteria for approval can be met through adherence to the recommendations and requirements of the reviewing entities.
- 2) The proposed plans comply with the Conditional Use criteria as described in Section 2.1 above.

Planning and Development
Interactive GIS Map

Layer Options Basemaps

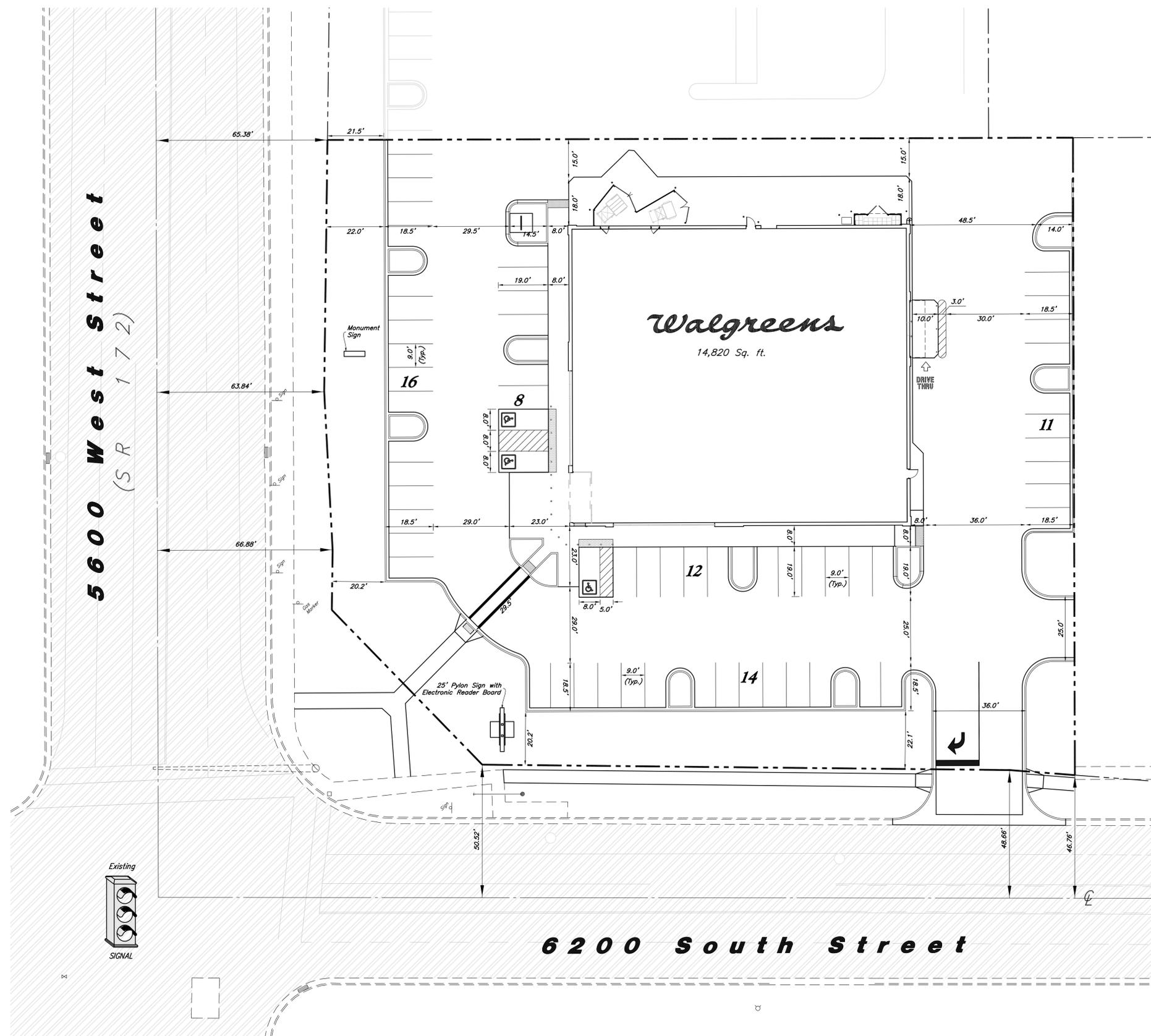
Enhanced Search
Parcels Selected: 1 [Zoom](#) [Clear](#)

ID 10: 2013351003
ID 14: 20133510030000
Address: 5586 W 6200 S
Acreage: 10.31999969
Owner: UTAH DEPARTMENT OF
Owner Address: PO BOX 148420

Latitude: 40.647178 Longitude: -112.025538



Scale: 1" = 20'



Site Data

Site Area = 65,160 Sq. ft. (1.49 ac.)
Building Area = 14,820 Sq. ft.
Landscape Area = 12,195 Sq. ft. (18.71%)
Parking Required = 60 Stalls (4.0/1000)
Parking Provided = 61 stalls (4.1/1,000)

Designed by: DA
Drafted by: LC
Client Name:
Cottonwood Capital

12-0135P

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Salt Lake City (801)551-8529 Ogden (801)394-7288 Fax (801)551-9551

Site Plan
Walgreens
6200 South Street and 5600 West Street
Kearns, Utah



31 Aug, 2012

SHEET NO.
C1.1

Applicant

Cottonwood Capital
6350 South 3000 East Suite 510
Salt Lake City, Utah 84121
Contact: Ryan Heath
Phone: 801-278-0700

Plan Prepared by:

Great Basin Engineering - South
2010 North Redwood Road
Salt Lake City, Utah 81116
Contact: David Anderson
Phone: 801-521-8529

5600 West Street
(SR 172)

6200 South Street



SIGNAL

16

8

11

12

14

Walgreens
14,820 Sq. ft.

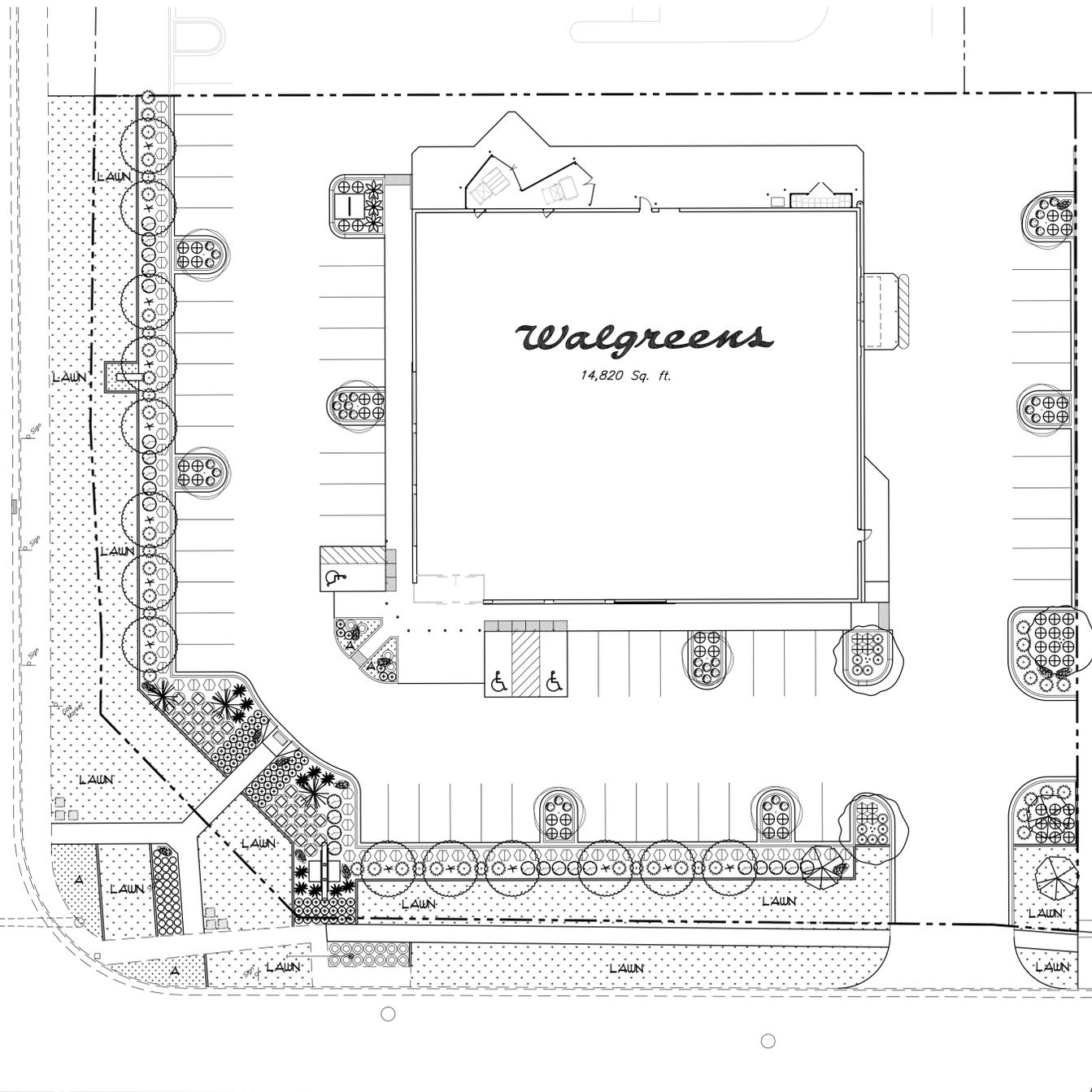
DRIVE THRU

25' Pylon Sign with Electronic Reader Board

Monument Sign

W:\12-0135P.dwg, 11/21/2012 8:04:26 AM, shawn

5600 West Street



6200 South Street

Applicant
Cottonwood Capital
6350 South, 3000 East, Suite 510
Salt Lake City, Utah 84121
Contact: Ryan Heath
Phone: 801-276-0700

Plan Prepared by:
Great Basin Engineering - South
2010 North Redwood Road
Salt Lake City, Utah 81116
Contact: David Anderson
Phone: 801-521-8529

Site Data
Site Area = 65,160 Sq. ft. (1.49 ac.)
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Parking Required = 60 Stalls (4.0/1000)
Parking Provided = 61 stalls (4.1/1,000)

Landscape Architect
rdl Design Company, Inc.
1020 East Yale Avenue
Salt Lake City, Utah 84105
Phone: 801-647-3114
Fax: 801-355-4544
Email: rdl@rdl.com

Plant List (TREES)

#H2O	Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
2-Med	3		Acer platanoides 'Crimson Sentry'	Crimson Sentry Maple	2" Caliper 8'-10' Height	Matched Heads Straight Trunks
2-Med	3		Picea abies 'Cupressina'	Cupressina Columnar Spruce	6' Min. Height B 4 B	Matched Full Width
2-Med	8		Fyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	2" Caliper 8'-10' Height	Matched Heads Straight Trunks
2-Med	3		Tilia tomentosa 'Sterling Silver'	Sterling Silver Linden	2" Caliper 10'-12' Height	Matched Heads Straight Trunks
2-Med	14		Zelcova serrata 'Musashino'	Musashino Columnar Zelcova	2" Caliper 10'-12' Height	Matched Heads Straight Trunks

Plant List (SHRUBS)

#H2O	Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
1-Low	3		Physocarpus opul. 'Summer Wine'	Summer Wine Ninebark	5 Gallon	18"-24" Height
1-Low	45		Rhus aromatica 'Grow Low'	Grow Low Sumac	5 Gallon	15"-18" Height
2-Med	24		Rosa species 'Knockout Red'	Red Knockout Rose	5 Gallon	18"-24" Height
2-Med	32		Spiraea japonica 'Little Princess'	Little Princess Spiraea	5 Gallon	15"-18" Height
2-Med	28		Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	5 Gallon	15"-18" Height
0-Low	11		Yucca filamentosa 'Golden Sword'	Golden Sword Yucca	5 Gallon	15"-18" Height

Plant List (GRASSES/PERENNIALS)

#H2O	Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
1-Low	79		Calamagrostis a. 'Karl Foerster'	Karl Foerster Feather Grass	5 Gallon	24"-30" Height
1-Low	8		Calamagrostis acutiflora 'Overdam'	Overdam Feather Grass	5 Gallon	24"-30" Height
1-Low	69		Festuca ovina 'Boulder Blue'	Boulder Blue Fescue	2 Gallon	12"-15" Height
2-Med	31		Hemerocallis x. 'Stella d'Oro'	Stella d'oro Day Lily	2 Gallon	12"-15" Height
1-Low	57		Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	5 Gallon	24"-30" Height
0-Low	12		Pennisetum alopecuroides 'Hamel'	Hamel Dwarf Fountain Grass	2 Gallon	12"-15" Height
0-Low	18		Pennisetum alop. 'Little Bunny'	Little Bunny Dw. Fountain Grass	2 Gallon	12"-15" Height

Plant Spacing & Placement Note :

All plant materials shall be spaced as shown on the plans. Prior to the planting of any material, the contractor shall stake and/or place actual plant materials in their shown locations, and obtain approval from the Landscape Architect as to their proper placement. Any plant material installed prior to receiving this approval shall be subject to relocation at no cost to the Owner or Architect.

Planting Notes

- All shrub planting areas shall receive an 8 inch depth of topsoil, all lawn areas a 4 inch depth of topsoil. Topsoil is not available at the site, and must be imported from an approved source. All topsoil shall be of a sandy loam consistency. The contractor shall supply a sample and chemical analysis from the supplier, and comply with all topsoil quality guidelines as shown on sheet L21.
- Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a 6 inch depth, by the use of mechanical means, in order to create a transition layer between soils and promote root penetration in compacted soils.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Scarify planting pit bottom and sides to promote root penetration in compacted soils. Excavated materials not to be re-used on site shall be removed from site.
- Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive, and shall be rotary mixed on-site prior to installation. A pre-mixed soil medium can be used as an alternative.
- Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per recommendations.
- Upon completion of planting operations, all shrub pits and tree wells shall receive a 3 inch depth of fine ground bark mulch cover. The actual bed areas shall receive a 3 inch depth of 'Soil Pep' or shredded bark mulch. The areas shall receive a granular pre-emergent herbicide prior to placement.
- All trees located in lawn areas shall receive an arbor guard trunk protector wrap, or equal. Provide a plant-free mulched area with a minimum radius of four (4) feet around the trunk in order to protect the trunks from turf maintenance operations and expedite tree root establishment.
- All lawn areas shall be installed using a water conservative mixture, and shall be composed of a mixture of "turf type" tall fescue and perennial ryegrass blends.
- Landscape maintenance shall be required for a period through the second mowing of the lawn (30 days min.) and shall include mowing, weeding, pruning and fertilization, in addition to any irrigation adjustments that may be needed during the period.
- The project shall be swept clean of dirt and debris prior to completion of the project, and on a daily basis, if necessary, as determined by the Owner/contractor.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than (2) two years following the date of completion and acceptance.

Sub-Grade Requirements

- LAWN AREAS : Six (6) inches below finish grade. This will allow for the installation of a four inch depth of topsoil along with the lawn sodding material, leaving it slightly below finish grade and hardscape areas.
- SHRUB AREAS : Twelve (12) inches below finish grade. This will allow for the installation of an 8 inch depth of topsoil along with a three inch depth of bark mulch, leaving it slightly to an inch below finish grade and hardscape areas.

Legend

Symbol	Description	Remarks
	Landscape Boulder / 3' Min. Bury 1/3 Of Diameter Into Soil	Individually Placed As Shown On Plan. Color To Blend With Exterior Building Materials. Submit Sample.
	4"x6" Flat Concrete Mowstrip Between Lawn & Shrub Areas	Install In Straight Lines & Flush To All Curbs, Walks, Etc. Compact Sub-Grade To Minimum 95% Density.
	2'x2' Sandstone Stepping Pad	Install Per Detail / Color To Match Or Contrast With Building Exterior Colors.
	New Lawn Area - Use Water Conservative Sod Mixture	Install In Areas Shown. Apply Starter Fertilizer Prior To Installation Of Sodding. Submit Mixture For Approval.
	Annuals/Bulbs Color Area / In Season / + 1000.00 Allowance	Provide Plant Materials In Season For Areas Shown. Annuals, Etc. For Summer Install, Bulbs For Fall Install.



Scale : 1" = 20'



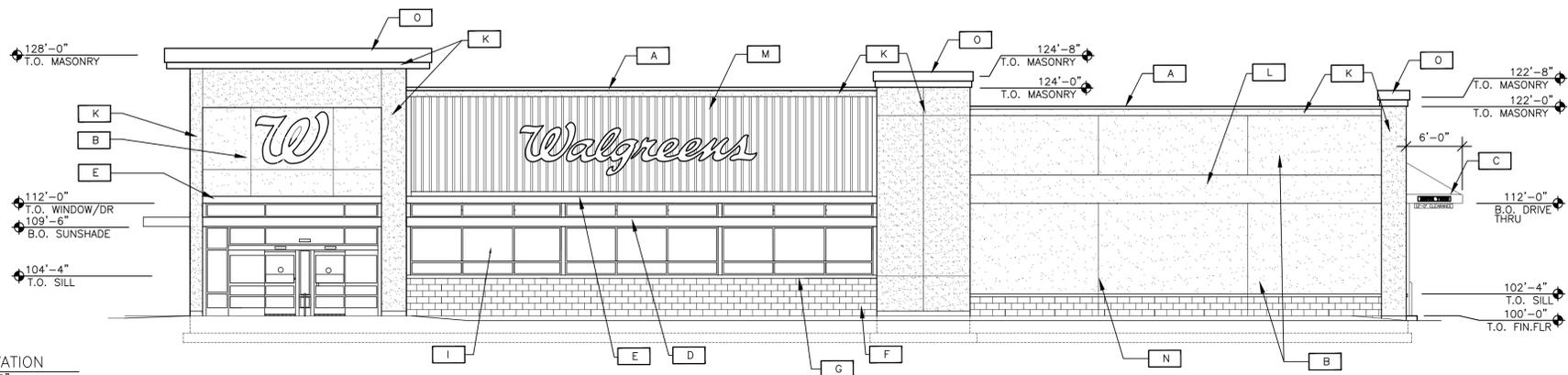
GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Phone: (801)551-8529
Fax: (801)521-8521

Preliminary Landscape Plan
Walgreens
6200 South Street and 5600 West Street
Kearns, Utah

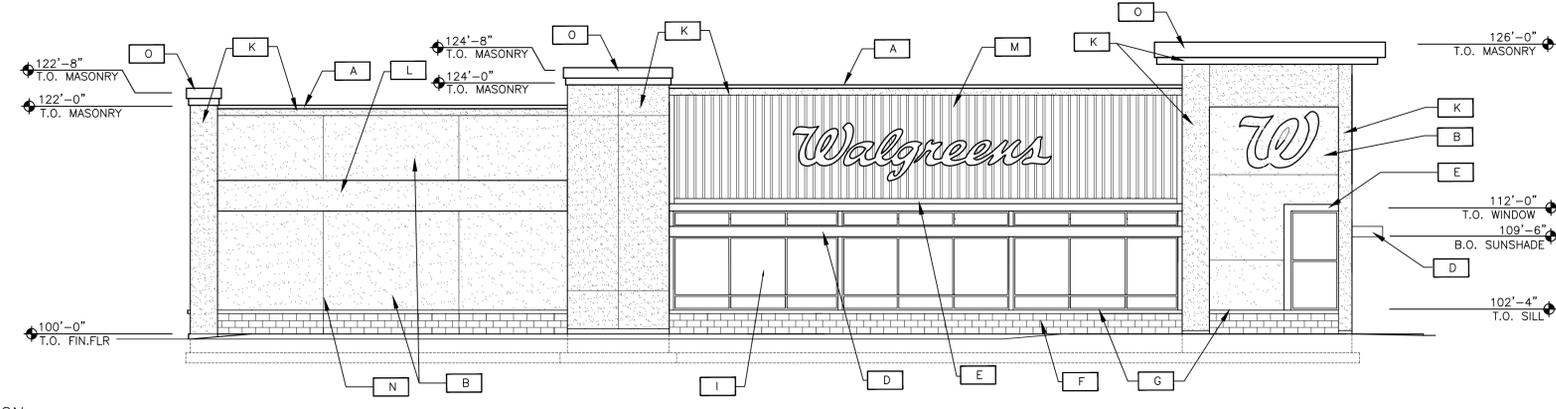


31 Oct, 2012

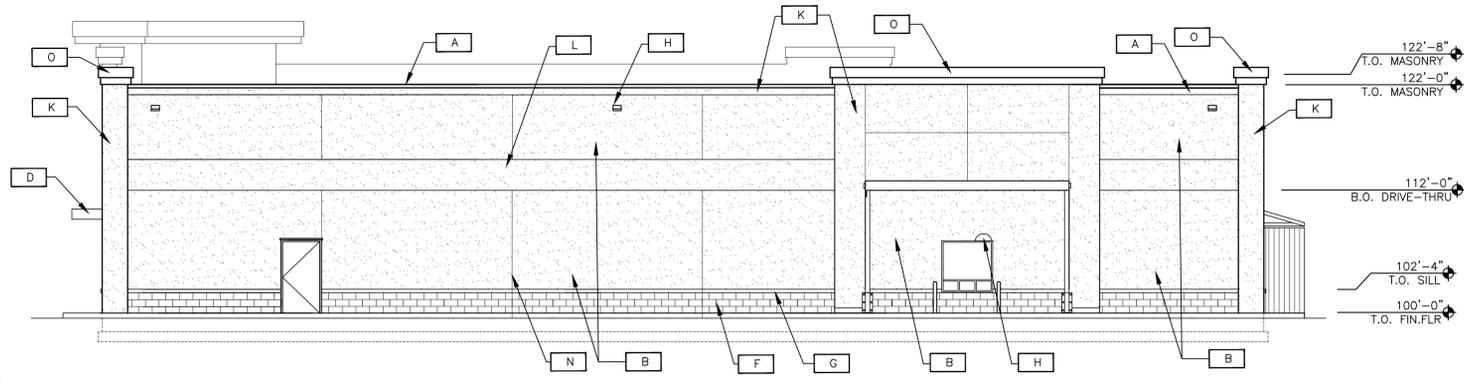
SHEET NO. **L1.1**



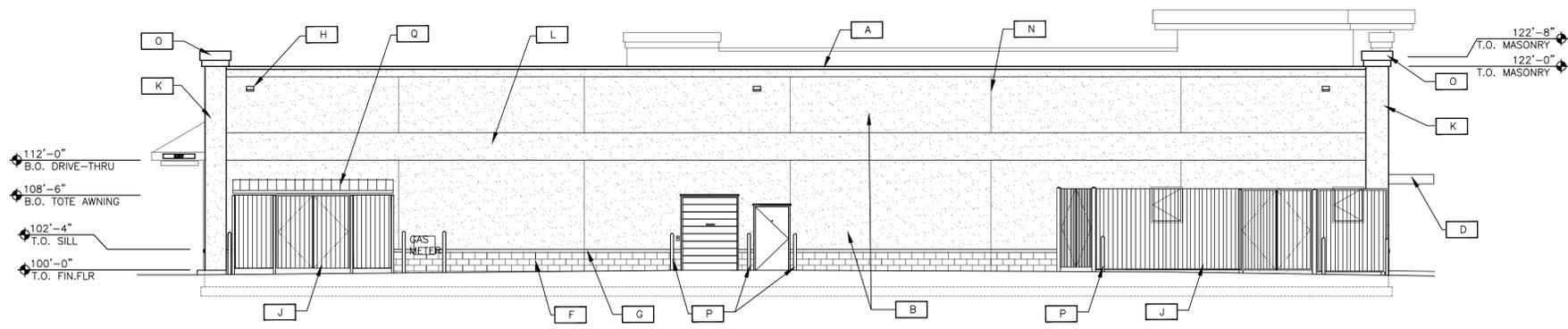
1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



2 WEST ELEVATION
SCALE: 1/8"=1'-0"



3 EAST ELEVATION
SCALE: 1/8"=1'-0"



4 NORTH ELEVATION
SCALE: 1/8"=1'-0"

EXTERIOR MATERIALS

- A PRE-FINISHED ALUMINUM COPING CAP COLOR "BONE WHITE"
- B STUCCO FINISH COLOR "SUEDE".
- C METAL DRIVE-THRU AWNING.
- D HORIZONTAL SUN CONTROL SYSTEM COLOR "WHITE".
- E 8" PRE-FINISHED ALUMINUM ACCENT BAND COLOR TO MATCH 3M #3630-8057 BLUE.
- F SPLIT FACE CMU BLOCK COLOR "GRAPHITE".
- G STONE SILL COLOR TO MATCH BLOCK.
- H EXTERIOR LIGHT FIXTURE.
- I GLAZING WITH ALUMINUM STOREFRONT.
- J STAINED WOOD TRASH COMPACTOR/TOTE ENCLOSURE.
- K STUCCO FINISH POP-OUT ACCENT COLOR (TBD).
- L EIFS POP-OUT ACCENT BAND COLOR "SUEDE".
- M CORRUGATED ALUMINUM WALL PANEL COLOR "SILVER METALLIC"
- N CONTROL JOINT.
- O PRE-FINISHED ALUMINUM FASCIA COLOR "BONE WHITE"
- P SECURITY BOLLARDS
- Q STANDING SEAM METAL ROOFING COLOR "SANDSTONE".

SIGNAGE INFORMATION

ELEVATION #1 (SOUTH ELEVATION)	
25'-11 1/2" WALGREENS SCRIPT SIGN	78.0 S.F.
5'-6 3/8"H X 7'-9 1/2" "W" SIGN	43.1 S.F.
6" DRIVE THRU PHARMACY BOX SIGN	1.8 S.F.
	122.9 S.F.
ELEVATION #2 (WEST ELEVATION)	
25'-11 1/2" WALGREENS SCRIPT SIGN	78.0 S.F.
5'-6 3/8"H X 7'-9 1/2" "W" SIGN	43.1 S.F.
	121.1 S.F.
ELEVATION #3 (EAST ELEVATION)	
	0.0 S.F.
ELEVATION #4 (NORTH ELEVATION)	
6" EXIT BOX SIGN	1.8 S.F.
TOTAL BUILDING SIGNAGE	245.8 S.F.
SITE SIGN AREA	
PYLON SIGN:	
ID CABINET	84.7 S.F.
READER BOARD 3'-8" X 10'-11"	40.0 S.F.
MONUMENT SIGN:	
ID CABINET	22.22 S.F.
TOTAL SITE SIGNAGE	146.92 S.F.
TOTAL SIGNAGE AREA	392.72 S.F.

SIGN ORDINANCE INFORMATION

ZONE - C-2
GROUND SIGN - ONE PER LOT, 48 SQ.FT PLUS 1 SQ.FT FOR EACH 4FT OF FRONTAGE OVER 30 BUT NOT TO EXCEED 128 SQ.FT.
25' HEIGHT MAX.
15' SETBACK.
ILLUMINATION MAY BE BUILT INTO OR ATTACHED TO SIGNS UNLESS EXPOSED TO A DWELLING ON ADJACENT PROPERTY OR A RESIDENTIAL ZONE BOUNDARY IN WHICH CASE IT MAY BE ALLOWED WITH CONDITIONAL USE APPROVAL.

WINDOW SIGN - 12 SQ.FT MAX PER USE.
FLAT OR WALL SIGN - 15% OF WALL AREA.
SOUTH WALL AREA - 3,021 SQ.FTX15% = 453 SQ.FT ALLOWED.
WEST WALL AREA - 2,713 SQ.FTX15% = 406 SQ.FT ALLOWED.
EAST WALL AREA - 2,545 SQ.FTX15% = 381 SQ.FT ALLOWED.
NORTH WALL AREA - 2,908 SQ.FTX15% = 436 SQ.FT ALLOWED.
MONUMENT SIGN - ONE PER LOT, 32 SQ.FT PLUS 1 SQ.FT FOR EVERY 4FT. OF FRONTAGE OVER 30 TO A MAX. OF 64 SQ.FT. 6' IN HEIGHT MAX. MONUMENT SIGN CAN ONLY BE USED IF NO GROUND SIGN IS USED.

DATE	
------	--

REVISIONS	
NO.	

1010 S. ALLANTE PL.
SUITE 100
BOISE, IDAHO 83709
(208) 336-8370
FAX (208) 336-8380

ARCHITECTS

KEARNS, UT

PROPOSED DEVELOPMENT FOR:
6200 SOUTH STREET AND 5600 WEST STREET

DRAWN	CMH
DATE	
CHECKED	
JOB NO.	12112
SHEET	A-211





STAFF REPORT

Executive Summary									
Hearing Body:	Kearns Township Planning Commission								
Meeting Date and Time:	Monday, December 10, 2012	04:00 PM	File No:	2	8	0	8	2	
Applicant Name:	Cottonwood Capital	Request:	Conditional Use						
Description:	Electronic Message Center Pole Sign								
Location:	5586 West 6200 South								
Zone:	C-2 Community Commercial	Any Zoning Conditions?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>					
Community Council Rec:	Approval with Conditions								
Staff Recommendation:	Approval with Conditions								
Planner:	Nancy Moorman								

1.0 BACKGROUND

1.1 Summary

Cottonwood Capital Development is seeking approval for a Conditional Use Permit to install an Electronic Message Center (EMC) sign on a new pole sign that will accompany a proposed new Walgreens on the site.

1.3 Neighborhood Response

No neighborhood response has been received at the time of this report.

1.4 Community Council Response

The Kearns Community Council discussed this item at their November 20, 2012 meeting. A recommendation of approval with the following conditions was given: 1) dim the sign in the evening and at night, and 2) no rapid flashing.

2.0 ANALYSIS

2.1 Applicable Ordinances

Section 19.84.060 of the Conditional Use Chapter of the Zoning Ordinance establishes five standards to be used in evaluating Conditional Use applications. The Planning Commission must find that all five of these standards have been met before granting approval of an application. Based on the foregoing analysis, Staff suggests the following:

Criteria Met		Conditional Use Criteria and Evaluation
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<u>Standard `A`:</u> <i>The proposed site development plan shall comply with all applicable provisions of the Zoning Ordinance, such as parking, building setbacks, building height, etc.</i>
		The proposed sign plan complies with all applicable zoning laws, including height, size, and setback.
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<u>Standard `B`:</u> <i>The proposed use and site development plan shall comply with all other applicable laws and ordinances.</i>
		The proposed sign plan complies with all other applicable laws and ordinances.
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<u>Standard `C`:</u> <i>The proposed use and site development plan shall not present a traffic hazard due to poor site design or to anticipated traffic increases on the nearby road system which exceed the amounts called for under the County Transportation Master Plan.</i>
		The proposed sign plan does not have a direct result on traffic, so it complies with this provision.
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<u>Standard `D`:</u> <i>The proposed use and site development plan shall not pose a threat to the safety of persons who will work on, reside on, or visit the property nor pose a threat to the safety of residents or properties in the vicinity by failure to adequately address the following issues: fire safety, geologic hazards, soil or slope conditions, liquefaction potential, site grading/ topography, storm drainage/flood control, high ground water, environmental health hazards, or wetlands.</i>
		The proposed EMC sign does not pose a threat to safety. If any of the above issues apply, they will be handled with the building permit.
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<u>Standard `E`:</u> <i>The proposed use and site development plan shall not significantly impact the quality of life of residents in the vicinity.</i>
		The proposed sign plan with staff's recommended conditions is not anticipated to impact the quality of life for residents in the vicinity.

2.2 Zoning Requirements

There is a current ordinance amendment to Chapter 19.82 Signs regarding regulations for EMC signs. Since this application was received before approval of the amendments, the current sign ordinance regulations apply. These regulations are listed below:

19.82.190 - On-premises sign regulations for the C-2 zone:

Maximum size (based on frontage of property): 256 square feet

Actual size: 124 square feet

Maximum height: 30 feet

Actual height: 25 feet

Minimum setback: 18 inches

Actual setback: 10 feet

Illumination: "Illumination may be built into or attached to signs unless exposed to a dwelling on adjacent property or a residential zone boundary in which case it may be allowed with conditional use approval. **Electronic message center signs are a conditional use.**"

Discussion

As can be seen by the information above, the proposed EMC sign complies with applicable zoning regulations. In a C-2 zone, an EMC sign must come before the Planning Commission for Conditional Use approval. As part of this approval, the Planning Commission considers the concerns of nearby property owners and the Community Council to attempt to mitigate any detrimental impacts the EMC sign may have on the community.

In some instances, electronic message centers have become a nuisance to the community, particularly with the brightness of the sign and flashing through animation affecting nearby residents and drivers. The property is located very close to residential neighborhoods. Staff recommends a condition to control the brightness levels of the sign similar to that proposed in the Chapter 19.82 ordinance amendments.

2.3 Other Agency Recommendations or Requirements

The building department requires a building permit for the construction of the sign. There are no other specific requirements from other agencies. Any grading that is done to install the sign will require a grading permit.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed Conditional Use with the following conditions:

- 1) The applicant shall obtain all required building permits for sign installation.
- 2) The electronic message center sign shall be equipped with a sensor or other device that automatically determines the ambient illumination and be programmed to automatically dim according to ambient light conditions.
- 3) The electronic message center shall not create strobe light effects through rapid flashing of words, lights, or images.

3.2 Reasons for Recommendation

- 1) The proposed EMC sign complies with Salt Lake County ordinances and regulations, including the standards for Conditional Use approval.

The screenshot displays the ArcGIS Viewer for Flex interface. At the top left, the logo for Salt Lake County Planning and Development is visible, along with the text "Interactive GIS Map". The top right corner contains an "About" link and a row of social media icons. Below the header, the map shows a residential street grid with various zoning districts labeled (R-1-7, R-1-8, R-1-6, C-2). A specific parcel, labeled "C-2", is highlighted in red. An "Enhanced Search" popup window is open in the bottom right corner, displaying the following information:

- Parcels Selected: 1
- ID 10: 2013351003
- ID 14: 20133510030000
- Address: 5586 W 6200 S
- Acreeage: 10.31999969
- Owner: UTAH DEPARTMENT OF
- Owner Address: PO BOX 148420

At the bottom left of the map, there is a scale bar showing 400 meters and 1000 feet, and the coordinates "Latitude: 40.647178 Longitude: -112.025538".

GENERAL NOTES:

THE READER BOARD PYLON SIGN MUST BE INSTALLED AS THE FIRST PRIORITY IN THE CONSTRUCTION SCHEDULE.
 THE FOUNDATION WITH STUBBED-IN CONDUITS WILL BE INSTALLED BY THE LANDLORD'S CONTRACTOR AT THE EARLIEST POSSIBLE DATE AFTER THE EXECUTION OF THE LEASE (MINIMUM 60 DAYS PRIOR TO THE STORE FIXTURE DATE).
 THE PYLON SIGN WILL BE ELECTRIFIED AS SOON AS POSSIBLE AFTER INSTALLATION.

SHOP DRAWINGS:
 SIGN CONTRACTOR SHALL SUBMIT (2) COPIES OF SHOP DRAWINGS TO WALGREENS FOR APPROVAL PRIOR TO CONSTRUCTION.
ORIENTATION:
 SIGN FACE SHALL BE PERPENDICULAR TO THE MAJOR STREET. FOR ANY VARIATION TO ABOVE, SITE CONDITIONS SHALL GOVERN PROPER ORIENTATION AS APPROVED BY WALGREENS.

WORK RESPONSIBILITY:
 • TURNKEY (L.L.) CONSTRUCTION OF DRUG STORE:
 WALGREENS SIGN CONTRACTOR WILL PROVIDE SIGN CABINETS, TUBE STEEL SIGN, LEGS, AND BOLT CAGE, ELECTRICAL POWER, DATA CONDUIT, FOUNDATIONS, AND MONUMENT SIGN BASES AREA BY LANDLORD'S CONTRACTOR.
 • WALGREENS CONSTRUCTION OF DRUG STORE:
 FOUNDATION AND ELECTRICAL POWER SUPPLY BY WALGREENS, ALL OTHER WORK BY WALGREENS SIGN CONTRACTOR.

COORDINATION:
 FOUNDATION CONTRACTOR, PRIOR TO INSTALLING FOUNDATION, SHALL:
 1. VERIFY PERMIT REQUIREMENTS WITH WALGREENS SIGN CONTRACTOR.
 2. OBTAIN BOLT CAGE FROM WALGREENS SIGN CONTRACTOR.
PERMIT:
 ALL REQUIRED PERMITS SHALL BE OBTAINED BY WALGREENS SIGN CONTRACTOR.
STRUCTURAL:
 1. ALL ALUMINUM SURFACES IN CONTACT WITH STEEL SHALL RECEIVE ONE COAT OF BITUMASTIC PAINT.
 2. ALL STRUCTURAL STEEL SHALL BE ASTM A-36.
 3. ALL STRUCTURAL STEEL SHALL COMPLY WITH THE AISC MANUAL, LATEST EDITION.
 4. ALL STEEL SHALL RECEIVE ONE SHOP COAT OF RUST INHIBITIVE PAINT.
 5. TOTAL SIGN WEIGHT = 2,200 LB. (INCLUDING ALL STRUCTURAL SUPPORT MEMBERS).
 6. DESIGN WIND PRESSURE = 30 LB./SQ. FT. MIN.
 7. MINIMUM CONCRETE STRENGTH TO BE 3,000 P.S.I.
 8. REINFORCEMENT STEEL TO BE ASTM A-615 OR 60.
 9. ALLOWABLE SOIL PRESSURE 2,500 P.S.F. MINIMUM.
 10. SIGN AND FOUNDATION MUST CONFORM TO LOCAL BUILDING CODES, WIND AND SOIL REQUIREMENTS.

SIGN NOTES

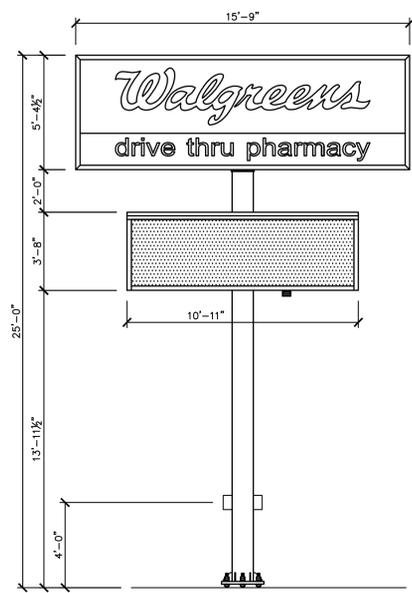
SIGN SUMMARY
 ID PANEL: 84.7 SF
 LED READERBOARD: 40.0 SF
 TOTAL SIGN AREA: 124.7 SF

NOTE: IN METRO NEW YORK, THE WORD "DEPT. WITHIN" IS REQUIRED TO FOLLOW THE WORD "PHARMACY." LOCATION OF SIGNAGE: FRONT DOOR AND A PLACARD IN FRONT OF PHARMACY DEPARTMENT.

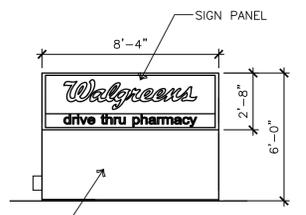
MATERIALS & COLORS
 STRUCTURE: CABINETS/RETAINERS: PFM DARK BRONZE
 COLUMN: DARK BRONZE
 PRIMARY PANEL: WALGREENS' FACES TO BE FABRICATED FROM 3M PANAFLEX.
 UPPER PORTION OF 3M #3630-53 "CARDINAL RED" SCRIPT PANEL: 'WALGREENS' COPY. BACKGROUND TO BE WHITE.
 LOWER PORTION OF WHITE, HELVETICA NEUE 55 ROMAN COPY. PANEL: BACKGROUND TO BE 3M #3630-8057 BLUE SURFACE APPLIED VINYL.
 LED READERBOARD 3'-8" X 10'-11", TWO SINGLE-FACED PANEL: DISPLAYS WITH RED LED PIXELS. THREE TO SIX LINES OF COPY. HIGH RESOLUTION (APPROXIMATELY .71) WITH SHADING.

SIGN AREA SUMMARY

ID PANEL:	84.7 S.F.
LED READERBOARD: (PYLON)	40.00 S.F.
ID PANEL: (MONUMENT)	22.22 S.F.
TOTAL SIGN AREA:	146.92 S.F.



1 SIGN ELEVATION (FRONT)
 1/4" = 1'-0"



2 MONUMENT SIGN ELEVATION
 1/4" = 1'-0"

BRS ARCHITECTS
 800 S. ATLANTIC PLACE
 SUITE 200
 BOULDER, COLORADO 80501
 TEL: 303.440.8700
 FAX: 303.440.8800

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF UTAH AS SIGNIFIED BY MY HAND AND SEAL.

NO.	DATE	BY	DESCRIPTION

SITE SIGNAGE
 STORE NUMBER #
WALGREENS
 (NEC) 5600 WEST AND 6200 SOUTH
 KEARNS, UTAH

CADD PLOT: FILENAME
 DRAWN BY:
 DATE: OCTOBER 16, 2012
 REVIEWED:



STAFF REPORT

Executive Summary									
Hearing Body:	Kearns Township Planning Commission								
Meeting Date and Time:	Monday, December 10, 2012	04:00 PM	File No:	2	8	2	2	5	
Applicant Name:	Salt Lake County		Request:	Ordinance Amendment					
Description:	Residential Facilities for Persons with Disability								
Location:	N/A								
Community Council Rec:	Not Applicable								
Staff Recommendation:	Approval								
Planner:	Curtis Woodward								

1.0 BACKGROUND

1.1 Summary

This ordinance came about as a result of concerns from county residents regarding “group homes” existing within unincorporated Salt Lake County. There has been a lot of confusion over “group homes” and what the county can and cannot do with regard to licensing and enforcement. This ordinance clarifies the approval process --establishes a process when applying for a group home and defines the role of the county and state in this application and licensing process. This proposed ordinance also eliminates enforceable provisions in compliance with federal law and recent federal cases.

The goal of this ordinance is to clarify and delineate requirements for these group homes, while complying with state and federal laws. In a nutshell, this ordinance invites group homes as a permitted use/reasonable accommodation in any single family neighborhood in unincorporated Salt Lake County so long as the home meets state licensing standards and local building codes and does not offer outpatient treatment services. It also adjusts the definition of "family" to be in line with the requirements of Utah Code (allowing up to 4 unrelated people to live together as a "family.")

1.2 Community Council Response

The Kearns Community Council discussed this item at the November 20, 2012 meeting. It was decided that the council would like to refrain from giving a recommendation.

2.0 ANALYSIS

2.1 Existing Ordinance

- 1) The definition of "family" includes up to 3 unrelated people living together in a dwelling unit.
- 2) Terms such as "Residential Health Care Facility" are defined in section 19.04, and are listed as permitted or conditional uses based on the number of residents and the size of the right of way on which they are

located.

3) Residential facilities for persons with a disability are allowed in residential zones, provided that each such facility shall not be located within 1/2 mile of a similarly licensed facility.

4) Residential facilities for persons with disability, while allowed as permitted uses, do not have in current ordinance any standards, criteria, or regulation (other than the spacing restriction mentioned above).

2.2 Proposed Ordinance

1) The definition of "family" is being amended as required by Utah Code (17-27a-505.5) to allow up to 4 unrelated people to live together in a dwelling unit.

2) The definition of "residential health care facility" is being removed, and references to such facilities in various zones are also being removed (as being redundant in light of the fact that these facilities are included in the definition of "residential facilities for persons with disabilities."

3) The 1/2 mile separation requirement between facilities is being removed from the ordinance (as recent court cases have determined that this kind of provision is illegal.

4) A new chapter is being proposed to establish approval criteria and use standards for residential facilities for persons with disabilities. It includes provisions for ensuring state licenses are obtained, dealing with "nuisance" properties, parking and traffic concerns, and appeals.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed Ordinance Amendment .

3.2 Reasons for Recommendation

- 1) Having studied the issues at hand, including the Fair Housing Act and Americans with Disabilities Act as well as recent court decisions, the proposed ordinance was drafted by the District Attorney's Office as a reasonable regulatory ordinance that will provide the public and the County guidance as to how and where residential facilities for persons with disabilities may be located.

WORKING DRAFT 9

SALT LAKE COUNTY ORDINANCE

ORDINANCE NO: _____, 2012

RESIDENTIAL FACILITIES FOR PERSONS WITH A DISABILITY

AN ORDINANCE AMENDING DEFINITIONS AND ADDING A NEW CHAPTER IN TITLE 19 ENTITLED "ZONING" OF THE SALT LAKE COUNTY CODE OF ORDINANCES, PROVIDING THAT THE DIRECTOR SHALL CONSIDER REQUESTS FOR A PERMITTED USE/REASONABLE ACCOMMODATION FOR THE DISABLED RELATIVE TO THEIR OCCUPATION OF A GROUP HOME.

The County Council, as the legislative body of Salt Lake County ordains as follows:

SECTION I. The amendments made herein are designated by underlining the new enacted words. Words being deleted are designated by brackets with a line drawn through said words.

SECTION II. Section 19.04.230 is hereby amended and section 19.04.453 of the Salt Lake County Code of Ordinances, 2001, is hereby deleted as follows:

19.04.230 - Family.

"Family" means:

A. Any number of people living together in a dwelling unit and related by blood, marriage or adoption, and including up to [~~two~~] three additional unrelated people; or

B. One to [~~three~~] four unrelated people living together in a dwelling. Each unrelated person owning or operating a motor vehicle shall have a lawfully located off-street parking space.

~~[19.04.453 — Residential health care facility.~~

~~A. — "Residential health care facility" means a facility providing assistance with activities of daily living and social care to two or more residents who require protected living arrangements.~~

WORKING DRAFT 9

~~B. — Each bedroom in a residential health care facility shall contain the minimum square feet of floor space per resident as set forth in the Utah Administrative Code health facility licensure rules, or any successors, with a maximum of two residents per bedroom.]~~

SECTION III. Sections 19.08.020, 19.10.020.G, 19.12.020.G, 19.14.020, 19.32.020, 19.38.020, 19.40.020, 19.48.020, 19.50.020, 19.52.020, 19.54.020.F, and 19.55.030.A of the Salt Lake County Code of Ordinances, 2001, are hereby amended by deleting the following condition to a permitted use:

~~-- Residential facility for persons with a disability. [, provided that each such facility shall not be located within one half mile of a similarly licensed residential facility for persons with a disability.]~~

SECTION IV. Sections 19.14.030, 19.32.030 and 19.48.030 of the Salt Lake County Code of Ordinances, 2001, are hereby amended by deleting the following conditional use:

~~[—Residential health care facility for up to five residents on streets less than eighty feet in width, and up to ten residents on streets eighty feet and wider, excluding the facility operator and his/her related family with a maximum of one nonresident part-time relief employee on the premises at any one time unless additional staffing is required by the Utah Department of Health, which use shall not change the residential appearance and character of the property;]~~

SECTION V. Section 19.38.030 of the Salt Lake County Code of Ordinances, 2001, is hereby amended by deleting the following conditional use:

~~[—Residential health care facility for up to five residents excluding the facility operator and his/her related family with a maximum of one nonresident part-time relief employee on the premises at any one time, which use shall not change the residential appearance and character of the property;]~~

SECTION VI. Sections 19.40.030 and 19.44.030 of the Salt Lake County Code of Ordinances, 2001, are hereby amended by deleting the following conditional use:

~~[—Residential health care facility;]~~

SECTION VII. Chapter 19.87 of the Salt Lake County Code of Ordinances, 2001, is hereby enacted to read as follows:

Chapter 19.87

RESIDENTIAL FACILITIES FOR PERSONS WITH A DISABILITY

Sections:

- 19.87.010 Purpose.**
- 19.87.020 Scope.**
- 19.87.030 Definitions.**
- 19.87.040 Licensing for Residential Facilities.**
- 19.87.050 Uses.**
- 19.87.060 Termination**
- 19.87.070 Residential day treatment.**
- 19.87.080 Parking.**
- 19.87.090 Appeals.**

19.87.010 Purpose.

The purpose of this chapter is to balance local zoning considerations with state and federal mandates requiring a reasonable accommodation for disabled persons living together in a group housing arrangement in a residential neighborhood.

19.87.020 Scope.

The requirements of this chapter apply to any facility, residence, group home or other congregate housing arrangement for persons with a disability notwithstanding any conflicting provision in this title or any other section of this code of ordinances.

19.87.030 Definitions.

“Disability” is defined in 19.04.168, “family” in 19.04.230, and “residential facility for persons with a disability” in 19.04.452 of this title.

19.87.040 Licensing for Residential Facilities

The licensing requirements for “Residential Treatment Programs” and “Residential Support Programs” are defined and administered pursuant to State law and the Utah Administrative Code.

19.87.050 Uses.

A. No permit required. Four or less unrelated individuals who share housekeeping responsibilities in a single dwelling do not require a zoning permit but function as a “family,” defined in Section 19.04.230 of this title as “one to four unrelated people living together in a single dwelling.”

B. The director of planning and zoning (“the director”), with the assistance of the district attorney, shall consider requests for a permitted use/reasonable accommodation for a “residential facility for persons with a disability” (“facility”). The director or the director’s designee shall approve a proper application for a zoning permit for the facility in any zone, including residential zones where only single family dwellings are a permitted use, provided:

1. The facility meets or will meet all program, physical facility, and licensure requirements of the state Department of Human Services or Department of Health.

2. Except as otherwise provided in this chapter, buildings and uses shall meet all applicable county development standards, licensing and zoning requirements.

3. The facility shall not house persons who are involuntarily residing therein or who are residing therein as a part of or in lieu of confinement, rehabilitation, or treatment in a correctional facility.

4. The applicant provides sufficient evidence that the requested accommodation is necessary to allow disabled individuals reasonable, non-discriminatory, federally mandated housing opportunities in the relevant zone. Evidence may include information relating to the history, management, financial feasibility, and therapeutic benefits of the facility, and applicable law.

C. The director or the director’s designee may not deny the application based upon reasonably anticipated detrimental effects to the community so long as reasonable conditions are proposed to mitigate such anticipated detrimental effects.

D. Institutional uses. Consistent with the International Building Code, residential facilities designed to house more than sixteen individuals constitute “institutional facilities” likely to create a fundamental change in the character of a single family residential neighborhood. The only residential zone where an application for a conditional use permit for an institution serving more than sixteen residents may be approved is in a zone that allows apartments as a conditional or permitted use.

19.87.060 Termination.

A use permitted by this chapter is nontransferable and shall be subject to revocation by the appropriate land use or licensing authority if:

A. The facility is devoted to a use other than a residential facility for persons with a disability, or

B. The facility exceeds the maximum number of residents specified and approved in the original application, changes the disability classification under state rules, or remodels or expands without first receiving approval from the director.

C. The facility is not licensed by the state Department of Health or Department of Human Services.

D. It is determined by an appropriate county authority that residents of the facility have engaged in a pattern of criminal acts of nuisance, theft, or violence in the adjoining neighborhood.

19.87.070 Residential day treatment.

To avoid excessive traffic, on street parking, and related impacts altering the residential character of a neighborhood, no day treatment for non-residents shall be permitted in residential facilities for the disabled in the R-1 or R-2 residential zones.

19.87.080 Parking.

The minimum number of parking spaces shall be four spaces plus one space for each five residents, provided that if the number of residents who own or operate a motor vehicle exceeds the number of parking spaces established above, additional parking shall

be provided to ensure that every resident who owns or operates a motor vehicle has a lawfully located off-street parking space.

19.87.090 Appeals.

Pursuant to section 19.92.050 of this Title for permitted uses, any person adversely affected by a final decision of the zoning authority may appeal that decision to the board of adjustment.

SECTION VIII. This ordinance shall become effective fifteen (15) days after its passage and upon at least one publication of the ordinance or a summary thereof in a newspaper published and having general circulation in Salt Lake County.

APPROVED and ADOPTED this _____ day of _____, 2012.

SALT LAKE COUNTY COUNCIL

By _____
David Wilde, Chair

ATTEST:

Sherrie Swensen
County Clerk

Approved as to form and legality:

Thomas L. Christensen
Deputy District Attorney
Date: _____

Voting:
Council Member Bradley voting _____

WORKING DRAFT 9

Council Member Bradshaw voting _____
Council Member Burdick voting _____
Council Member DeBry voting _____
Council Member Horiuchi voting _____
Council Member Iwamoto voting _____
Council Member Jensen voting _____
Council Member Snelgrove voting _____
Council Member Wilde voting _____

Vetoed and dated this _____ day of _____, 2012.

By _____
Mayor Corroon or Designee

(Complete as Applicable)

Veto override: Yes___ No___ Date _____

Ordinance published in newspaper: Date _____

Effective date of ordinance: _____

DRAFT