



FARR WEST CITY PLANNING COMMISSION AGENDA

April 14, 2022 at 7:00 p.m.
City Council Chambers
1896 North 1800 West
Farr West, UT 84404

Notice is hereby given that the Planning Commission of Farr West City will hold a work session at 6:00 pm and its regular meeting at 7:00 pm on Thursday, April 14, 2022

6:00 pm – Discuss general plan and water-wise ordinance considerations

1. Call to Order –Chairman Ted Black
2. Opening Ceremony
 - a. Pledge of Allegiance
 - b. Prayer
3. Business Items
 - a. Report from City Council
 - b. Recommendation to the City Council action on amendments to the M-1 zone
 - c. Set a public hearing for April 21, 2022 to consider the request of a conditional use permit for Northwest Cascade, Inc for a Honey Bucket staging yard located at 2990 North 2000 West
 - d. Set a public hearing for April 21, 2022 to consider changes to the landscaping ordinances to incorporate water-wise requirements
4. Consent Items
 - a. Approval of minutes dated March 24, 2022
5. Chairman/Commission Follow-up
 - a. Report on Assignments
6. Public Comments *(Resident(s) attending this meeting will be allotted 2 minutes to express a concern or ask a question about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue presented.)*
7. Adjournment

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Recorder at 801-731-4187, at least three working days prior to the meeting. Notice of time, place and agenda of the meeting was mailed to each member of the Planning Commission, posted in the City Hall, and posted on the Utah Public Meeting Notice Website on April 11, 2022.

Lindsay Afuvai
Recorder

17.40.070 M-1 Zone adjacent to a Residential or Agricultural Zone

- A. Set back from any residential or agricultural zone.
 - 1. Setbacks adjacent to any residential or agricultural zone shall be equal to or greater than the highest point of the building.
 - 2. The minimum setback is 20 feet.
- B. Outside storage and staging of pallets, product, equipment, trailers, and similar vehicles and materials are not allowed between any structure in the M-1 Zone and any adjacent residential or agricultural zone.
- C. Lighting
 - 1. Light, other than natural light, shall not negatively impact residential or agricultural property.
 - a) No exterior light pole or light fixture shall be closer than 4 feet from a residential or agricultural property line.
 - b) Light fixtures within 20 feet of a residential or agricultural property line shall have a solid cover, from the top of the light fixture and bulb to 4 inches beyond the bottom of the light fixture and bulb.
 - c) The cover shall surround the light fixture and bulb for 180 degrees on the side of the fixture adjacent to the residential or agricultural property
 - d) Exterior lighting 20 feet or more from a residential property line shall be directed straight down or away from a residential or agricultural property line.
 - e) The beam of exterior lighting shall not shine directly onto residential or agricultural property.
 - f) Other lighting designs and covers may be approved at the sole discretion of Farr West City.
- D. Noise Levels
 - 1. Operational noise levels shall be submitted to and approved by Farr West City prior to final approval of construction documents.
 - 2. Noise from a property in a M-1 zone that is determined to be a nuisance by Farr West City shall be abated by the property owner of the property where the noise is originating.
- E. A minimum 8 feet tall solid visual barrier or fence is required between a M-1 zone and any residential zone.

Farr West City

APPLICATION FOR ISSUANCE OF CONDITIONAL USE PERMIT

The Municipal Code 17.48.020 requires that the following be considered to obtain a Conditional Use Permit.

Application Date 4/4/22 Applicant Name Northwest Cascade, Inc. (NWC)

Mailing Address PO Box 73399 Puyallup, WA 98373

Phone Number 605-222-7368 Email Mark@nwcascade.com

Property address of proposed conditional use 2990N 2000W Current Zoning: C-2

Please list the requested conditional use as listed within the city zoning ordinance 17.36.030 B

A) Explain how the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community.

We primarily provide clean portable restrooms, sinks and other sanitary site services to the construction industry, municipalities, special events and many others in the community. During Covid our services were deemed essential for the Public's health, safety and welfare of the communities that we serve. Having a location local to this community will allow us to better serve this community and be a partner in promoting the well-being of the community as a whole

B) Explain how such use will not be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complementary to the existing surrounding uses.

This proposal is for NWC to utilize this site as a staging yard for clean portable toilets, sinks and similar equipment to serve the construction and special events industries. The services as described above are essential and promote the Public's health, safety and welfare for the well-being of the communities NWC serves. To be compatible with and complementary to the existing surrounding uses we are proposing and willing to buffer the perimeter of property for which these staging activities will take place.

C) Explain how the proposed use will comply with the regulations and conditions specified in this title for such use.

Our proposed site plan will propose a decorative concrete wall for noise and sight mitigation coming from the staging operations. (see attached photo) NWC is also proposing an 80' X 40' building to house the distribution trucks. The long side of the building would be parallel with the highway of which will provide additional screening.

D) Explain how the proposed use conforms to the goals, policies and governing principles and land use of the Farr West City General Plan.

The stated goal of C-2 zoning is to provide an area to accommodate the orderly development of commercial businesses within the city with well landscaped lots and off street parking. NWC's proposed facility for our essential business certainly complies with that goal.

E) Explain how the proposed use will not lead to the deterioration of the environment, or ecology of the immediate vicinity, the general area, or the community as a whole.

This location will be used solely as a staging (storage) area. This proposed use will not cause deterioration of the environment or ecology of the area. More specifically any waste collected from the portable toilets will be disposed of properly at an off-site permitted location. All vehicles utilized in support of these facilities, i.e. pump trucks, are required to be annually tested and certified by the proper jurisdictional authorities. All portable toilets to be staged on this property would be entirely cleaned and sanitized prior entering this property.


Signature of Applicant

Property Owner? ☒ N

Date Application & \$100.00 Processing Fee received April 11, 2022

Received by Mckinze

Date of public hearing: _____

Date application was _____ Approved _____ Denied by Planning Commission _____

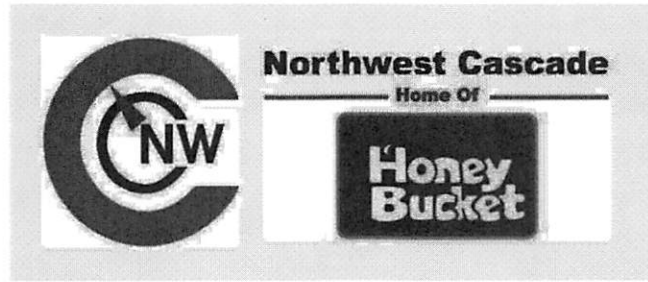
Conditions/Reasons

Date application was _____ Approved _____ Denied by City Council: _____

Conditions/Reasons

Planning Commission Chair

Mayor



March 18, 2022

Project Description

The proposed project is to provide a commercial portable restroom and fencing operation designed to temporarily store clean portable restrooms, comfort stations, steel containers (con ex) and panel fencing for redelivery to construction job sites and special event venues. The pumping and cleaning of portable restrooms will happen offsite at approved designated customer locations. The Address of the site is 2990N 2000W. The site is currently zoned C-2, which allows construction businesses with a conditional use permit; when recommended by the Planning Commission and approved by the City Council. The land to the south is a construction business. The site layout will take great care to assure harmonious development and provide privacy to the neighbors by complying with Chapter 17.36 of the city's code.

The site will consist of the following:

- The portable restroom and fencing operation designed to temporarily store clean portable restrooms, comfort stations, steel containers) con ex's and panel fencing operation will not be open to the public.
- The site would have one entrance with throat long enough to have the trucks off the public road, when opening the gate.
- An architecturally compliant 3200 SF building (80 x 40) with an employee restroom, storage and indoor truck parking.
- The site has public water and sewer to the site.
- A paved area for vehicle maneuvering and parking for 10 employees, including 1 ADA stall. NWC anticipates domiciling 6 route trucks and 2 pickup/ delivery trucks at this yard.
- Storm water will be treated with a storm pond on site to meet meeting the city's construction standards.
- Project area perimeter screening on three sides (East side has concrete noise barrier on 1-15) will be provided with 6 foot high concrete decorative wall something similar to the following:



Operational Characteristics / Activities:

Employees. A maximum 10 employees (may vary depending on work load). Employees will not always be present during hours of operation; upon arriving to work and after completing administrative/scheduling activities; employees will load and unload portable restrooms and fencing as outlined below.

Hours of Operation. The business will typically operate 5 days a week, from 5:00 AM to 7:00 PM. During peak event seasons, the business may operate 7 days a week, 24 hours a day.

Average Daily Trips. The average number of vehicle trips for the project is estimated to be forty (40) trips per day; 20 ADT for employees (10 to the site from ~ 5:40 to 6:00 AM; 10 from the site at ~8:00 to 8:20 PM); and 20 ADT for trucks (10 from the site from ~6:15 to 10:00 AM; 10 to the site from ~4:00 to 8:00 PM).

Delivery vehicles. The delivery vehicles to be used include commercial trucks and trailers. The largest trucks anticipated will be 65 feet (tractor with 53-foot trailer).

Vehicle movement and Site Access. The site will utilize an existing access to 2000W Highway via an improved paved driveway that includes a right-in-only and right-out-only design. Vehicle movement and scheduling will be varied depending on demand; departure and return travel times will also vary widely depending on customer locations. (Truck movement times are demonstrated in "Average Daily Trips" above, which anticipate approximate 4-hour departure and return windows.)

Noise. Intermittent noise from typical vehicle movement is anticipated. Loading and unloading of portable restrooms and fencing will be done by hand; no forklift use is proposed. Any noise would be contained with the concrete walls on all sides.

Delivery and Pick-up of Portable restrooms and fencing. Typically, employees will load their assigned vehicle for the work day with clean portable restrooms and fencing to be delivered to customer locations. Employees will unload empty portable restrooms and fencing from completed customer locations, when returning at the end of the day.

Portable restroom cleaning. No servicing of portable restrooms will occur onsite. All portable restrooms are pumped, cleaned and prepped at designated, approved locations off-site prior to being returned to the onsite storage area. All wastewater is disposed of off-site at legally approved dump facilities.

Route Service of Portable restrooms. Typically, the employees will report to the location to get their assigned vehicle for the day. To prepare the vehicle they will fill it with fresh water and stock their toilet paper and cleaning products for the servicing of the portable restrooms on their assigned routes. The trucks are water-tight and are inspected annually by the County. They are dumped off-site at a legally designated dump facility. They are dumped when full, usually when the trucks are near the dump facility.

Water/Sewer

- As stated above the site has public sewer and water available to it.

Landscaping

- The Landscaping would be in accordance with section 17.36.060

Signage

- An aesthetically designed entrance sign will comply with signage regulations.

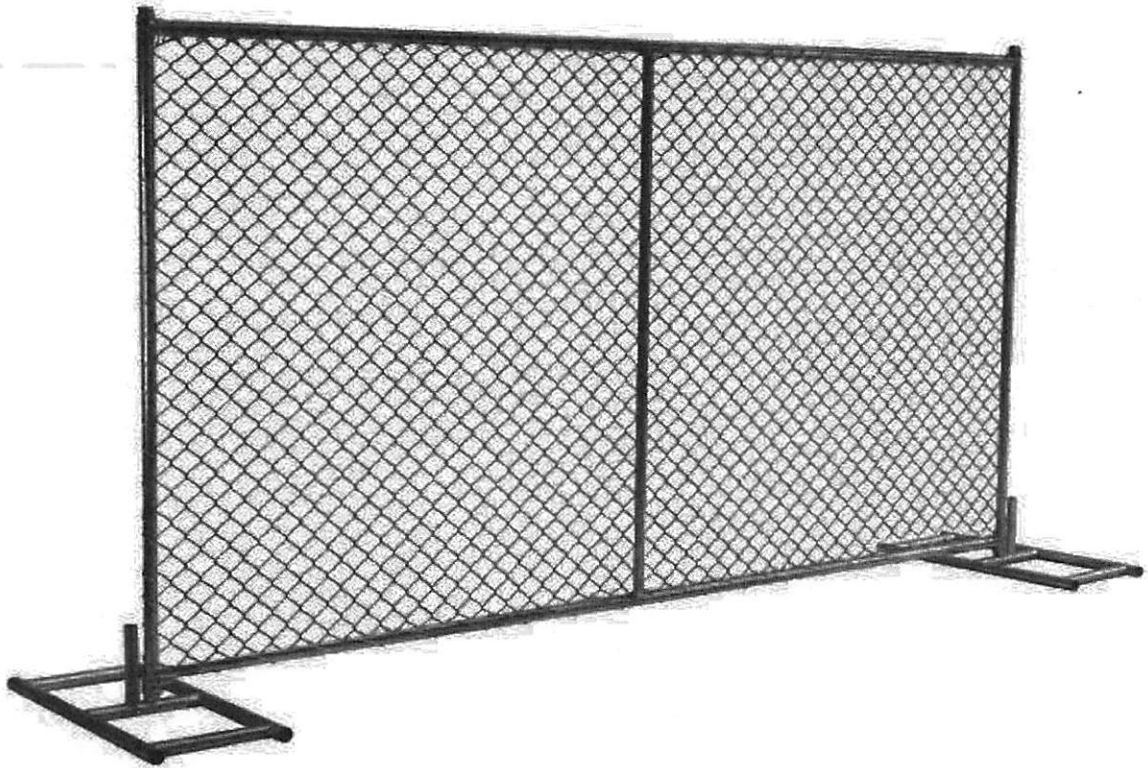
In conclusion, we have carefully considered your community's desire to preserve and enhance the city and look forward to working with Staff and our community to address any potential concerns and further develop the proposal and design.

Exhibits:

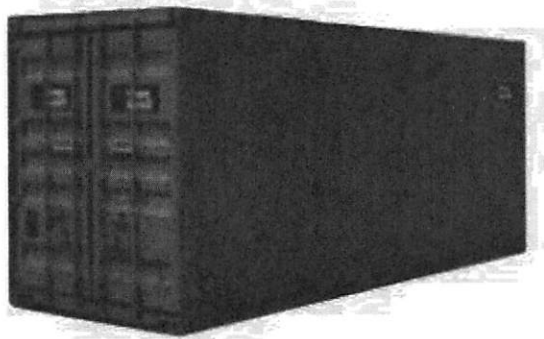
Decorative concrete wall



Fence Panel



Storage Container (Con Ex)



Comfort Station



Route Truck



Water-wise/efficient Landscape Ordinance Standards

- **Applicability**
 - All developer/contractor or agency installed residential, commercial, institutional, and industrial construction (including mixed-use, multi-family, townhome, community use, PRUD developments and common areas managed by homeowner, associations).
Required on all new or substantial renovation projects.
- **Indoor Recommendations**
 - WaterSense labeled plumbing fixtures (faucets, shower heads, urinals, toilets, etc.)
- **Residential Outdoor**
 - Drip irrigation used outside of lawn areas. Drip irrigation shall be equipped with pressure regulator, filter, etc.
 - Irrigation valves shall irrigate landscapes with similar site, slope, and plant materials with similar water needs (lawn and planting beds shall be irrigated on separate valves). No drip and sprinklers on the same irrigation valve. No combination of differing sprinkler heads on the same irrigation valve.
 - WaterSense labeled smart irrigation controller, equipped with rain delay, shall be installed.
 - Minimum of 3 inches of mulch required in planted beds.
 - No lawns in park strips, slopes greater than 25%, or in areas less than 8-feet wide.
 - Lawn area shall not exceed 35% of the total landscaped area
- **Commercial/Institutional/Industrial/Multi-family, HOA common areas, mixed-use, townhome, community use, PRUD) Requirements**
 - Turf not to exceed 15% of the total landscaped area
 - Designated recreational areas excluded
 - No turf in parking landscapes, buffer areas.
 - Recommend consideration of parkstrip areas being designed as bioswales.
 - Watersense labeled smart controllers shall be installed.
 - Same irrigation design standards as identified in Residential requirements including utilization of WaterSense labeled smart irrigation controllers.
- **HOA Language**
 - *Any Homeowners Association governing documents, such as bylaws, operating rules, covenants, conditions, and restrictions that govern the operation of a common interest development, are void and unenforceable if they:*
 - *Require the use of any uniform plant material requiring overhead spray irrigation in landscape areas less than 8 feet wide or require any uniform plant material requiring overhead spray irrigation in other areas that exceed 35% of the landscaped area; or*
 - *Prohibit, or include conditions that have the effect of prohibiting, the use of water-conserving plants as a group; or*
- *Have the effect of prohibiting or restricting compliance with this ordinance or other water conservation measures.*