

Jim Spung

From: Jim Spung
Sent: Wednesday, July 13, 2022 9:54 PM
To: John Buckel
Cc: Ben Badiie
Subject: File #5C22 - 4202 S. Riverboat Rd - Preliminary CUP/Site Plan Comments 07-13-2022

John,

This transmittal contains City and review agency comments for the proposed preliminary non-administrative conditional use permit (CUP) and preliminary site plan review at 4202 S. Riverboat Road in Taylorsville, Utah. Please contact the reviewer directly with any questions you have.

Taylorsville Engineering Department:

Reviewer: Ben White, City Engineer, bwhite@taylorsvilleut.gov, 801-293-8344

1. Additional review/comments to be provided during "final review."

Taylorsville Building Department:

Reviewer: Steve Porten, Building Official, sporten@taylorsvilleut.gov, 385-379-5495

2. No comments at this time.

Taylorsville-Bennion Improvement District:

Reviewer: Tammy North, District Engineer, tnorth@tbid.org, 801-968-9081

3. Additional review/comments to be provided during "final review."

Unified Fire Authority:

Reviewer: Tom Smolka, Fire Marshal, tsmolka@ufa-slco.org, 385-468-9088

4. **UTILITY PLAN:** Identify the location of proposed fire hydrants to reflect the revised site plan layout.

Taylorsville Community Development Department:

Reviewer: Jim Spung, Senior Planner, jspung@taylorsvilleut.gov, 801-955-2092

5. **GENERAL:** Prior to final CUP/site plan approval, the subdivision plat application currently under review (File #9S22) must be recorded with the Salt Lake County Recorder's Office. Additional review comments and information will be provided separately as a part of the subdivision review process.
6. **GENERAL:** Provide documentation confirming that proposed structures are not within the 100-year floodplain – LDC [Section 13.15.040\(B\)\(2\)\(a\)](#).
7. **GENERAL:** City staff's recommendations to the Planning Commission regarding the conditional use permit and site plan review for this project will be included in a future Planning Commission Staff Report. The review comments included in this transmittal identify where the most recent submittal is either not in compliance with code requirements or additional information is required to determine compliance. References and links to associated code standards have been included for your review.
8. **SITE PLAN:** Provide details for proposed gates and screening for loading areas to ensure compliance with LDC [Sections 13.39.002\(M\)](#).
9. **SITE PLAN:** Sites shall be designed to allow for safe pedestrian access from parking areas to the building, from building to building, from the building to adjacent developments and from buildings to the public sidewalk to minimize the need to walk within the parking lot among cars – LDC [Section 13.39.002\(H\)\(4\)](#).
10. **SITE PLAN:** No building shall be closer than six feet (6') from any private road, driveway, or parking spaces in order to allow areas adjacent to the building for foundation landscaping and buffering of pedestrian walkways –

LDC [Section 13.23.030\(D\)\(1\)](#). The west portion of Building 5 and the east portion of Building 3 do not comply with this requirement.

11. **SITE PLAN:** On-site parking should be located primarily to the sides or rear of the building. Variations must be approved by the Planning Commission. The location of parking shall be determined not only from its visual relationship to the building and site, but also as it relates to safe and convenient pedestrian and vehicular circulation patterns – LDC [Sections 13.39.002\(I\)\(2\) and \(3\)](#). Parking for Buildings 1 and 4 are located in-front of the building.
12. **SITE PLAN:** Parking facilities need not be located in one consolidated area of a particular site but may be separated by landscaping or building elements for reasonable safe pedestrian access to the building. However, all parking must be conveniently located to the entrances to all buildings – LDC [Section 13.24.050\(B\)\(1\)](#) and [Section 13.24.200\(C\)](#). Provide an exhibit demonstrating how each proposed unit will be parked and where said parking will be located on the site. Demonstrate safe pedestrian routes from parking areas to entrances including the distance from the farthest parking stall to the building/unit entrance that it serves.
13. **SITE PLAN:** Building entrances must be generally aligned with pedestrian links, public plazas and major parking areas – LDC [Section 13.39.002\(A\)\(13\)](#). Major parking areas are located on the west portion of the site while the primary entrances for Buildings 2 and 3 are located on the south and north sides, respectively.
14. **SITE PLAN:** Pedestrian amenities such as benches, planters, trees, lighting, etc., are required along sidewalks and pathways to provide defensible space, crime prevention, pedestrian comfort, and accessibility – LDC [Section 13.24.200\(C\)\(4\)](#).
15. **SITE PLAN:** The perimeter of all paved surfaces shall be finished with six inch (6") high concrete curbing with handicap ramps, where necessary – LDC [Section 13.24.050\(E\)](#). Identify on the site plan where ADA ramps will be provided.
16. **SITE PLAN:** The director may require the developer to connect or stub pathway(s) to adjacent streets, private property, adjacent trails, plazas, future phases of development, and open space areas (when reciprocal access is available or can reasonably be provided) – LDC [Section 13.24.200\(B\)\(1\)](#). Demonstrate on the site plan the location of pedestrian improvements connecting the Jordan River Parkway Trail to each building/unit entrance.
17. **SITE PLAN:** Parking stall dimensions may be reduced to 9-feet wide by 18-feet long in accordance with LDC [Section 13.24.020\(B\)](#).
18. **SITE PLAN:** Developments may be under parked upon the review and approval of the Planning Commission if justified with a walkable design and/or where local multimodal transit systems exist or are immediately planned that would help reduce the number of needed parking stalls and automobile trips – LDC [Section 13.24.030\(B\)\(3\)](#). With adequate access and infrastructure for pedestrians and bicyclists via the Jordan River Parkway Trail, a parking reduction may be warranted. If a parking reduction is of interest, please provide information/research supporting such a request.
19. **SITE PLAN:** Two-way driveway approaches shall be not less than twenty four feet (24') nor more than thirty six feet (36') in width. In determining the width of curb openings and spacing of driveways, the end transitions in each case will not be considered a part of the width of the curb opening – LDC [Section 13.24.170\(B\)](#). The proposed access/driveway serving the development is approximately 69-feet wide.
20. **SITE PLAN:** Demonstrate compliance with required bicycle parking standards – LDC [Section 13.24.200\(F\)](#).
21. **LANDSCAPE PLAN:** Drive aisles shall be defined by nine foot wide parking lot planters (i.e. end caps) at the end of each row of parking. 9' x 18' planters shall include at least one tree; 9' x 36' planters shall include at least two trees and must include shrubs and ground covers. Landscaped islands containing at least 300 square feet shall be provided for every 24 parking stalls. In addition a five foot by five foot landscaped diamond shaped planter shall be installed for every 12 parking stalls or portion thereof. A combination of both planter types shall be utilized. Single rows of parking abutting drive aisles shall include a minimum eight foot wide landscape strip the entire length of the row – LDC [Sections 13.39.002\(I\)\(7\), \(8\), and \(9\)](#). The current site plan and landscape plan do not comply with these requirements.
22. **LANDSCAPE PLAN:** All landscaping shall preserve and generally enhance desirable natural features, (i.e. topography, waterways, vegetation, etc.), enhance architectural features of the building, strengthen vistas, and provide shade for the project as well as its customers and employees – [LDC Section 13.39.002\(D\)\(5\)](#). The current

landscape plan fails to preserve existing mature trees and native vegetation on the site adjacent to the Jordan River as well as within to provide shade for customers and employees.

23. **LANDSCAPE PLAN:** Provide a vegetation and revegetation report that complies with the water efficient landscaping ordinance and that includes: location and identification of existing vegetation; the vegetation to be removed and the method of disposal; the vegetation to be planted; slope stabilization measures to be installed; analysis of the environmental effect of development including effects on slope stability, soil erosion, water quality, fish and wildlife, and fire hazard; and topsoil stockpile areas – [LDC Section 13.15.030\(B\)\(10\)\(b\)](#) and [LDC Section 13.23.140\(A\)](#).
24. **LANDSCAPE PLAN:** The preservation of natural features that enhance the development and will benefit the community including trees, scenic points, view corridors, historic buildings or locations, unique geological formations, and other community assets shall be preserved and incorporated into the overall landscape plan – [LDC Section 13.25.010\(A\)](#). Coordinate with the Jordan River Commission (Soren Simonsen, Executive Director, sorensimonsen@utah.gov, 801-706-1055) to create a restoration plan to clean up trash/debris, remove invasive species on the property adjacent to the Jordan River.
25. **LANDSCAPE PLAN:** The retention of existing healthy, desirable tree species on site is strongly encouraged. Buildings and parking areas should be designed around existing trees, wherever possible. A tree survey on an existing site may be required as determined by the director – [LDC Section 13.25.020\(K\)](#). Provide a tree survey and identify existing trees that are proposed to remain and be removed.
26. **LANDSCAPE PLAN:** A detailed planting plan shall be drawn at a scale that clearly identifies existing trees and plant materials to be removed or retained – [LDC Section 13.25.040\(B\)\(2\)\(b\)](#).
27. **LANDSCAPE PLAN:** Tree surveys must identify both city and private trees or groves of trees of at least two inch (2") caliper and shall indicate which, if any, may be preserved or relocated. Where practically possible, site designs should be modified to accommodate significant tree cover. Proper care should be taken during the construction phase to protect tree root zones from compaction and excessive excavation. Clear cutting an area of trees on a site will not be allowed unless determined appropriate by the director – [LDC Section 13.25.030\(I\)](#).
28. **LANDSCAPE PLAN:** A minimum ratio of one tree per every five hundred (500) square feet of on-site landscaping shall be provided on the overall site plan [LDC Section 13.25.020\(L\)](#). The proposed landscape plan is not compliant with this standard. Based on landscaping square footages 468 trees are required. There is no mechanism in the code to waive or modify this standard.
29. **LANDSCAPE PLAN:** The use of berms (random sculptured mounds), twelve (12) to eighteen inches (18") high above the curb level, are required in all front landscape areas where found to be practical by the director – [LDC Section 13.25.020\(B\)](#). Provide berming at the project entrance.
30. **LANDSCAPE PLAN:** Landscaping within all parking and driveway areas shall comprise a minimum five percent (5%) of the total square footage of those areas. In addition, the required front, side, and rear landscaping (parking area shall be defined to include all asphalt areas with parking spaces and driveways). The placement of this landscaping shall be within parking areas to break up the mass of asphalt as well as adjacent to the building for foundation landscaping. Such landscaping shall be composed of natural elements including ground cover, shrubs, trees (evergreen and deciduous), and combinations of mulch – [LDC Section 13.25.020\(C\)\(1\)](#). Provide calculations demonstrating compliance with this standard in the "site requirement calculations" table on Sheet LP-100.
31. **GRADING PLAN:** identify proposed retaining walls on the plan and include details demonstrating proposed retaining walls comply with [LDC Section 13.28.080](#).
32. **UTILITY PLAN:** Ground Mounted mechanical units (condensers, generators, etc.) shall be screened from view with wing walls, landscaping or a combination of both – [LDC Section 13.39.002\(F\)\(2\)\(b\)](#).
33. **UTILITY PLAN:** Identify the location of utility boxes and pedestals to ensure compliance with – [LDC Section 13.39.002\(K\)](#) and [Section 13.23.120](#).
34. **ELEVATIONS:** Identify exterior building materials and percentages for each façade to determine compliance with [LDC Section 13.39.002\(B\)](#) and [Section 13.39.004\(B\)](#).

35. **ELEVATIONS:** Buildings proposed for construction in the Jordan River corridor areas shall be designed to be visually compatible with the natural setting of the Jordan River corridor. The use of building materials in colors that will blend harmoniously with the natural settings are encouraged. Such materials as wood or composite materials such as hardiplank, brick (earth colors) and stone, with architectural grade asphalt shingle or tile, are considered to be most appropriate. The Director shall review the design and specified exterior materials and colors for all structures other than single-family dwellings. The design and materials shall comply with the City architectural design standards. Building permits for such structures shall not be granted until building materials and colors have been approved by the Director – LDC [Section 13.15.040\(B\)\(8\)](#).
36. **ELEVATIONS:** The use of reflective glass is not allowed, unless otherwise approved by the Planning Commission – LDC [Section 13.39.002\(A\)\(6\)](#).
37. **ELEVATIONS:** All roof drains shall be designed to be interior to the building. In addition, all conduit and piping for heating, air conditioning and other related services shall be located on the interior of the building and otherwise screened from view – LDC [Section 13.39.002\(A\)\(8\)](#).
38. **ELEVATIONS:** All parapets shall feature cornice treatments. Parapets shall provide a cap, element to demonstrate that the upper edge is the top of the building – LDC [Section 13.39.002\(F\)\(1\)\(c\)](#).
39. **ELEVATIONS:** Awnings or canopies shall project at least 4.0 feet from the building when located over a pedestrian traffic area and no less than 2 feet otherwise – LDC [Section 13.39.002\(G\)\(2\)](#).
40. **ELEVATIONS:** Sign areas shall be designated on the architectural building elevations (for buildings that will require signs) to show that signage has been taken into account in the overall design of the building façade. A common sign type and theme shall be designed for the overall development project – LDC [Sections 13.39.002\(J\)\(3\) and \(4\)](#).

NEXT STEPS: Please upload revised plans/documents addressing the above comments to the online permit portal and email jspung@taylorssvilleut.gov letting me know that revised plans have been uploaded. Upon receipt of revised plans, staff will distribute for review. Additional comments/redlines will be provided to the applicant within approximately 2-3 weeks of the date of re-submittal.

Please reach out with any questions you may have. We are happy to coordinate a meeting and/or phone call to discuss/review the above comments, just let us know when your team would like to discuss.

Regards,

Jim Spung, AICP

Senior Planner



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