

SOUTH SALT LAKE

PLANNING COMMISSION STAFF REPORT

MEETING DATE: December 1, 2022
PROJECT NUMBER: S-22-008
REQUEST(S): A petition for a subdivision plat to consolidate ten existing parcels into one parcel.
ADDRESS: 1015 West 3300 South, 1021 West 3300 South, 1035 West 3300 South, 1047 West 3300 South, 1061 West 3300 South, 1111 West 3300 South, 3340 South 1000 West, 3360 South 1000 West
PARCEL NUMBER: 15-26-377-001, 003, 004, 005, 006, 008, 009, 010, 011, and 019
PROPERTY OWNER: Salt Lake County
APPLICANT: Tracy Aviary

SYNOPSIS:

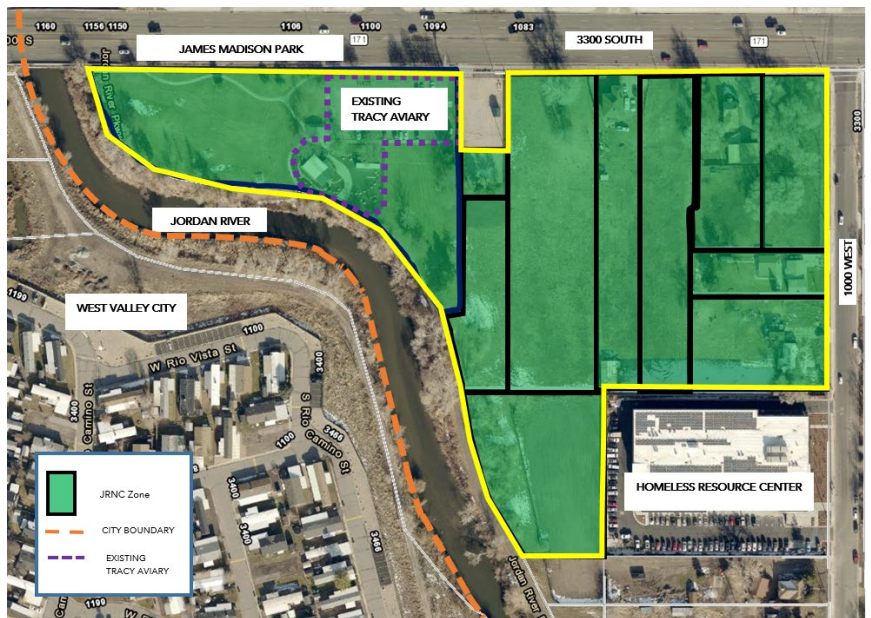
The Tracy Aviary is petitioning the Planning Commission for a subdivision plat application to consolidate ten existing parcels located at 1111-1015 West 3300 South and 3340-3360 South 1000 West into one parcel.

The Tracy Aviary is proposing to expand their existing Nature Center Pilot Project area at James Madison Park from 0.45 acres to an expansion of 11.99 acres. The nature center would include numerous gardens and amenities such as an amphitheater, a nature center, a café, and a rope course.

The subject property is currently comprised of James Madison Park, the Tracy Aviary Nature Center Pilot Project Area, vacant land, portions of un-programmed Jordan River corridor and four single family homes.

The preliminary plat was presented to the Planning Commission as a public hearing on November 17, 2022, and was unanimously approved.

The Planning Commission is the Land Use Authority on all subdivision plat applications.



EXISTING ZONING	EXISTING USE	SURROUNDING LAND USE DISTRICTS	PROPOSED USES	PROPERTY ACCESS
Jordan River Nature Center	Vacant Land /James Madison Park/Tracy Aviary Pilot Project Area, Single Family Homes	North: Commercial Corridor, Business Park South: Jordan River (Zone), Open Space (Jordan River Parkway) East: Jordan River (Zone) West: Jordan River (Parkway), West Valley City	Jordan River Nature Center	The proposed development will have public access from 1000 West. The existing parking lot along 3300 South will remain in place for employee access.

STAFF RECOMMENDATION:

Staff recommends approval to the Planning Commission to approve a subdivision plat to consolidate ten existing parcels into one parcel. Staff's recommendation is based upon its analysis and findings included below.

**SOUTH
SALT LAKE**
PLANNING COMMISSION STAFF REPORT

GENERAL INFORMATION:

Location & Proposed Project Size: 1111 West 3300 South: approx. 5.76 acres (three parcels)
1061 West 3300 South: approx. 1.81 acres
1047 West 3300 South: approx. 0.92 acres
1035 West 3300 South: approx. 1.02 acres
1021 West 3300 South: approx. 0.76 acres
1015 West 3300 South: approx. 0.72 acres
3340 South 1000 West: approx. 0.40 acres
3360 South 1000 West: approx. 0.83 acres
Approx.: 11.99 acres (after consolidation)

Surrounding Land Use Districts: North: Business Park and Commercial Corridor
South: Open Space (Jordan River Parkway) and Jordan River Zone
East: Jordan River Zone
West: Jordan River (Parkway) and West Valley City

Figure 1: Existing Parcels

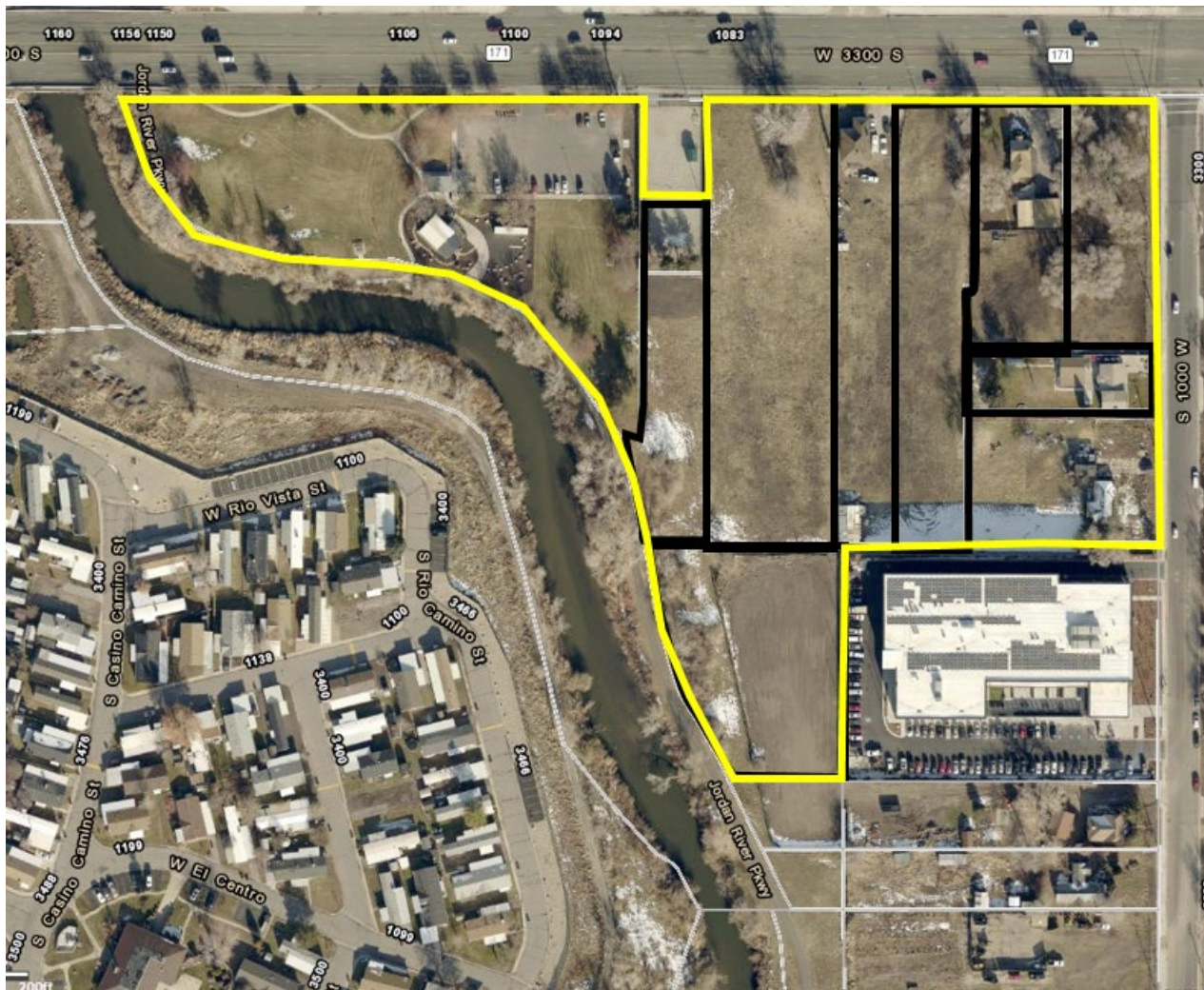


Figure 2: Existing Zone

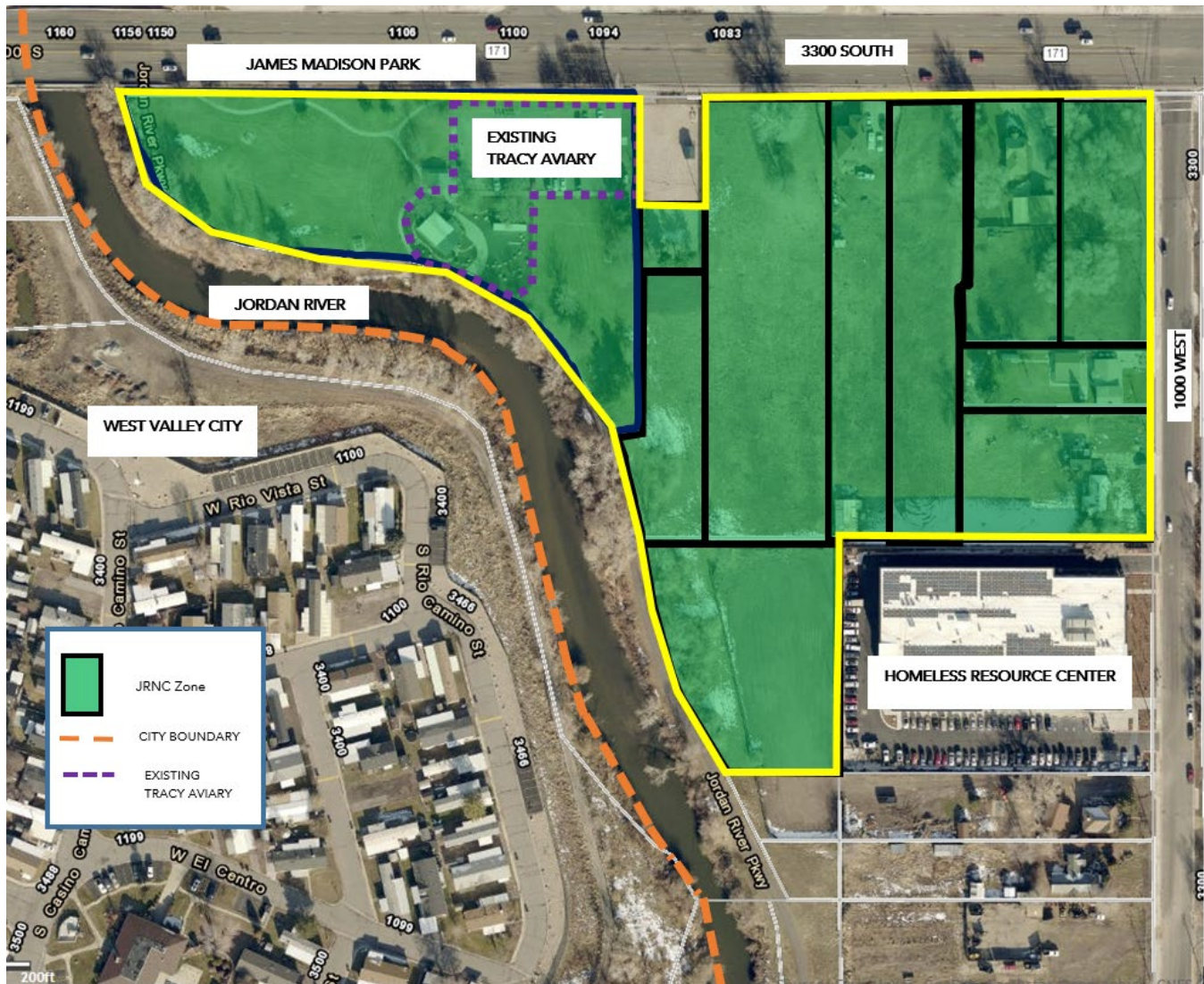
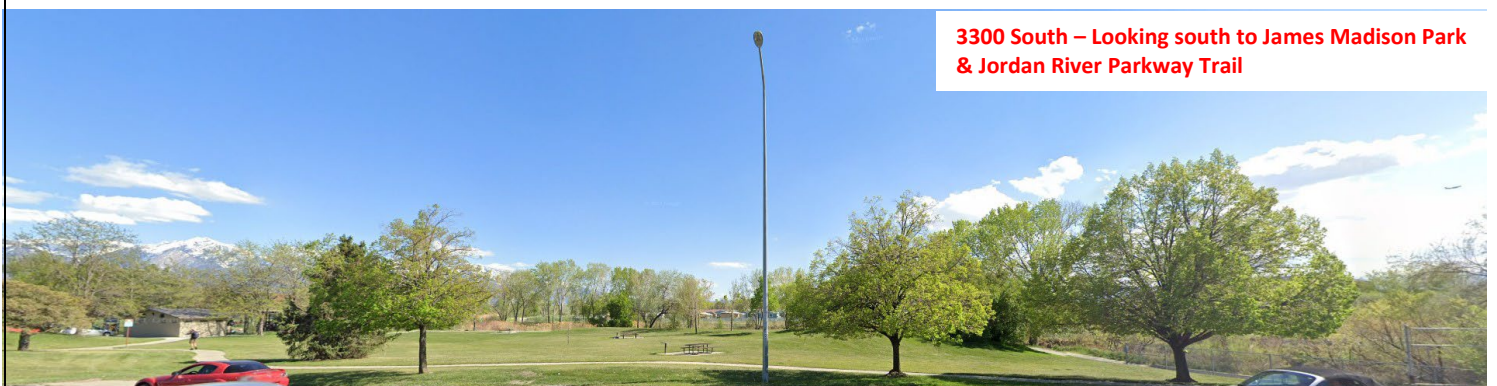
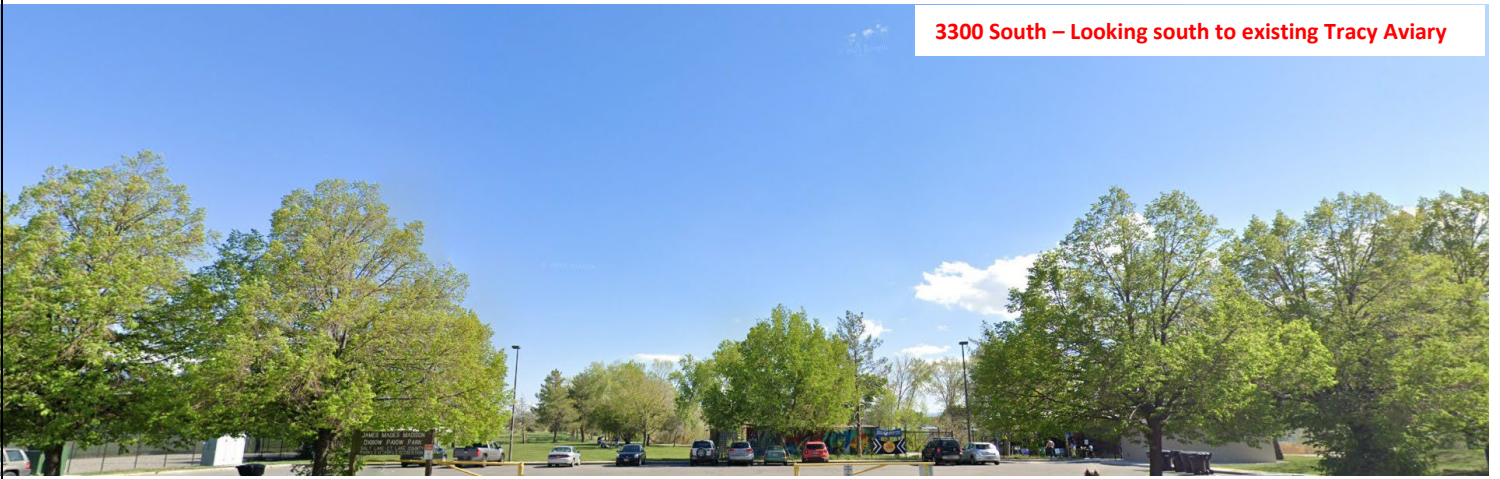


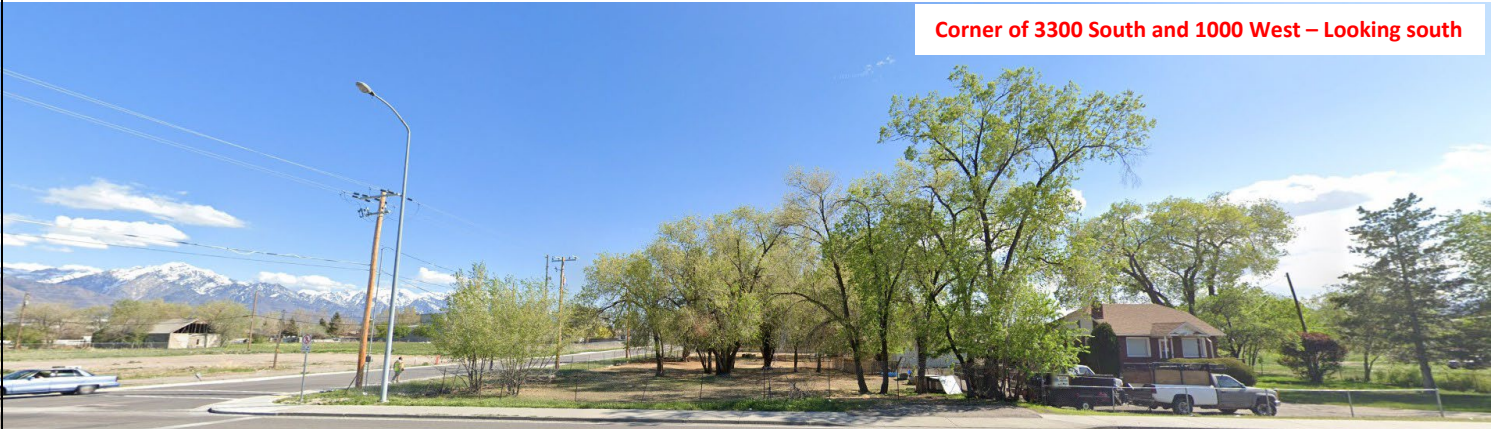
Figure 4: Existing Site Conditions



3300 South – Looking south to existing Tracy Aviary



Corner of 3300 South and 1000 West – Looking south



Photos from Site Visit

Current security gate on eastern entrance of Tracy Aviary Jordan River Nature Center



**Corner of parking lot and Dominion Energy Parcel
from Jordan River Trail**



**Looking southwest to Homeless Resource Center
from Jordan River Trail**



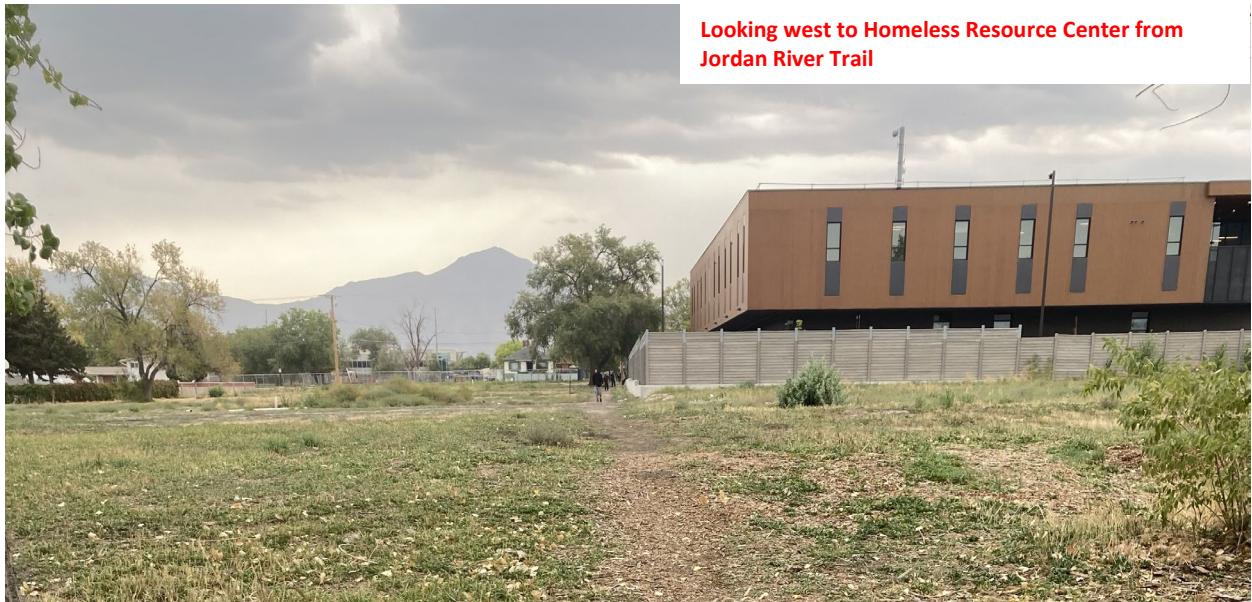


Figure 5: Proposed Elevations



Visitor's Center – Conceptual Rendering



Large Pavilion – Conceptual Rendering



Eco-Learning Lab – Conceptual Rendering



Animal Barn and Service Area – Conceptual Rendering

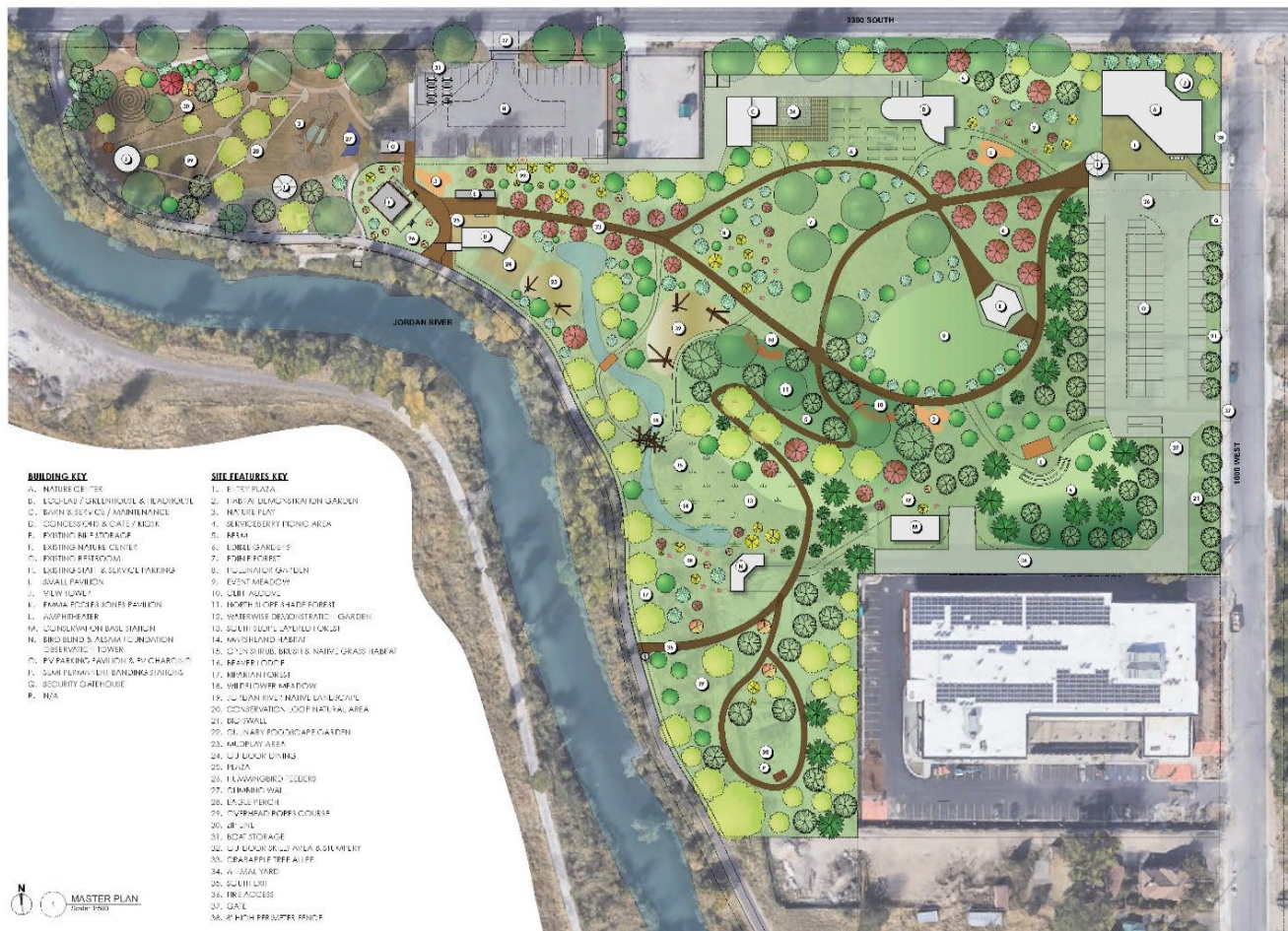


Observation Tower and Wildlife Viewing Blind – Conceptual Rendering



Conservation Station – Conceptual Rendering

Figure 6: Applicant's Conceptual Site Plan ****Final Plat in attachments****



CONCEPTUAL MASTERPLAN
02.22.22

TRACY AVIARY'S
JORDAN RIVER NATURE CENTER

***SITE PLAN IS CONCEPTUAL – SUBJECT TO TECHNICAL REVIEW**

Figure 7: ALTA Survey

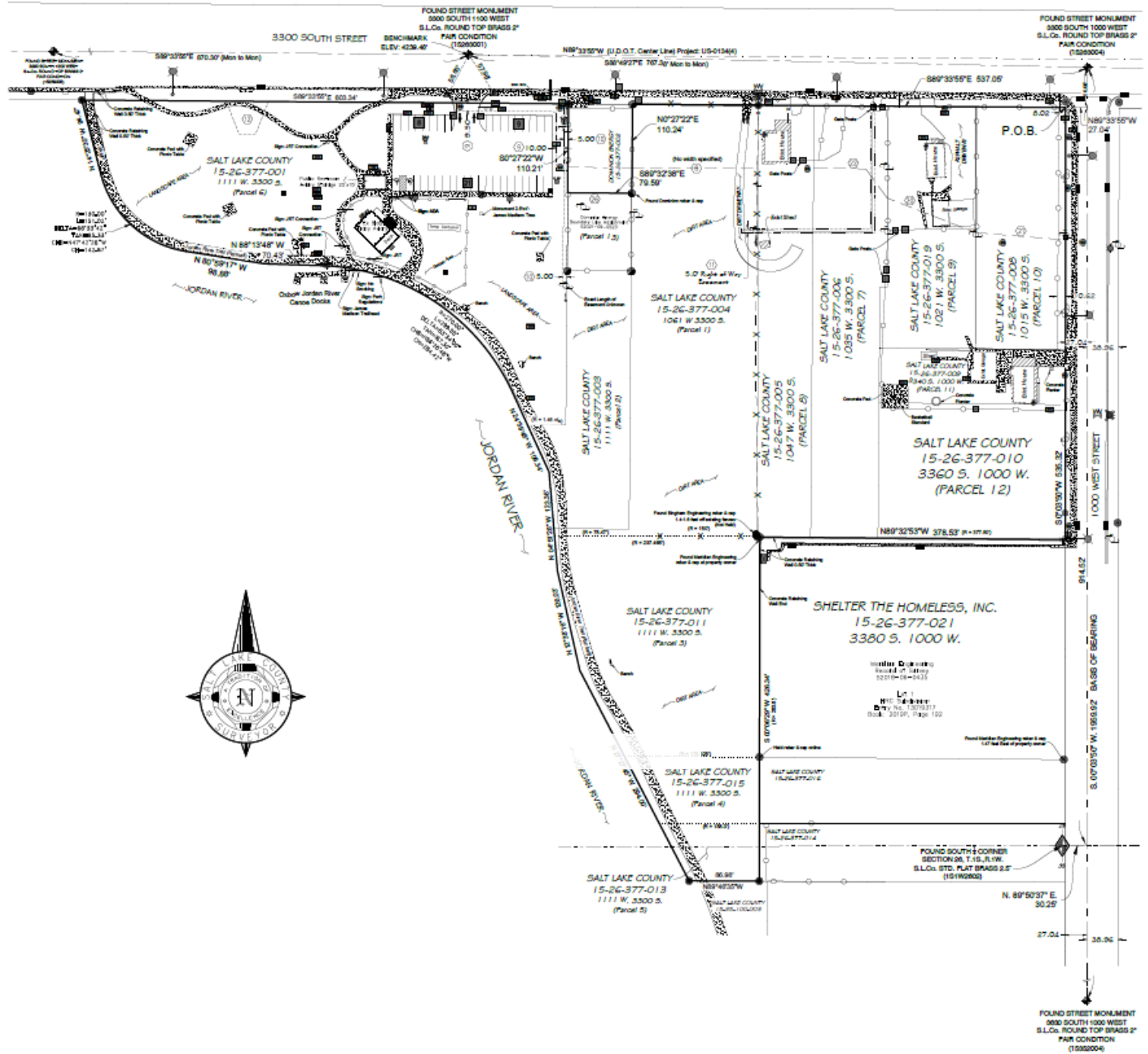
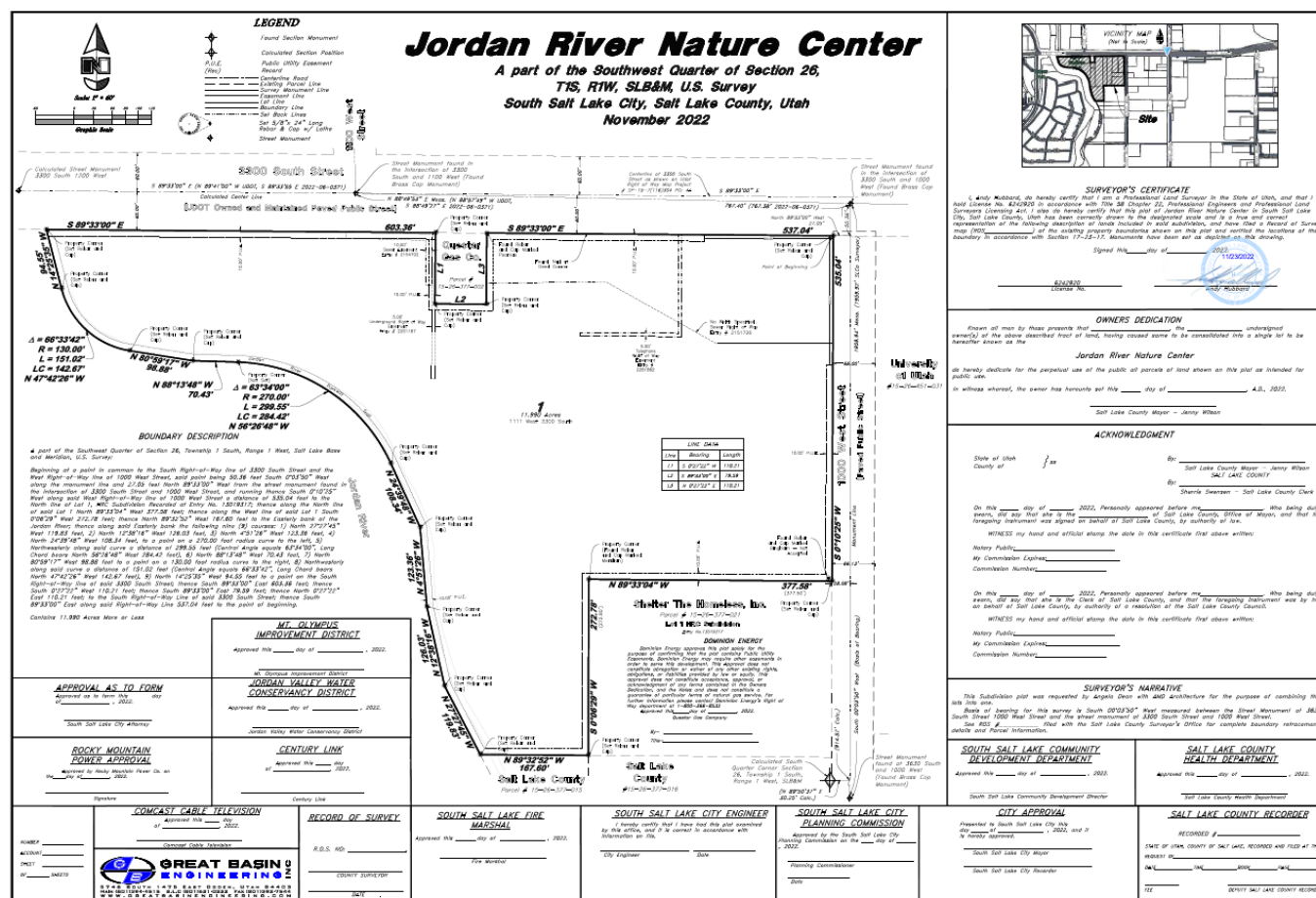


Figure 8: Final Plat



PLANNING COMMISSION AUTHORITY:

17.11.030. Land use authority designations.

Pursuant to state law, the following administrative land use authority designations are made:

- A. **Planning Commission.** The planning commission is the land use authority on issues of: subdivision and subdivision plat approval, vacating, altering or amending a Subdivision Plat; Conditional Use permit Applications; design review for Building Heights as established in this Title; design review for projects on Parcels where any portion of the Parcel abuts any residential district; and the issuance of a Building or demolition permit in a Historic and Landmark district.

GENERAL PLAN CONSIDERATIONS:

Community Values Goal 4. Enhance community pride and identity.

Analysis: The proposed project will improve the streetscape along both 3300 South and 1000 West. It will also add a valuable amenity unique to this community.

Parks, Recreation, & Open Space Goal 1. Increase the number and acreage of parks, open space, and recreation amenities to serve current and future residents.

Analysis: The proposed project will increase the open space available to residents, and will add recreation amenities that are unique to this site.

Parks, Recreation, & Open Space Goal 3. Continue to provide equitable access to city programs and amenities for all residents.

Analysis: The proposed project will add amenities and open space to one of only two parks located west of I-15 in South Salt Lake.

Jordan River Commission Best Practices for Riverfront Communities, Introduction. Open space in the vicinity of the river can act as a buffer between natural areas and development. These actively managed areas have potential to improve the overall function and quality of the Jordan River, including enhancing native vegetation and improving stormwater management. These improvements will not only enhance recreation and scenic value of the area, but also provide valuable ecosystem services.

Analysis: The proposed project will primarily consist of open space and will both act as a natural buffer and provide ecosystem services.

Jordan River Commission – Best Practices for Riverfront Communities, Recreation Goal 3. Integrate active recreation that maintains river function and wildlife. Integrating recreational areas into natural systems can help improve urban runoff, infiltrate rainwater, and improve flood management while also providing contact with nature and beautiful landscapes.

Analysis: The proposed project will integrate native species, which will contribute to a sense of place and help reduce contaminants into the Jordan River.

ORDINANCE ANALYSIS

Ordinance	Finding	Notes / Insufficiency
Title 17 – Land Use		
17.10.140 – Subdivision Development Lot Standards		
A. All Final Plats shall result in the creation of compliant Lots and Building sites.	The proposed new lot will be compliant with South Salt Lake standards.	
B. Frontage on public street	The proposed development will front on 3300 South and 1000 West. Access is proposed to come from 1000 West and 3300 South.	
C. Street right-of-way shall be separate and distinct from subdivided lots.	The lot is separate from the Right of Way and development is to take place within the property lines and applicable setbacks.	
D. Minimum area and dimensions shall conform.	There is no acreage requirement in the Tracy Aviary's Jordan River Nature Center zone. The proposed lot is 11.99 acres. This is sufficient to accommodate circulation, access, and landscape buffers.	
E. Side boundary lines shall be at right angles to the street.	All newly created side boundary lines are at right angles to all adjacent streets.	
F. Side boundary lines of lots shall be radial to center of a Cul-de-Sac	Not Applicable	
G. Corner lots for residential uses shall be platted wider than interior lots	Not applicable	
H. Lots shall not be divided by City boundary	All existing and proposed parcels are located within South Salt Lake City.	
I. Double frontage residential lots	Not applicable	

J. Minimum separation between structures	This site has been designed to allow for minimum separations between structures.	
K. Side lot lines shall be at right angles to street lines	The newly created side lot lines are at a right angle to street lines.	
L. Dimensions of Corner Lots shall be large enough to allow for erection of Buildings	The final site plan indicates sufficient size to allow for erection of buildings.	
M. Depth and width of properties shall be adequate to provide for off-street parking and loading facilities	The final site plan provides adequate off-street parking.	
N. New Single-Family lots shall not front on an Arterial or Collector Street	Not applicable	
O. If Access from an Arterial or Collector Street is necessary for new adjoining lots, such lots shall be served by separate local street	The primary access point will be from 1000 West. Employee access will be from an existing entrance on 3300 South.	
P. Driveways shall be designed and arranged to avoid vehicles backing onto Streets	There is ingress and egress provided from both 1000 West and 3300 South. Neither entrance will force vehicles to back onto streets.	
Q. Lots shall be laid out to provide positive drainage away from all buildings.	Per the Engineering review, there is positive drainage away from all buildings.	
17.10.150 – Subdivision Layout Requirements		
A. Frontage on and Arrangement to Improved Roads	No dedications are required.	
17.10.160 – Drainage and Storm Sewers		
A. Location. Upon recommendation of City Engineer, applicants may be required to carry away by pipe or open channel any spring or surface water that may exist either previously to or as a result of the subdivision.	Not applicable per Engineering review.	
B. Adequate underground stormwater systems shall be constructed and maintained.	Per the engineering review, there is an adequate underground stormwater system.	
C. Accommodation of Upstream Drainage Areas.	Not applicable	
D. Adequate storm / flood water drainage will be provided to an approved drainage watercourse or facility with capacity.	Per the engineering review, there is adequate storm or flood water drainage.	
E. Areas of poor drainage shall be remediated as applicable.	The submitted soils report indicates a water table at approximately 8.1 feet on the subject site. Sufficient drainage is provided per Engineering review.	

F. Flood plain areas shall be preserved upon recommendation of City Engineer when necessary for the health, safety, or welfare of the population of the area.	Parts of this site include flood plain areas.	The SSL City Engineer will review this before the final plat is approved.
17.10.170 – Water Facilities		
A. Applicant shall extend public culinary water supply-system for the purpose of providing an adequate water-supply to the Plat	There is currently adequate water supply provisions per SSL Engineering review.	
B. Applicant shall install adequate water facilities including fire hydrants.	The site already has adequate water facilities including fire hydrants per the SSL Fire Marshal.	
C. Fire flow shall be approved by the Fire Marshal.	A fire flow test was performed and the results were reviewed by the Fire Marshal. The Fire Marshal has reviewed and approved all proposed fire flow rates.	
D. Water main extensions shall meet the City's standards.	Not applicable.	
E. A determination shall be made as to location or extent of facilities to be maintained by South Salt Lake City, if any.	Not applicable. There are no facilities at this location to be maintained by South Salt Lake City.	
F. Fire hydrants required for all plats.	The site already has adequate fire hydrants per the SSL Fire Marshal.	
17.10.180 – Sewer Facilities		
A. Applicant shall install sanctuary sewer facilities in a manner prescribed by the applicable sanitary sewer authority.	A will serve letter has been submitted from Mt. Olympus Improvement District.	
B. Sanitary sewer facilities shall connect with the public sanitary sewer at sizes required by the sanitary sewer authority.	A will serve letter has been submitted from Mt. Olympus Improvement District.	
17.10.190 – Utilities		
A. Utility facilities shall be located underground in new subdivisions.		This will be evaluated by the SSL City Engineer at the time of permit submission.
B. Easements centered on Rear Lot Lines shall be provided for private and municipal utilities; such easements shall be at least 10' wide.	All utilities already have easements.	
17.10.200 – Sidewalks, Trails and Bike Paths		
A. Subdivision shall comply with the applicable road profile.	Both 3300 South and 1000 West comply with the applicable road profiles.	

B. Trails, pedestrian paths, and bike paths shall relate appropriately to topography.	Public and internal pathways relate appropriately to topography on the site and comply with South Salt Lake code.	
C. Trails, pedestrian paths, and bike paths shall be provided in accordance with the Trails Master Plan.	This development is adjacent to the Jordan River Trail and will not affect that trail.	
17.10.210 – Nonresidential Subdivisions		
A. Proposed industrial Parcels shall be suitable in Area and dimensions to the types of industrial Development anticipated.	Not applicable.	
B. Street Rights-of-Way subbase, pavement width, and pavement depth shall be adequate to accommodate the type.		This will be reviewed by the SSL Engineering Department prior to final plat approval.
C. Every effort shall be made to protect adjacent residential Areas from potential nuisance from a proposed commercial or industrial Subdivision.	The applicant has submitted a fencing plan that has been approved by South Salt Lake.	

STAFF RECOMMENDATION:

Based upon the information submitted in the application, supporting documentation, and analysis of the relevant code sections and general plan goals, Staff recommends the Planning Commission move to approve, with conditions, the final subdivision plat amendment and proposes the following findings of fact and conclusions of law and conditions of approval:

Findings of Fact:

1. The subject properties, located at 1015 West 3300 South, 1021 West 3300 South, 1035 West 3300 South, 1047 West 3300 South, 1061 West 3300 South, 1111 West 3300 South, 3340 South 1000 West, 3360 South 1000 West, consist of ten separate lots.
2. All ten lots are located in the Tracy Aviary's Jordan River Nature Center (JRNC) zone.
3. The proposed subdivision will consolidate ten existing lots located at 1015 West 3300 South, 1021 West 3300 South, 1035 West 3300 South, 1047 West 3300 South, 1061 West 3300 South, 1111 West 3300 South, 3340 South 1000 West, 3360 South 1000 West.
4. The proposed subdivision will create one lot that will be 11.99 acres in size.
5. The property owner is applying for the subdivision to construct a nature center.
6. The proposed development will be located in the JRNC land use district.
7. The proposed building falls into the Nature Center land use category.
8. The Nature Center use is a permitted land use in the JRNC zone.
9. The subject property currently consists of James Madison Park, the Tracy Aviary Nature Center Pilot Project Area, vacant land, portions of un-programmed Jordan River corridor and four single family homes.
10. The proposed lot will be served by existing and new vehicular and pedestrian access points on 3300 South and 1000 West.
11. Staff has reviewed this subdivision for compliance with SSL Municipal Code Section "17.10.140 Subdivision Development Lot Standards" and found that this subdivision is compliant with this section, as outlined above.

12. Staff has reviewed this subdivision for compliance with SSL Municipal Code Section "17.10.150 Subdivision and Condominium Plat Layout Requirements" and found that this subdivision is compliant with this section, as outlined above.
13. Staff has reviewed this subdivision for compliance with SSL Municipal Code Sections 17.10.160, 17.10.170, 17.10.180, 17.10.190, 17.10.200, and 17.10.210, and found that this subdivision is compliant with those sections, as outlined above.

Conclusions of Law:

1. The subdivision, as specifically conditioned below, is consistent with the South Salt Lake City General Plan.
2. The subdivision, as specifically conditioned below is compatible in use, scale, and design with the allowed uses in the JRNC zone.
3. The subdivision as specifically conditioned below, does not compromise the health, safety, or welfare of: Persons employed within or using the proposed development; Those residing or working in the vicinity of the proposed use or development; or Property or improvements in the vicinity of the proposed use or development.
4. The subdivision, as specifically conditioned below does not impose disproportionate burdens on the citizens of the city.

Conditions of Approval:

1. The applicant will continue to work with City staff to make all technical corrections necessary prior to recording;
2. Prior to plat recordation and any additional development of the subsequent lot, the applicant must provide city staff the final plat mylar to include notarized signatures of owners' consent to dedication; obtain signatures of all entities indicated on the subdivision plat attached hereto;
3. The applicant shall complete (or post an adequate improvement completion assurance), warrant and post required warranty assurance for all required landscaping and public infrastructure improvements;
4. The applicant shall ensure that all site improvements are installed consistent with the requirements of the South Salt Lake City Municipal Code;
5. The applicant shall dedicate an easement to the City of South Salt for purposes of storm water management practices and ensure the plat includes language of the dedication of such easement, in a form as approved by the City Attorney's Office;
6. The proposed building shall be constructed according to South Salt Lake commercial design standards;
7. The plans shall provide a fencing plan that is constructed according to South Salt Lake commercial design standards;
8. All items of the staff report.

PLANNING COMMISSION OPTIONS:

Option 1: Approval

Move to approve the application by Tim Brown, on behalf of Tracy Aviary for a final subdivision plat amendment for the ten-lot subdivision consolidation of the subject properties located at 1015 West 3300 South, 1021 West 3300 South, 1035 West 3300 South, 1047 West 3300 South, 1061 West 3300 South, 1111 West 3300 South, 3340 South 1000 West, 3360 South 1000 West, with the conditions enumerated in the staff report and on the record.

Option 2: Denial

Move to deny the application by Tim Brown, on behalf of Tracy Aviary for a final subdivision plat amendment for the ten-lot subdivision consolidation of the subject properties located at 1015 West 3300 South, 1021 West 3300 South, 1035 West 3300 South, 1047 West 3300 South, 1061 West 3300 South, 1111 West 3300 South, 3340 South 1000 West, 3360 South 1000 West, for the reasons stated on the record.

Option 3: Continuance

Move to table the decision on the application by Tim Brown, on behalf of Tracy Aviary for a final subdivision plat amendment for the ten-lot subdivision consolidation of the subject properties located at 1015 West 3300 South, 1021 West 3300 South, 1035 West 3300 South, 1047 West 3300 South, 1061 West 3300 South, 1111 West 3300 South, 3340 South 1000 West, 3360 South 1000 West to a date certain to allow the Applicant and Staff time to respond to specific inquiries or concerns raised by the Planning Commission, or to allow the Planning Commission more time to consider the proposal.

Attachments:

1. ALTA Survey
2. Final Subdivision Plat
3. Tracy Aviary Elevations



AMD
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TRACY AVIARY'S JORDAN RIVER NATURE CENTER

KIOSK & PAVILION

1111 WEST 3300 SOUTH, SOUTH SALT LAKE, UTAH

BID SET - NOT FOR CONSTRUCTION

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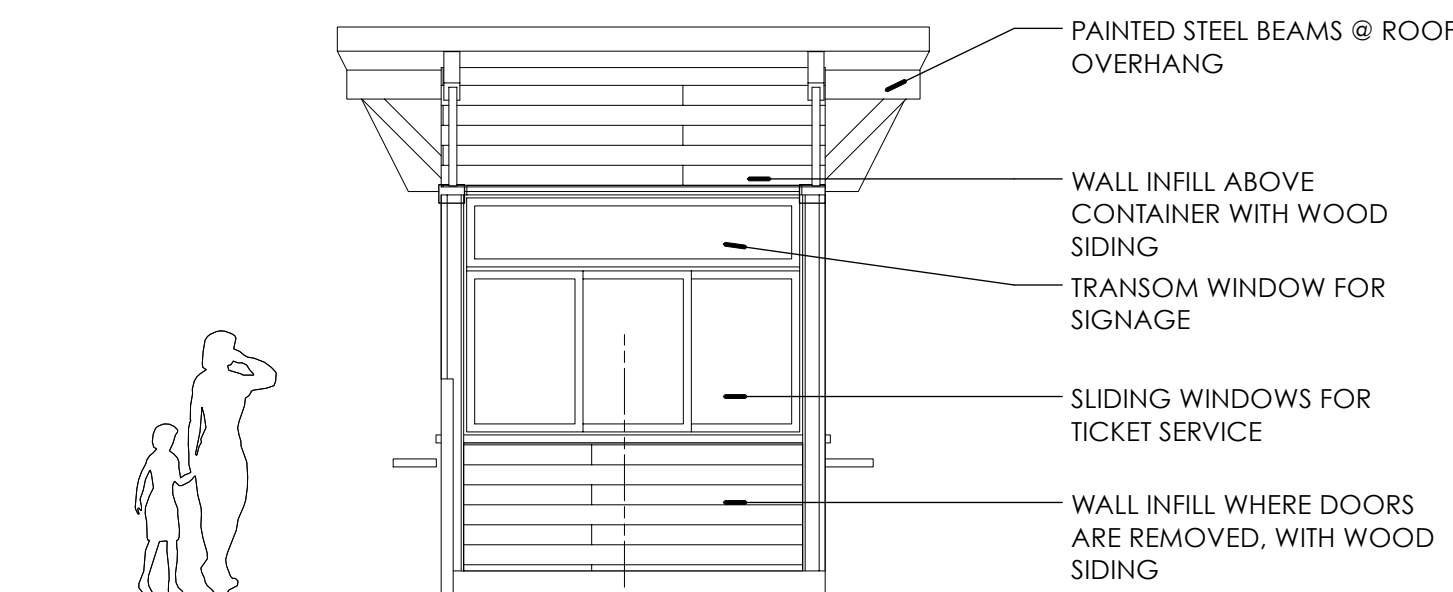
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04.30.22

REVISIONS

KIOSK PLAN,
ELEVATIONS, &
SECTIONS

A1.0

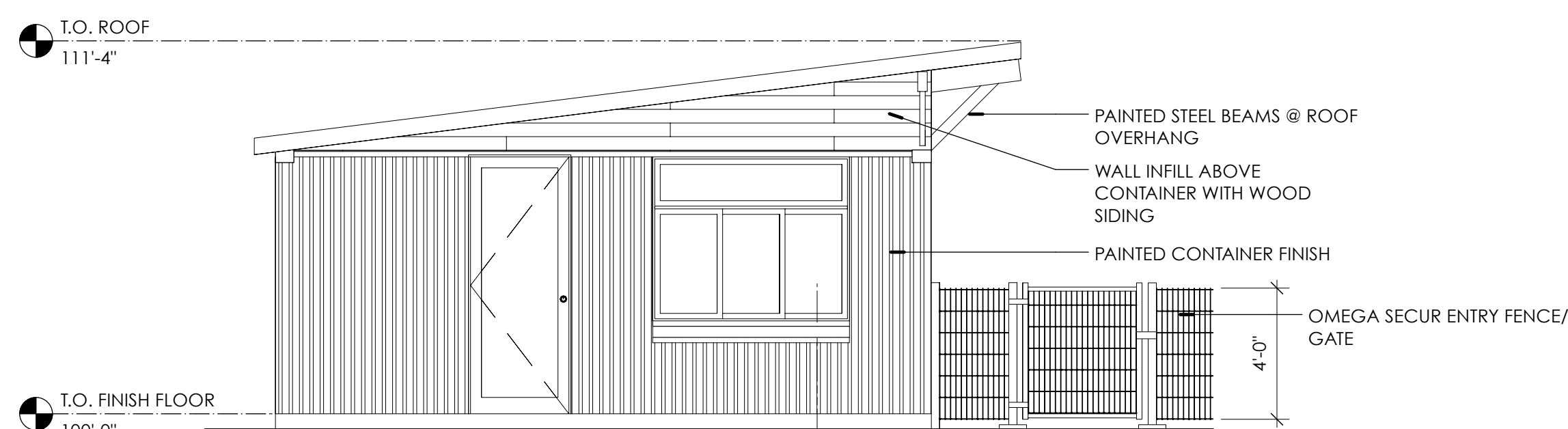


WEST ELEVATION

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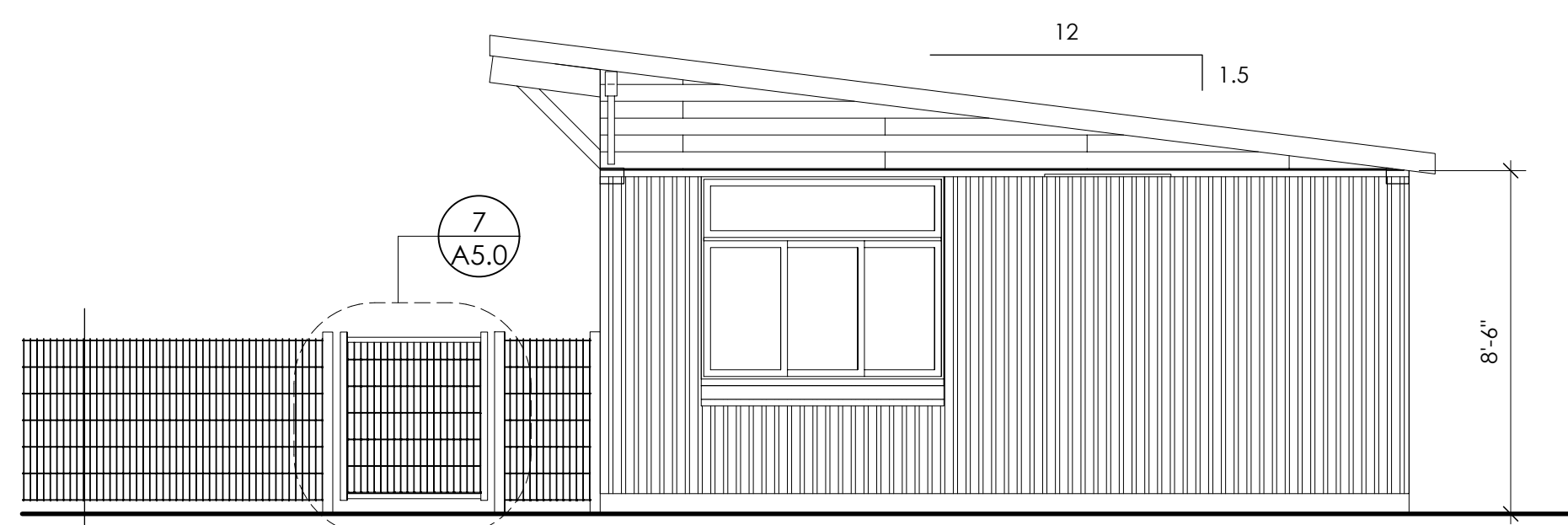
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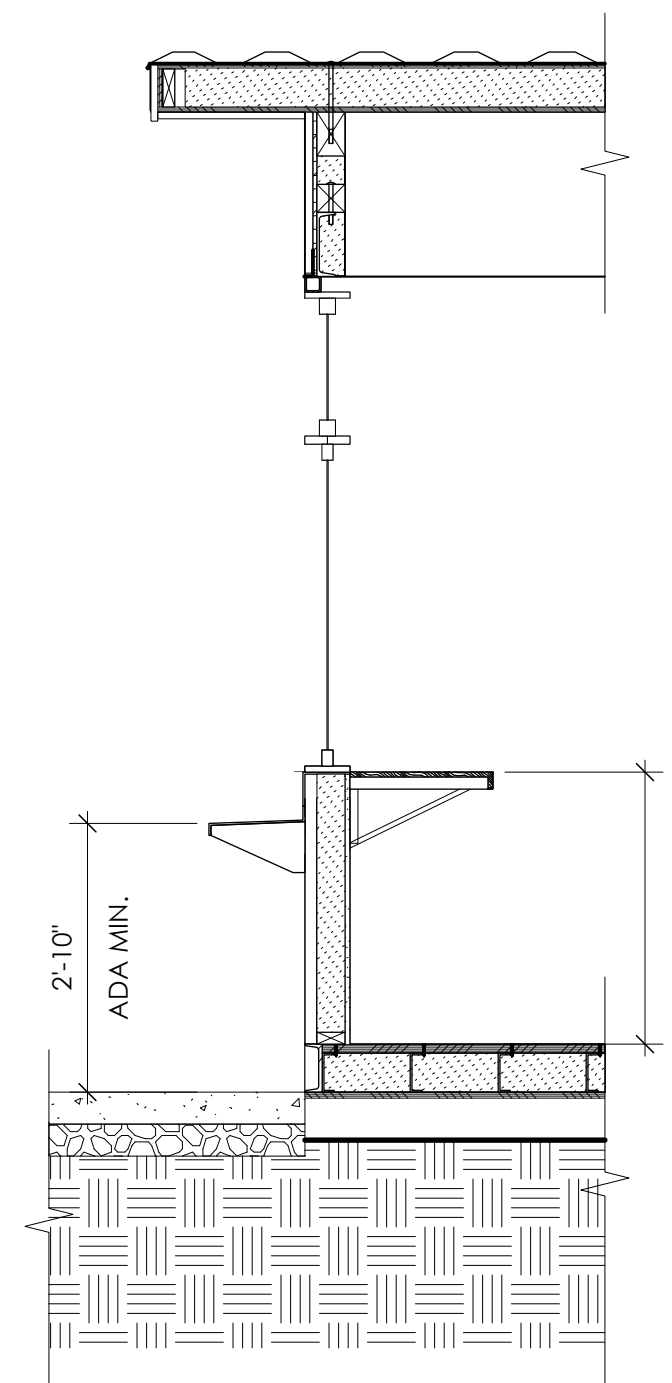
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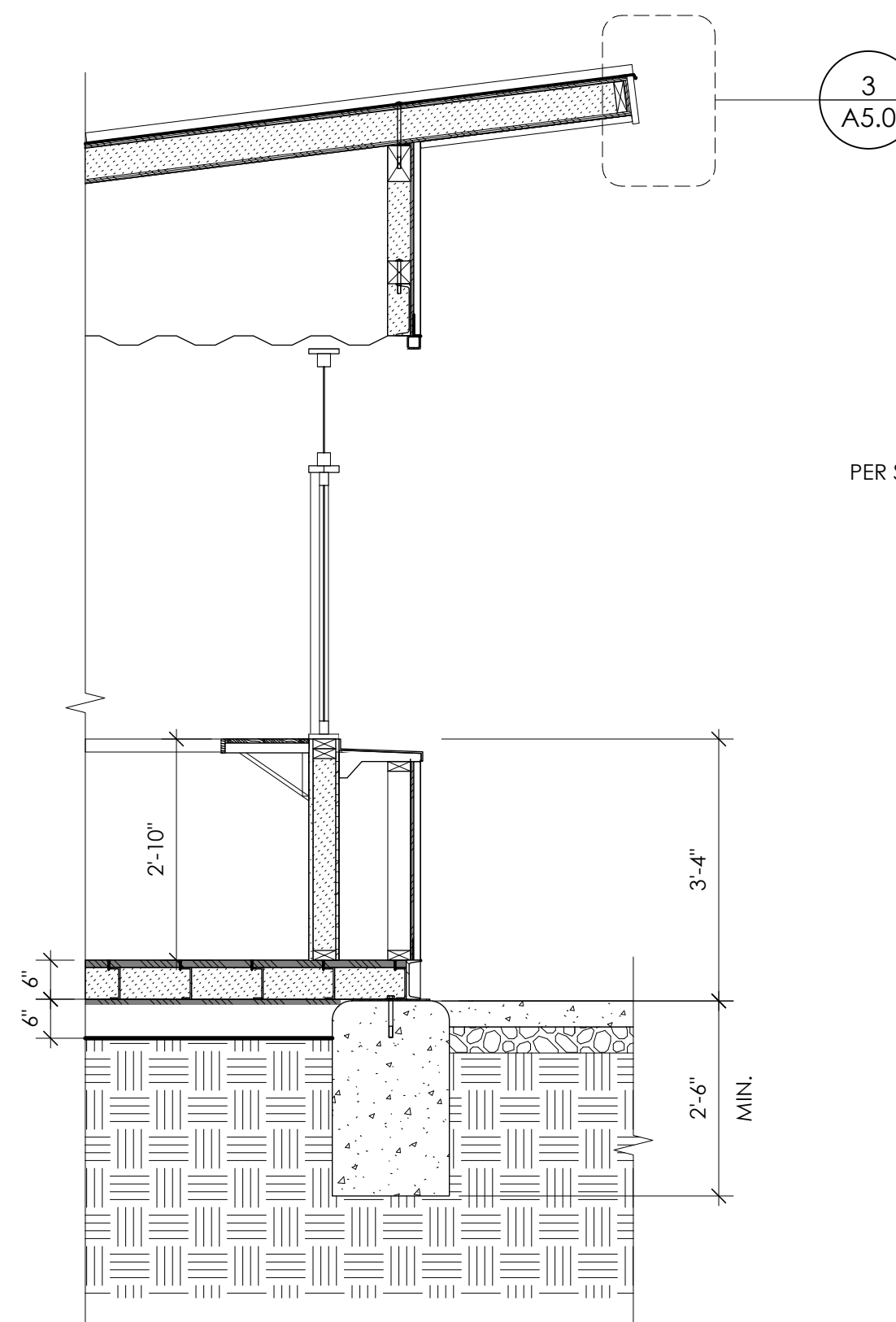
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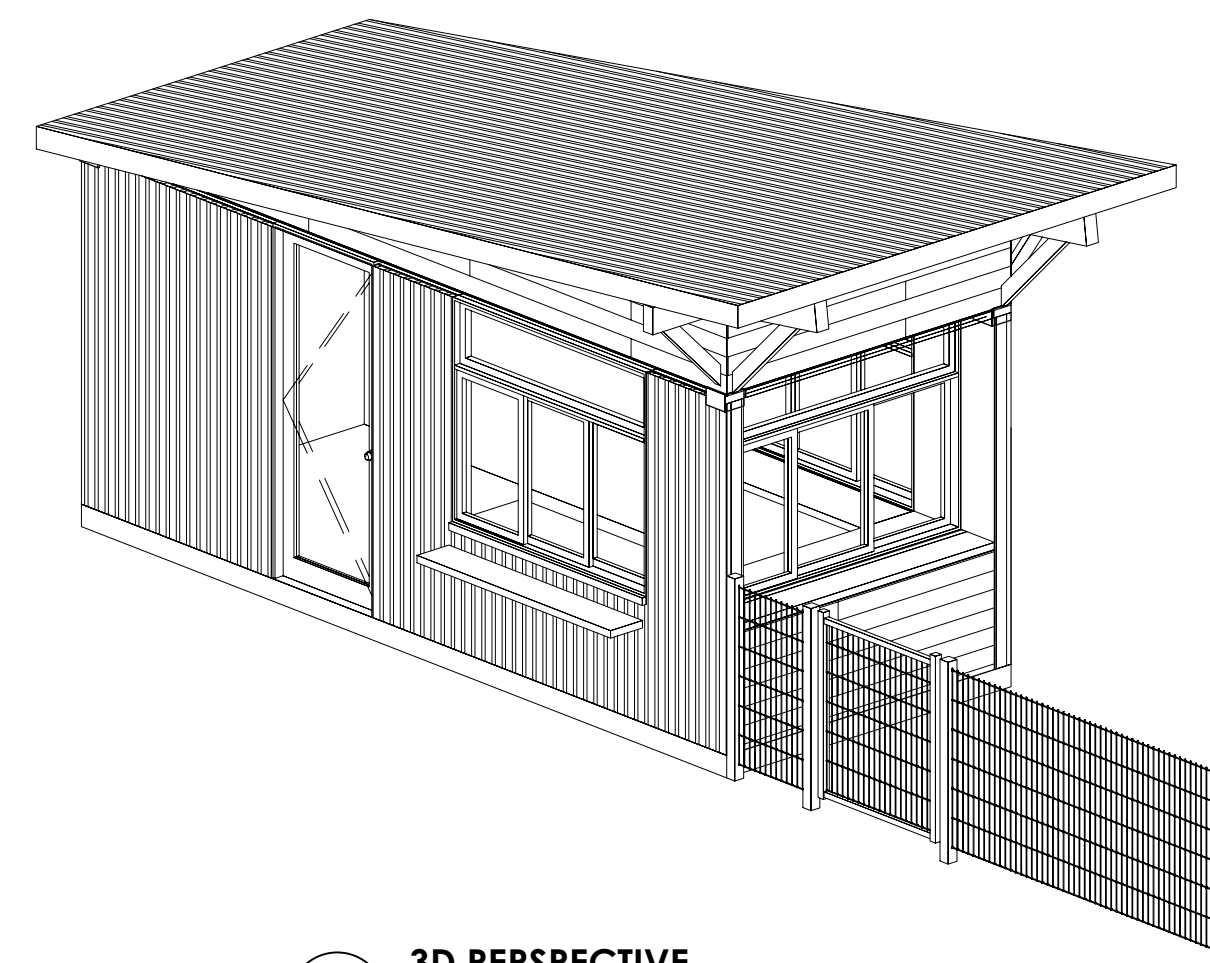
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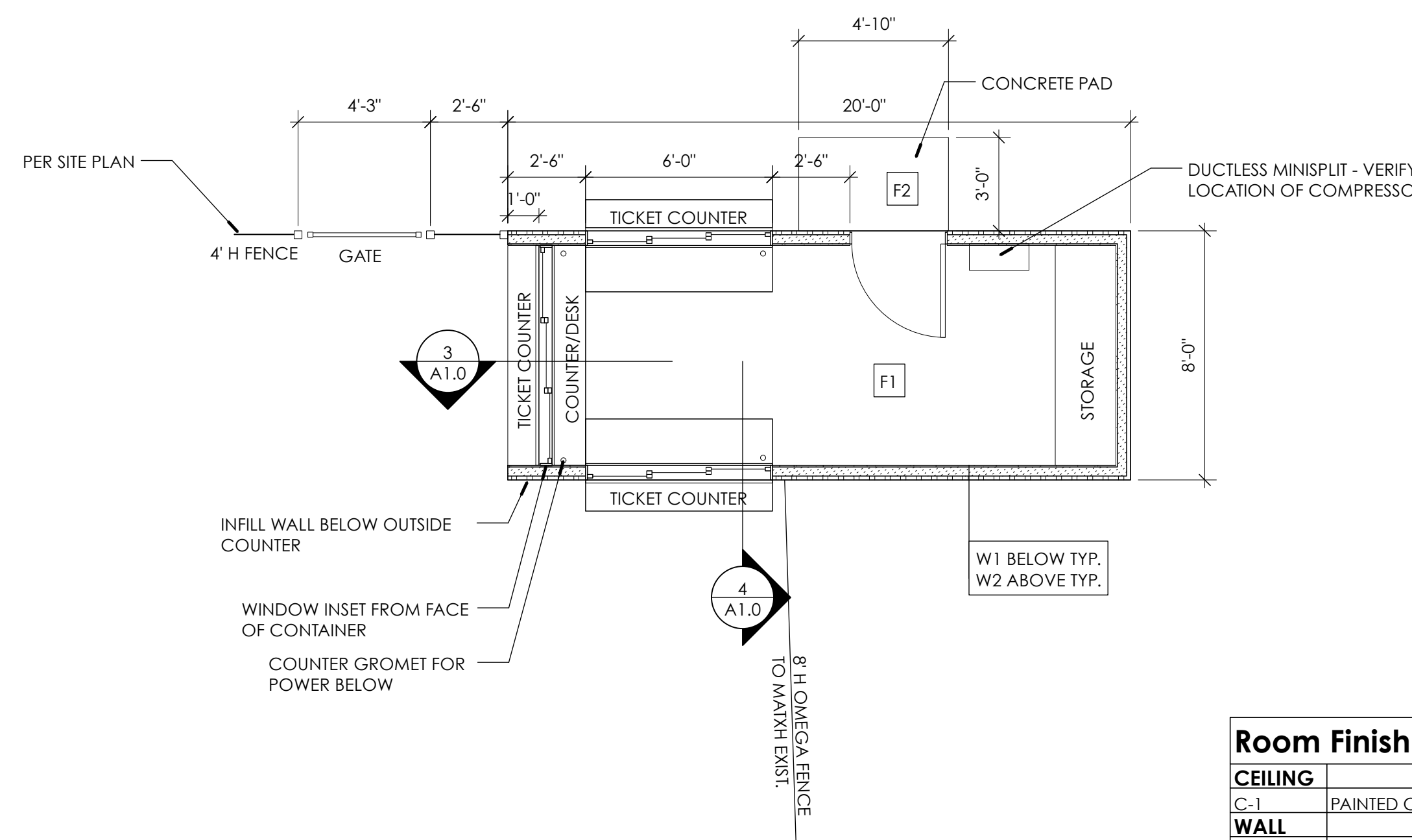
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3D PERSPECTIVE

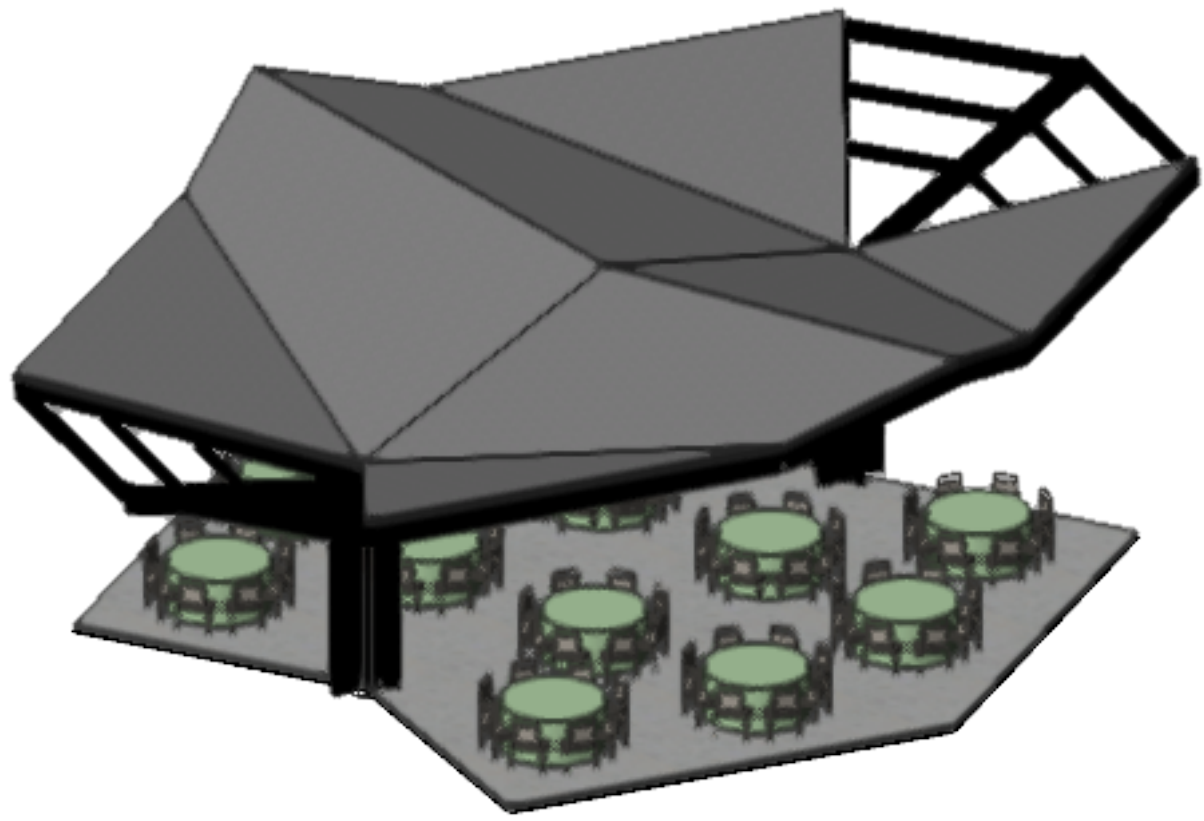
NTS



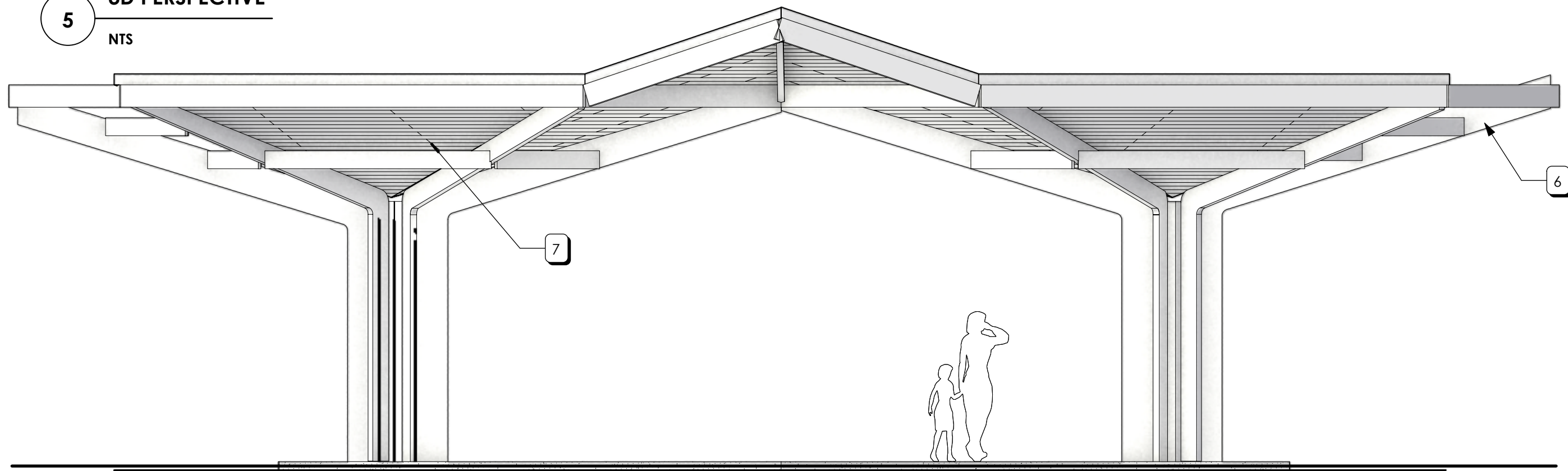
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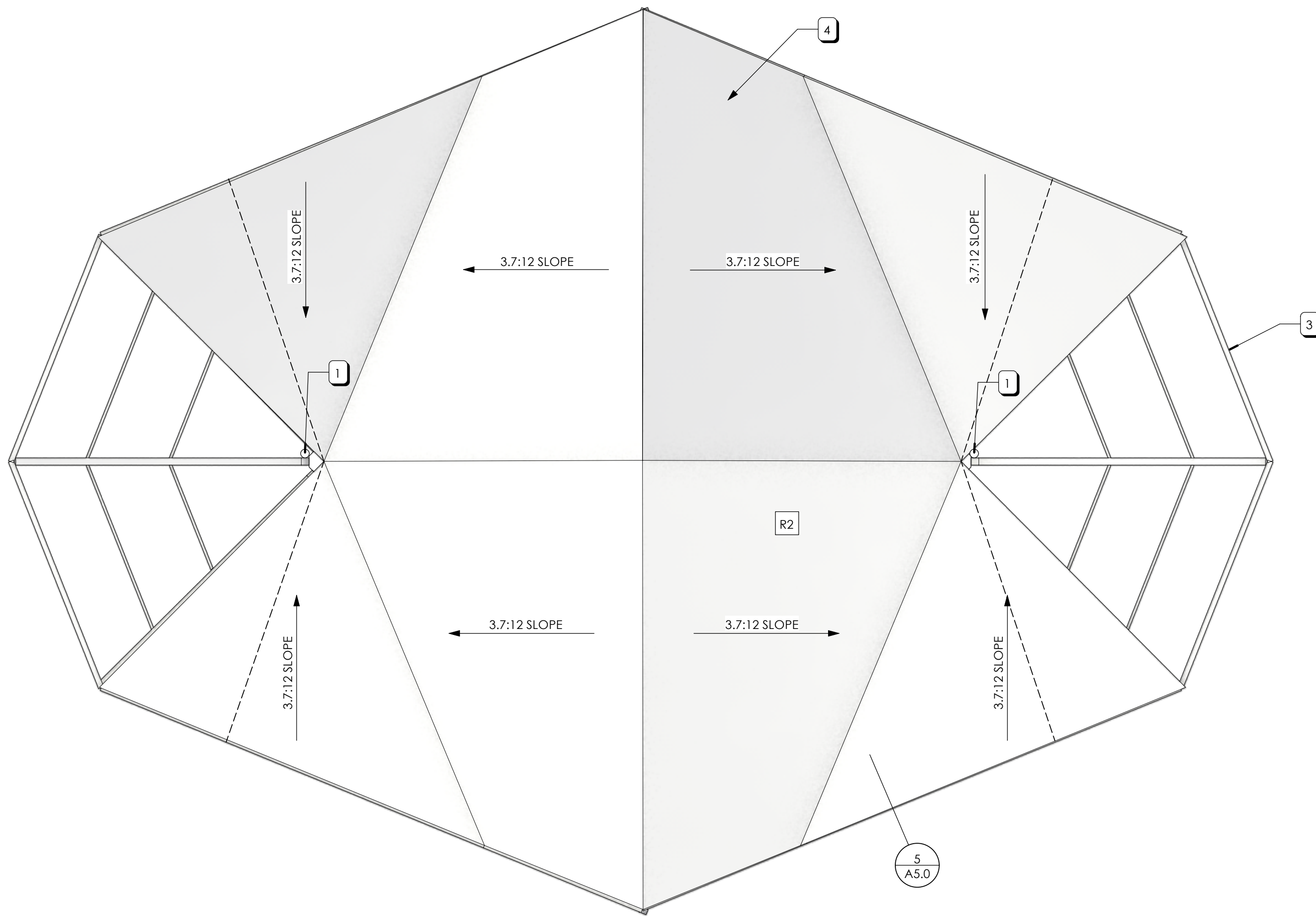
Room Finish Schedule	
CEILING	
C-1	PAINTED CORRUGATED METAL CONTAINER
WALL	
W-1	PAINT SMOOTH GYP. BOARD
BASE & TRIM	
B-1	RUBBER
FLOOR	
F-1	ELASTOMERIC PLYWOOD



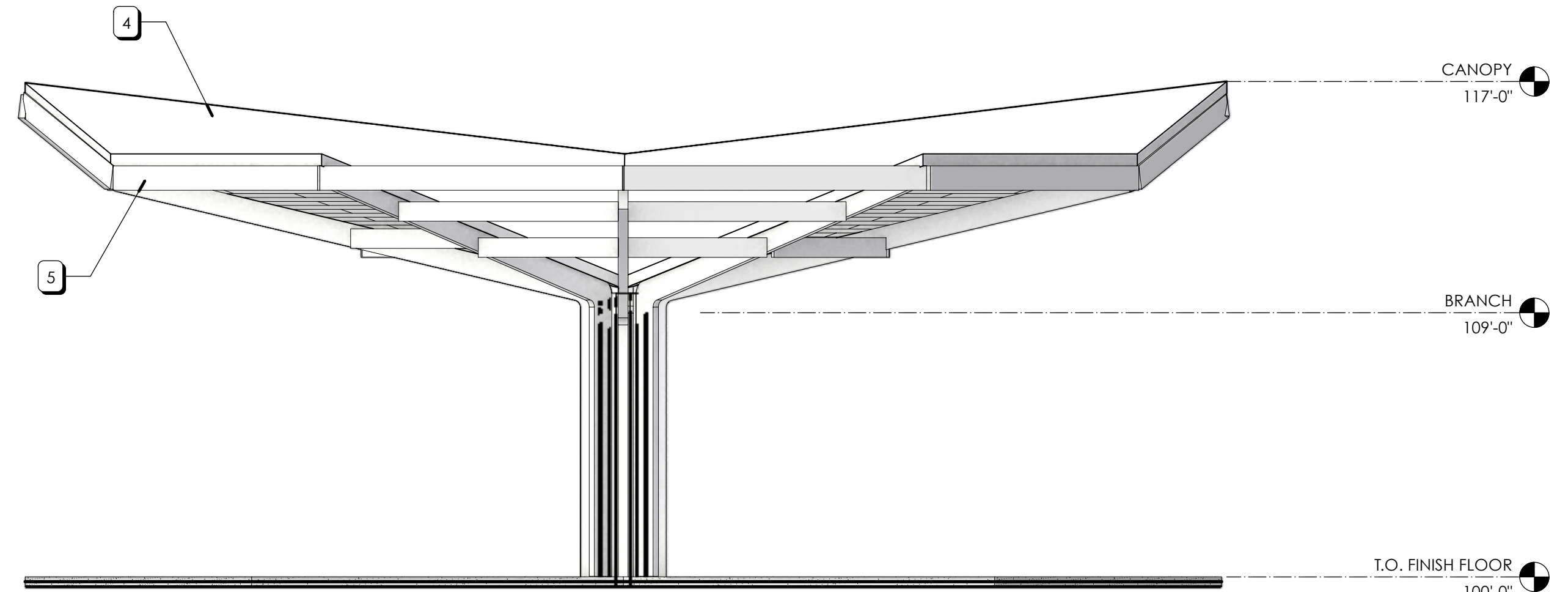
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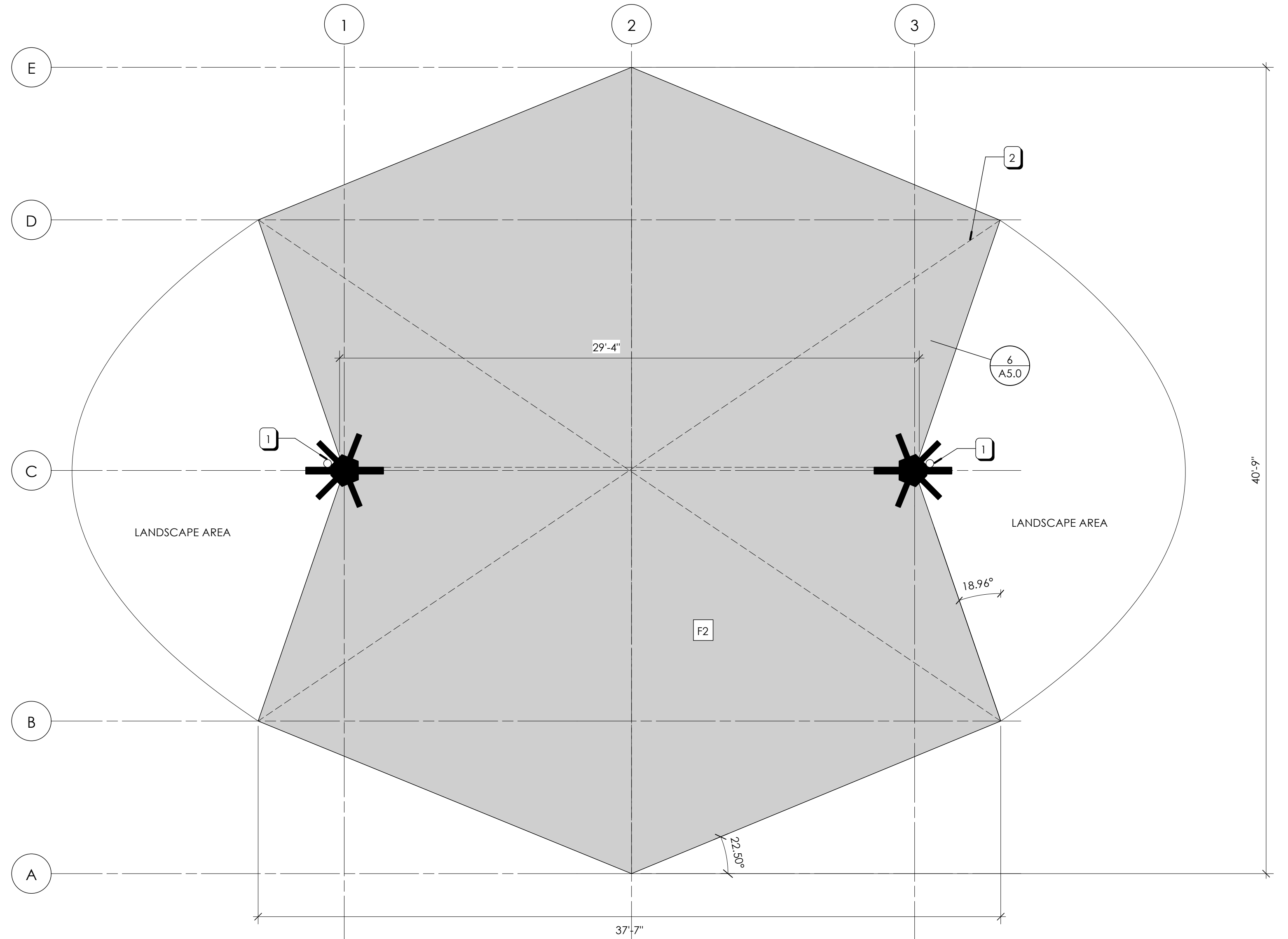
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2 PAVILION ROOF PLAN
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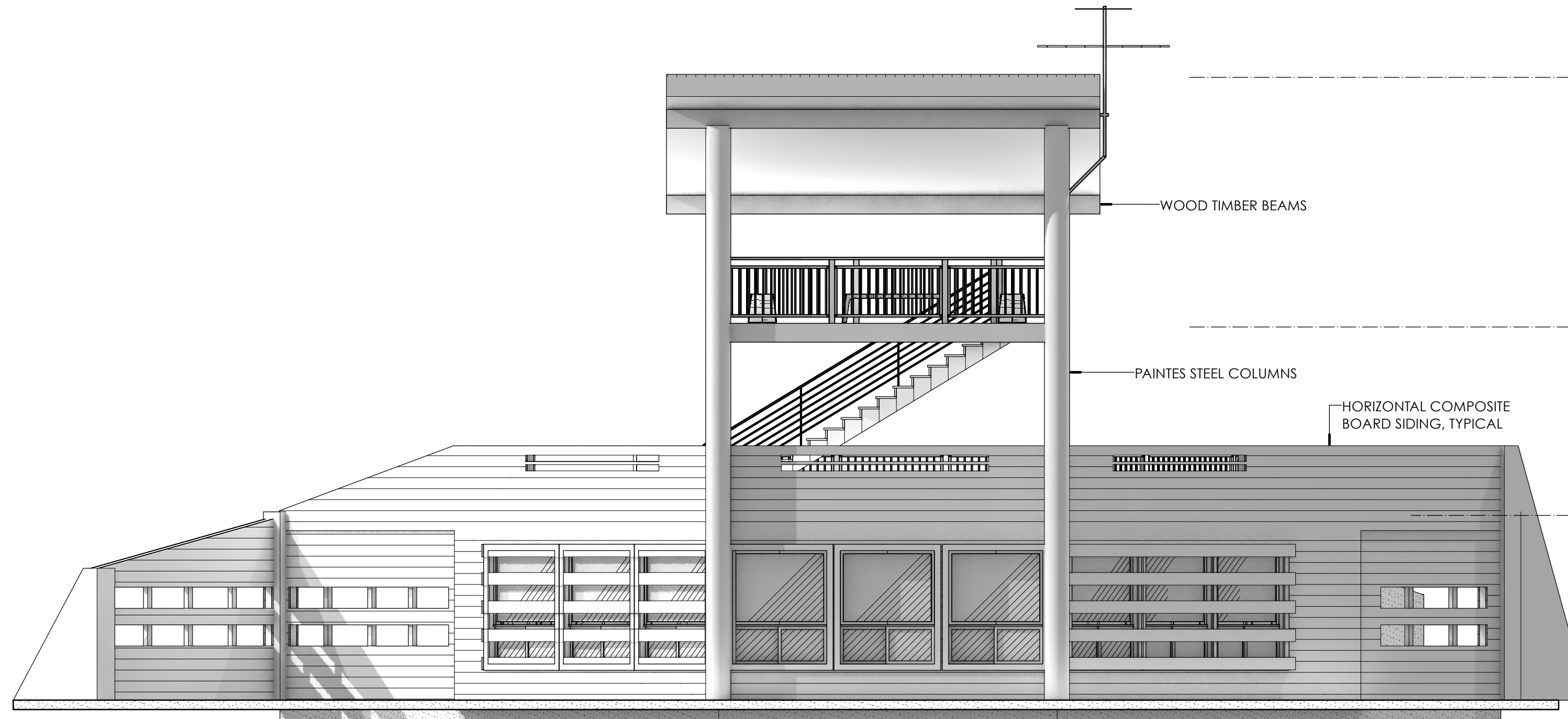
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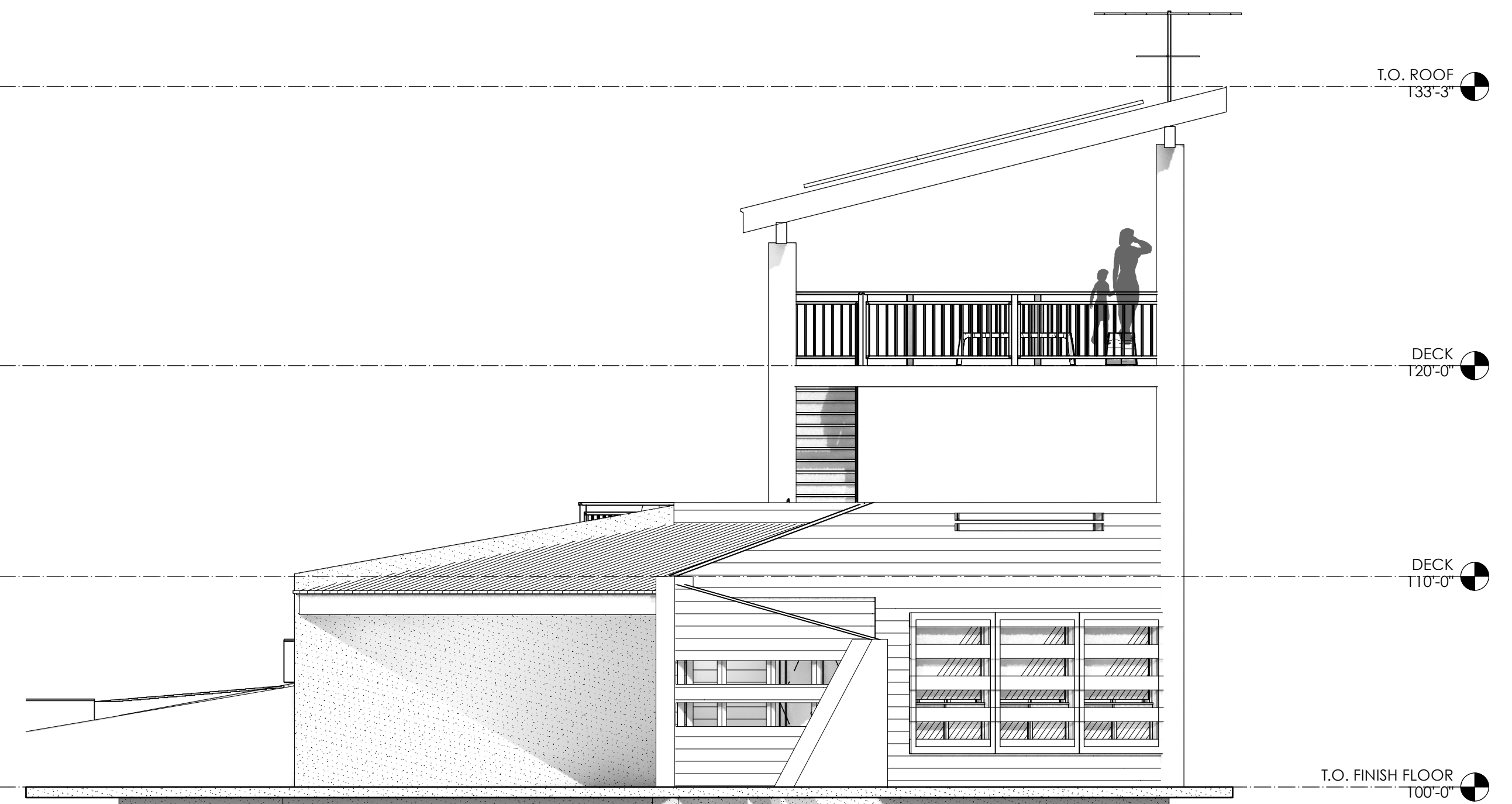
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Scale: 1/4" = 1'-0"

KEYED NOTES

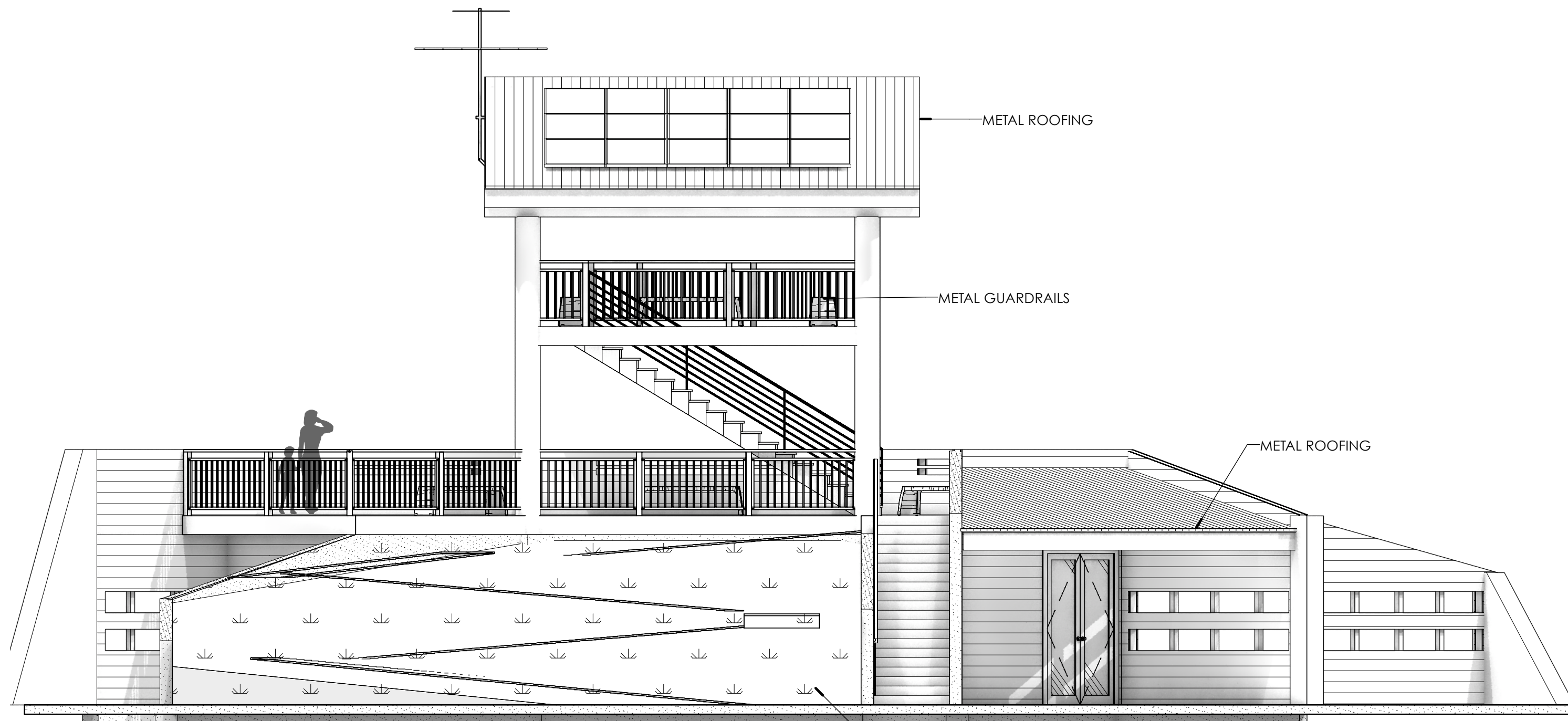
1. DOWNSPOUT TO DISTRIBUTE RAINWATER TO LANDSCAPED AREA
2. CONTROL JOINTS
3. PAINTED STEEL COLOR TBD
4. LOW-SLOPE MEMBRANE ROOFING
5. STEEL STRUCTURE
6. STEEL TRELS
7. T&G WOOD CEILING



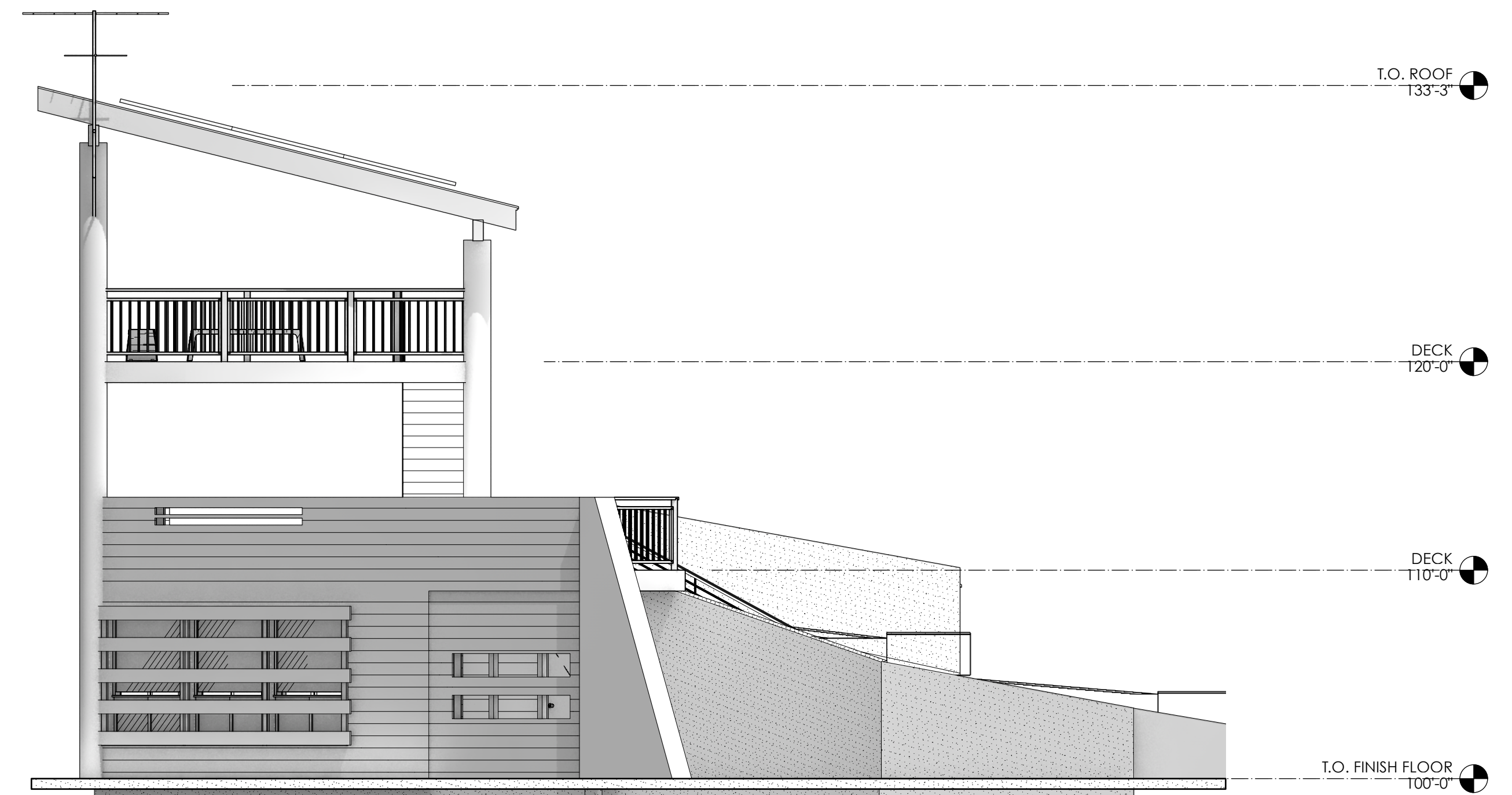
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4 EAST ELEVATION
Scale: 3/16" = 1'-0"



1 SOUTH ELEVATION
Scale: 3/16" = 1'-0"



2 WEST ELEVATION
Scale: 3/16" = 1'-0"



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DATE

07.07.22

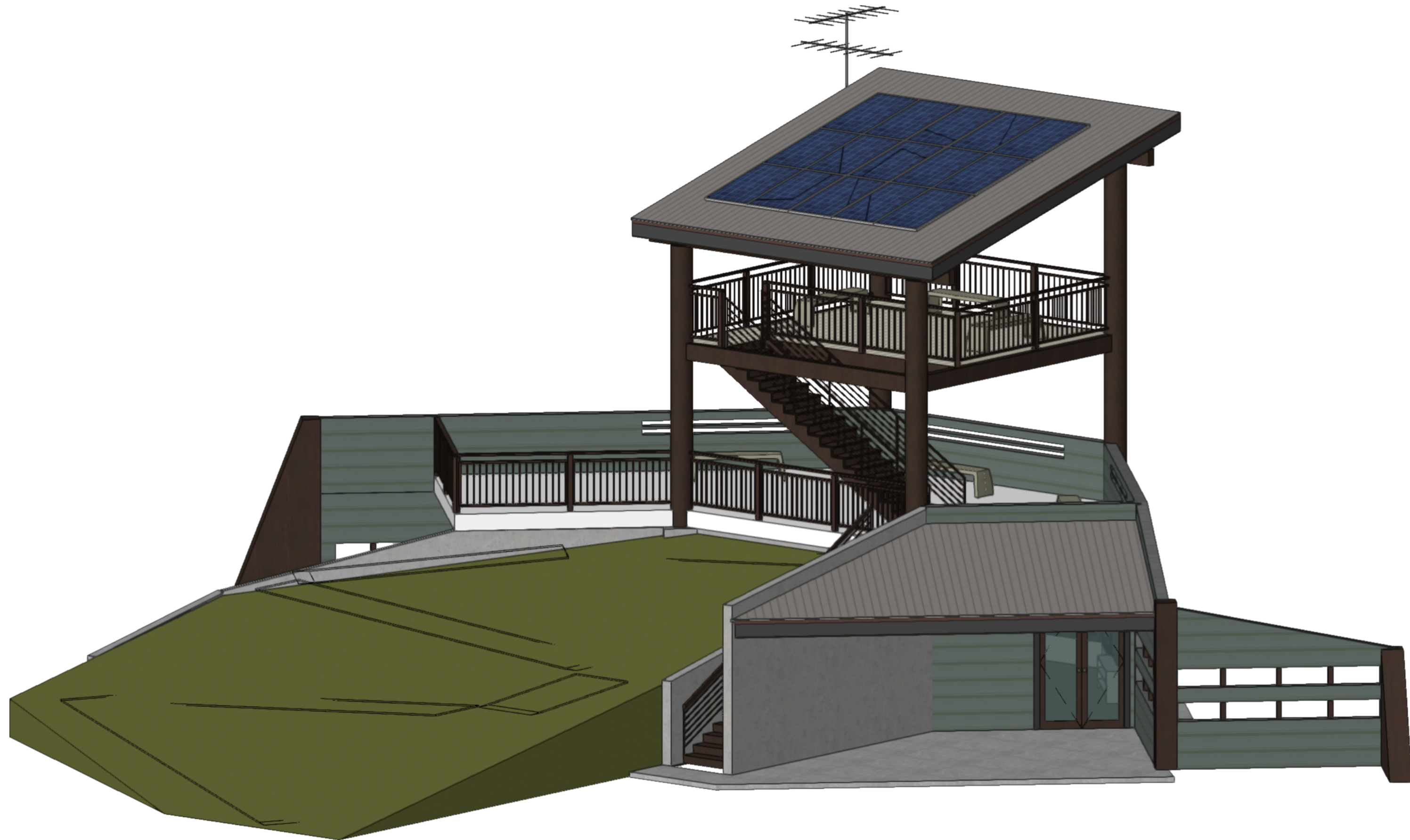
REVISIONS

EXTERIOR
ELEVATIONS

A2.2



ENTRY VIEW



NORTH VIEW



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DATE

07.07.22

REVISIONS

RENDERINGS

A2.3