



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

July 5, 2018

To:	Planning Commission	
From:	Community Development Department	
Subject:	Synergy Canyons Business Park Subdivision and Site Plan Review	Industrial (ID)
	9150 South Sandy Parkway (500 West)	SPR-01-18-5341
	[Civic Center, Community #2]	SUB-01-18-5342
		32.51 Acre

Public Notice: In addition to the posting of the meeting agenda, this project was noticed to property owners within 500 feet of the subject property, by U.S. Mail delivery.

PROPERTY CASE HISTORY	
Case Number	Case Summary
SPR-78-26	Site plan review for the Mountain Fuel Supply Company site in 1978.
SPR-79-45	Site plan review for the Beehive Machinery site in 1979.
SPR-82-31	Site plan review for Mountain Fuel Supply Company site extension in 1982.

DESCRIPTION OF REQUEST

The applicant, Mr. Soren Urry, representing Synergy Development, is requesting that the Planning Commission review and approve a three-lot commercial subdivision, a phased master development plan and preliminary site plan review for the proposed Synergy Canyons Business Park development. The Planning Commission is the Land Use Authority for approval of these actions, as designated in the Sandy City Development Code.

BACKGROUND

This approximately 32.5-acre site is owned by the Canyons School District and the southern 25 acres are under a sales contract with Synergy Development of Park City, Utah. The 25 acres being developed by Synergy Development will become lots #1 and #2 in the subdivision. The remaining 7.33 acres will become lot #3, and will be retained by the school district. Easements for the northwest access driveway across lot #3 will be provided to Synergy Development. The property has never been legally subdivided, and is composed of eight separate land parcels. The project case history table reveals that the existing buildings were developed in the late 1970's and early 1980's by a private business and Mountain Fuel Supply Company, the old name for the natural gas utility provider for Utah. At some time in the last decade or so, Canyons School District purchased seven of these property parcels and has used the various buildings for administrative offices and some school bus and vehicle maintenance activities, as well as for some leasing to other private businesses.

Along the western edge of the industrially zoned property are two long parcels of land that were once owned by the Galina Canal Company, which is now abandoned. The north parcel of the old canal land was also purchased by the school district. The south parcel of the old canal was recently purchased by Synergy Development. These two old canal parcels separate the residential development of the Jefferson Place Condominiums and the industrially used property on the bluff above. The actual canal was located about half-way down the steep slope, between the upper bluff and the lower land where the residential development is located. This steep slope area is located within the Sandy City designated "Sensitive Area Overlay Zone".

The Canyons School District has determined that the bulk of this property is surplus to its needs and intends to sell off property for development, in an effort to raise funds to construct additional administrative facilities at the main school district administrative office location on 9400 S. Street and 300 East Street.

All zoning in this area is existing and no zone changes are being requested. The proposed uses for the business park are permitted in the Industrial (ID) zoning district. Properties abutting the school property on the north are zoned Regional Commercial (RC). There is industrial zoning existing on the east, across 500 West Street. Industrial zoning exists to the south of the subject property. On the west is a large residential condominium project, built in the late 1980's and early 1990's and zoned Residential Planned Unit Development, 12 units per acre PUD(12). The two old canal parcels are also zoned PUD(12)

NEIGHBORHOOD MEETING

A neighborhood/community meeting is not required for this application, but it was determined by staff as being potentially beneficial and was therefore held for this project on June 7, 2018. Attached is the meeting summary, attendance log and the written correspondence received by staff before the meeting. The meeting was attended by 16 people, 10 were citizens and the other 9 were City staff or representatives of the developer.

This meeting was constantly disrupted by several residents of the Jefferson Place Condominium project, who were extremely upset with the proposed development of this property. The developer attempted to present visual information about the project, but was unable to continue, due to the disruption and the interruptions. City staff tried to take control of the meeting, and some essential information and feedback was eventually received from the other citizens in attendance.

ANALYSIS

PROPOSED SITE PLAN AND BUILDINGS.

City staff has been working with the developer on this project since last November. The project has been revised and refined, with many City staff suggested changes and additions being accepted by the developer. Some of the activity and changes that have transpired include:

- Two Transportation Impact Studies by transportation engineers.
- Two revisions as to the access driveway numbers and locations on 500 W. Street.
- Two revisions to the access driveway on the northwest corner of the site leading to 700 West for utility access and providing an alternative ingress/egress to the project.
- Two revisions to the internal site circulation and building locations and configurations.
- Two rounds of upgrades to the building architecture and building materials, colors and articulation.

- Expansion of the proposed subdivision to include all of the school district's property and all of the old canal property.
- Revisions to the proposed parking locations, reducing the proposed number of parking stalls along the west edge of the hill.
- Increasing the rear yard setback of the building away from the crest of the hill.
- Eliminating any of the previously proposed regrading of the west facing steep slope below the old canal channel.
- Minimizing the regrading of the west facing steep slope above the old canal channel.
- Moving the proposed fence/masonry wall from the bottom of the hill property line location to the middle of the slope, and finally to the top of the slope and making it solid, not see through.
- Many changes to the storm water management design.
- Improving the existing driveway intersecting 500 West Street on the curve, at the northeast corner of the project.

Master Development and Phasing Plan. The phasing plan for the new development consists of two phases, starting with proposed lot one on the south portion of the site, constructing building number one facing 500 West Street (29,283 square feet) and building number two to the west (88,463 square feet) and the west access driveway, storm water retention pond, buffer wall and slope regrading and revegetation. Phase two includes the balance of the new development site and the other four buildings, and the rest of the 500 West street improvements. Lot three will be retained by the school board for its future uses or possible future development.

Access. Traffic increases and traffic noise were a major concern of the area citizens that have given input so far about this project. As discussed above in this report, two new driveway intersections will be provided on 500 West Street, and this will provide approximately 75 percent of the ingress/egress to the site for both employee vehicles and large truck use. A traffic study has been submitted for the project and has been accepted by the City Transportation Engineer. (Please see the attached email from Britney Ward, the Sandy City Transportation Engineer, and the executive summary of the Transportation Impact Study). Access and egress will be sufficient for the intended use.

Building Siting and Massing. The proposed six building complex meets or exceeds the minimum zoning requirements for all building setbacks from the perimeter of the property. The rear (west) building setback adjacent to residential zoning is required to be at least 30 feet. The proposed building rear yard setback in this project varies between 145 feet to as much as 200 feet from the west property line at the base of the hill. Building height in the ID zone is allowed up to 80 feet. These buildings are typically 35 feet tall, with the building corner architectural features raising to approximately 39 feet.

Buffering the Residential Properties to the West. Whenever residential zoning abuts non-residential land uses, buffering is required to reduce use conflicts and to mitigate impacts. One common theme of the citizen comment was a concern about possible negative impacts of the commercial/business/industrial land uses in proximity to the existing residential uses. The following design elements and improvements are incorporated into the current project proposal as follows:

- Preserving the existing trees and vegetation on the lower portion of the old canal property.
- Not locating a fence or wall at the west property line.
- Minimizing the regrading of the steep hillside above the old canal channel.
- Locating the eight-foot-tall solid masonry wall at the top of the hill to screen the visual impact of the parking and the driveways, limit sound travel down the slope, and separate the non-residential land use activities from the residential land use.

- Intensively landscaping the ten-foot landscape buffer strip on the east side of the wall.
- Revegetating the disturbed portions of the old canal property above the old canal channel.
- Shifting the proposed building to the east, away from the crest of the hill to reduce visual impacts of the new buildings and to increase the distance between the two land uses and activities.
- A willingness to enter into some form of an “Open Space Easement” to protect the steep slope area below the new buffer wall.

Parking. This business park development proposes to construct 361,653 square feet of commercial/business and light industrial building in what is termed commercial business/industrial “Flex Space”, in six large single story, tilt-up concrete buildings, arranged on 25.01 acres of the site. Both truck parking and employee vehicle parking will be provided on site. All the parking will be shared between the various uses and overall will meet the City’s parking requirements for the mixing of the various uses. Approximately 746 vehicle parking stalls will be provided for the new construction. This does not include the proposed large truck parking. Parking will be adequate to accommodate the intended land uses and activities.

Landscaping. Approximately 200,000 square feet of new landscaping will be added to the new development area. In addition to the new landscaping around the new buildings, all of the existing vegetation on the steep west slope area below the old canal channel will remain untouched. Additionally, only limited portions of the existing vegetation on the steep slope will be disturbed by some minor slope grading above the old canal channel. Landscaping will meet City requirements.

Fencing. The Sandy City Development Code requires that where ever new commercial or industrial development occurs abutting any residential zoning, that the new development provide an eight-foot-high solid masonry wall and ten feet of buffer landscaping at the zone boundary. In this project, the zone boundary is at the top of the slope, along the east side of the old canal parcels. Doing this will provide both sight, sound and access buffering for the residential development below, as requested by the residents.

Architectural Design & Materials. The building architectural design, materials and colors meet the requirements of the City’s Architectural Design Requirements, (Please see the attached building elevation drawings and building renderings for details on the proposed new buildings).

SUBDIVISION

Proposed three-lot commercial subdivision. Preliminary subdivision review by city staff has been completed and meets or will meet City requirements, including inclusion of all of the Canyons School District property. Through the subdivision plat, approximately 7,000 square feet of street dedication will occur to widen 500 West Street and to obtain proper curve radii and transitions. The plat will also dedicate drainage and utility and access easements. It is anticipated that the plat will also establish some form of “Open Space Preservation” easement to protect the west sloping hillside area.

Sensitive Lands Overlay District and Geotechnical Studies. As part of the finalization of the subdivision plat, the City Engineer will finalize his review of the required sensitive lands and geotechnical studies and reports. No issues with these requirements are anticipated.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **approve:**

- The proposed master development and phasing plan;
- The preliminary site plan for phases one and two for the new development;
- The preliminary three lot commercial/business/industrial subdivision plat, for the proposed Synergy Canyons Business Park development, located at 9150 south 500 West Street, based on the staff report, and the **three findings listed below and subject to the following nine conditions:**

FINDINGS:

- A. That the various City Departments and Divisions, including the City Engineer and the Transportation Engineer, have preliminarily approved the proposed site plan and subdivision plat.
- B. That the proposed buildings design, materials and colors meet the Sandy City Architectural Design Requirements,
- C. That the reasonably anticipated negative impacts of increased traffic and land use conflicts of the proposed development upon the area and the neighboring residential development have been considered and will be mitigated through sensitive site and building design, enforcement of City Codes and required improvements made to the site and the abutting streets.

CONDITIONS:

1. That the developer proceeds through the final site plan review process with staff prior to the start of any construction (including payment of development fees and posting of an appropriate bond to guarantee completion of all required improvements on and off the site), according to the Site Plan Review Procedures Handout. The final site plan shall be in compliance with all Development Code requirements and those modifications required by the Planning Commission.
2. That the development complies with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.
3. All utility boxes (i.e. transformers, switch gear, telephone, cable TV, etc.) shall be shown on the site plan and shall be placed underground or moved behind the front setback (minimum of 30 feet from the front property line) and screened from view. Each box shall be shown in its exact location and shall be noted with its exact height, width and length and approved by staff.
4. That the architectural design, colors and materials proposed for this development and as approved by the Planning Commission as complying with the Sandy City Architectural Design Standards be finalized with staff prior to the issuance of a building permit.
5. That the developer be responsible for the placement of a temporary 6-foot-high chain link fence around the perimeter of the project during the construction phase of the project for security. Said fence shall also be required to include fabric to prohibit blowing dust problems, if it becomes necessary or if it is required by the Community Development Department during Site Plan Review.
6. That the applicant complies with the Sandy City Noise Ordinance, including working hours during construction.

7. That the applicant complies with all department requirements as noted in all Preliminary Review letters prior to submittal for final site plan review.
8. That the City Engineer determine compliance with the Sensitive Area Overlay District requirements and review of the geotechnical report and require incorporation of any mitigating requirements identified by these studies.
9. That the City staff work with the applicant to establish some form of "Open Space Preservation" Easement to protect the vegetation and final grade of the west facing steep slope area, acceptable to the City Administration.

Planner:

Reviewed by:



Douglas L. Wheelwright
Development Services Manager