



Legislation Text

File #: SPR05172024-006771, **Version:** 1

Agenda Item Title:

Willow Creek CC Maintenance Area Reconstruction Project (Preliminary Site Plan Review)
8505 S. Willow Creek Dr.
[Community #18, Willow Creek]

Presenter:

Douglas L. Wheelwright, Development Services Manager

Description/Background:

The applicant, Mr. James Glascock, Architect, representing the Willow Creek Country Club, is requesting Site Plan Review (SPR) and Conditional Use Permit (CUP) approval for the reconstruction and relocation of the existing maintenance area facilities for the property located at 8505 S. Willow Creek Dr. The proposed project area includes approximately 2.75 acres and is located on the northern boundary of the golf course property and abutting existing single-family homes. (These existing homes front onto Etienne Way and are located within the Un-incorporated Salt Lake County zoning jurisdiction.) The proposal is to construct: a new 16,663 square foot, single story, maintenance equipment storage, repair shop, and office use building; a 4,160 square foot greenhouse; a parking lot and other related improvements (such as landscaping). The new maintenance area complex is proposed to be located between the existing single-family homes to the north and the current maintenance buildings to the south. After the new construction is completed, the old maintenance facilities will be demolished and that area re-landscaped. Please see the applicant's request letter attached as (Exhibit A) and application materials (Exhibit B).

See the attached staff report for full details of the request

Recommended Action and/or Suggested Motion:

Site Plan Review

1 Staff recommends that the Planning Commission determine preliminary site plan review is complete for the proposed relocation and reconstruction of the Willow Creek Country Club Maintenance Area facilities, located at approximately 8505 S. Willow Creek Dr., based on the following findings and subject to the following conditions:

Findings:

1. That the proposed project will meet all the applicable requirements of the Sandy City Development Code and the Sandy City Architectural Design Standards as to building architectural design, materials and colors.
2. That the proposed new building and site improvements to this area of the country club complex will improve the visual appearance of the maintenance area and provide better impact mitigation compared to the existing conditions and facilities.

Conditions:

1. That the developer proceeds through the final site plan review process with staff prior to the start of any construction. The final site plan shall comply with all Development Code requirements and those modifications required or allowed 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, switchgear, telephone, cable TV, etc.) shall be shown on the site plan and shall be placed underground or moved behind the front setback of the buildings and screened from view. Each box shall be shown in its exact location and shall be noted with its exact height, width and length. Building utility meters shall be mounted to the side or rear elevation or screened.
4. 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.
5. That the applicant complies with all department requirements as noted in all Preliminary Review letters prior to submittal for final site plan review with staff.
6. Subject to final approval of the proposed Code Amendment CA07032024-0006794, by the City Council before final approval and building permit issuance.