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## Staff Report Memorandum August 17, 2023

To: Planning Commission  
 From: Community Development Department  
 Subject: Stage Office LLC (DBA AJ Motion Sports) Storage Building CUP05092023-006531  
 (Conditional Use Permit Review)  
 8238 S. 700 E. BC Zone  
 (Sandy Woods, Community #3) 0.57 Acres, 2400 Sq. Ft.

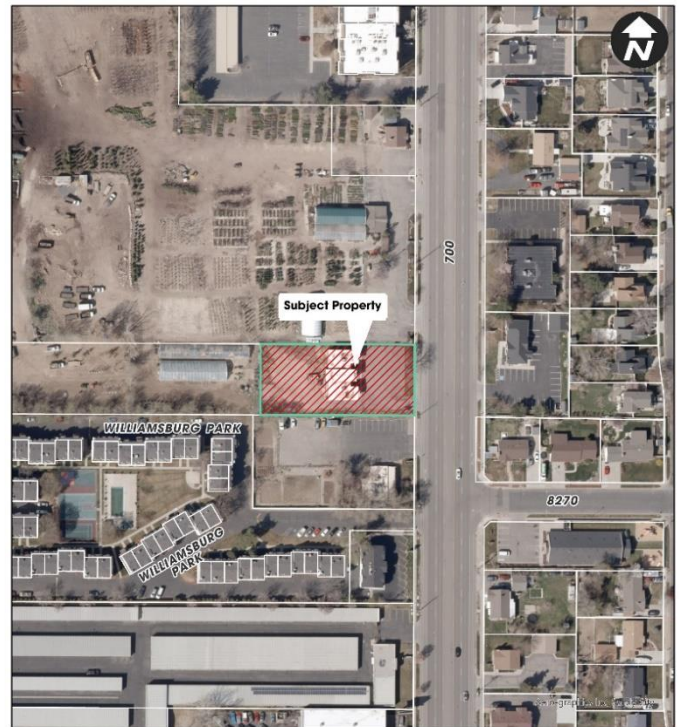
**Public Meeting Notice:** This item has been noticed to property owners within 500 feet of the subject area, on public websites, at public locations.

### Request

The applicants, Mr. Matt Mathews, owner of Stage Office LLC and Wilde Beach LLC, and AJ Motion Sports and Mr. Ross Drummond, representing Western Construction, are requesting a Conditional Use permit for a new Storage (Mini-Storage) Facility at the rear of the property, which is currently occupied by an existing office building, located at 8238 S. 700 E. in the Boulevard Commercial (BC) zoning district. A companion Site Plan Review request for the proposed use is also necessary (see related file SPR09212022-006407). The Planning Commission is the Land Use Authority for these requested actions. Please see the Conditional Use application materials attached in Exhibit "A".

### Background

The subject property was first developed in 1978 with the construction of a two-story professional office building with a small parking lot located between the building and 700 East. There is undeveloped property located to the rear of the office building that has never been improved and over the years was used for parking vehicles on dirt. The office building was vacated several years ago and has sat vacant and has been for sale for several years. Recently, Mr. Mathews purchased the



SPR09212022-006407  
CUP05092023-006531  
Stage Office Storage Building  
8238 S 700 E

0 35 70 140 210 280 350 Feet Sandy City, Community Development Department

vacant office building and remodeled the inside and the outside with building permits. His intention is to use the office building for his business office for his ski and snowboard rental business, AJ Motion Sports. In 2022, Mr. Mathews inquired about adding a warehouse on the vacant land behind the office building. This would be used to store skis and snowboards during the summer season. A “Warehouse Use” is not permitted in the BC zoning district, however, a “Storage (Mini-Storage) Facility” Land Use is listed as a Conditional Use in this zone.

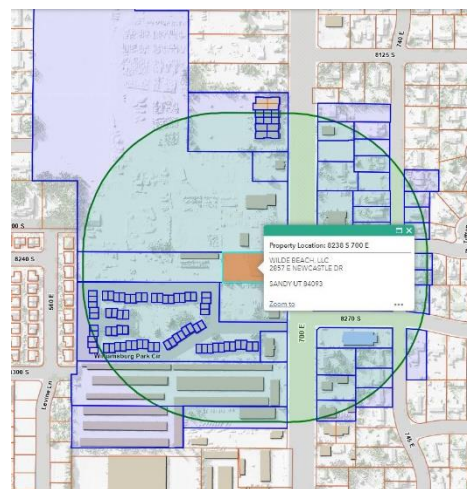
Staff then worked with the applicant’s architects and engineers to develop a plan that would work for the addition of the storage building to the rear of the property; but designing the building as a “Mini-Storage” building with multiple bays and overhead doors, with an eye toward the intended use for association with the office building use or as a possible future stand-alone use.

The surrounding area of the property is zoned BC commercial, except there is a small residential PUD development located to the southwest of this property. A plant nursery is the land use to the north and west and a restaurant is located to the south of this property (Tiburón).

<b>Property Case History</b>	
<b>Case Number</b>	<b>Case Summary</b>
SPR 78-01	Doug Thompson professional office building Site Plan Review, approved 1978.

**Public Notice and Outreach**

Notices were mailed to property owners within a 500-foot radius of the subject parcel, to notify them of the Planning Commission meeting. A neighborhood meeting was held for this project on June 28, 2023. The neighborhood meeting had one area resident attendee who wanted to make sure that the new development did not cause excessive lighting to spill into the neighborhood or that the building was too tall. Another attendee expressed support for the new use being added to the rear of the property to help clean up the property.



**Analysis**

The Storage (Mini-Storage) Facility land use is required to receive a Conditional Use Permit from the Planning Commission to be allowed in the BC zone.

**Conditional Use Standards**

The City may impose conditions on a conditional use, based on certain standards of review found in section 21-33-04 of Sandy City Land Development Code. The following standards of review are applicable to this particular request and merit discussion or additional consideration by the Planning Commission before an approval can be given (staff’s analysis response is found below each item written in italics):

**Sec. 21-33-4. Conditions.**

In order to achieve compliance with the standards set forth herein, the City may impose conditions that address:

- (1) Size, configuration and location of the site and the proposed site plan layout.

*The size of the site is adequate to provide the required parking and other site improvements necessary to host the proposed new building and its use, provided that the Planning Commission allow the driveway and landscape buffer strip reductions as addressed in the staff report for the companion Site Plan Review application.*

- (2) Proposed site ingress and egress to existing and proposed roads and streets.

*The proposed site improvements will provide adequate vehicle and pedestrian access to the site.*

- (3) The adequacy, provision, relocation, or protection of public facilities and amenities, including roads and streets, culinary water, secondary water, sanitary sewer, storm drainage, public safety and fire protections, and other utilities.

*All necessary utility and street access infrastructure is present and available on site.*

- (4) Design, location and amount of off-street parking, loading areas and solid waste disposal and collection areas.

*The site plan provides the required amount of off-street parking for the use. A dumpster and dumpster enclosure are provided on the site plan.*

- (5) Site circulation patterns for vehicular, pedestrian, and other traffic.

*The on-site vehicle circulation is adequate for the intended use. Pedestrian access and circulation will be adequate and will be integrated into the existing parking lot and the proposed new parking lot.*

- (6) Mass, size, number, location, design, exterior features, materials, and colors of buildings, structures and other facilities.

*These factors have been considered and approved by the city in the Site Plan Review application and determined to be appropriate and compatible.*

- (7) The location and design of all site features, including proposed signage, lighting, and refuse collection.

*These factors have been addressed in the proposed site improvement plans for the project.*

- (8) The provision of useable open space, public features, and recreational amenities.

*This standard is not applicable to this project.*

- (9) Fencing, screening and landscape treatments, and other features designed to increase the attractiveness and safety of the site and protect adjoining property owners from noise, visual, and other impacts.

*These standards will be met with this project. provided that the Planning Commission allows the driveway and landscape buffer strip reductions as addressed in the staff report for the companion Site Plan Review application.*

- (10) Measures directed at minimizing or eliminating possible nuisance factors, including, but not limited to, noise, vibrations, smoke, dust, dirt, debris, plant materials, odors, gases, noxious matter, heat, glare, electromagnetic disturbances, and radiation.

*Visits to the storage building will be minimal as the use will be seasonal to store skis and snowboards during the summer when equipment has been removed from the various retail facilities operated by AJ Motion Sports.*

- (11) The Measures designed to protect the natural features of the site, including wetlands and drainage ways, ground water protection, soils, wildlife, and plant life.

*This standard is not applicable to this project.*

- (12) The regulation of operating hours for activities affecting normal schedules and functions.

*Extended operating hours are not being requested, nor would they be expected for the office or for the storage building uses.*

- (13) Identifying a time for regular review and monitoring, as determined necessary, to ensure the use continues to operate in compliance with all conditions and requirements of approval.

*Routine business licensing and plan review processes are in place to review and monitor factors relative to the CUP operations. Complaints will be investigated by the City Code Enforcement Staff and resolved or forwarded to the Planning Commission for reconsideration and possible revocation.*

- (14) Measures to assure compliance with all conditions and requirements of approval, including, but not limited to, bonds, letters of credit, improvement agreements, agreements to conditions, road maintenance funds, and restrictive covenants.

*All of these relative requirements will be implemented by City staff during the final review and approval processes.*

- (15) Such other conditions determined reasonable and necessary by the City to allow the operation of the proposed conditional use, at the proposed location in compliance with the requirements of this title.

*None have been identified.*

### **Staff Concerns**

Planning staff does not have any concerns about the approval of this conditional use.

### **Recommendation**

Staff recommends that the Planning Commission grant approval for the requested Conditional Use Permit for a **Storage (Mini Storage) Facility** land use for the Stage Office LLC (DBA AJ Motion Sports) Storage Building Facility, as described in the Site Plan Review and this Conditional Use staff reports for the property located at 8238 S. 700 E., based on analysis in this staff report and the following findings and subject to the following conditions:

### **Findings:**

1. All reviewing City Departments and Division have reviewed the plans for the new **Storage (Mini Storage) Facility** building and recommend Planning Commission approval, subject to their requirements and corrections to the plans.
2. That the addition of the storage building will improve the functionality of the AJ Motion Sports Office business operation and improve the rear of the site by development and with the site improvements being proposed.

### **Conditions:**

1. That the site be developed as per the site plan review requirements and conditions.
2. That specific site conditions needed to mitigate adverse impacts and achieve the objectives of the General Plan that have been identified, be applied, and imposed through the Site Plan review application.
3. This conditional use be reviewed upon legitimate complaint.

Planner:



Douglas L. Wheelwright  
Development Services Manager

File Name: S:\USERS\PLN\STAFFRPT\2023\CUP05092023-006531 STAGE OFFICE SPACE\STAGE OFFICE-WILDE BEACH LLC. STORAGE USE CONDITIONAL USE PERMIT P.C. STAFF REPORT FOR MEETING AUGUST 17, 2023.DOCX





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Sandy City,

For the proposed storage structure to be built at 8238 S. 700 E. in Sandy we intend to store ski and snowboard gear in that space to increase the size of our fleet and reduce travel to Cottonwood Heights and our multiple storage units there. We have a season ski and board rental fleet of several thousand units that must be tuned, tested, and stored each summer. With growth in our business for over 14 years in a row we must have access to this storage space ASAP through building the structure and obtaining the permit for conditional use.

Thanks,

Matt Mathews  
Owner – AJ Motion Sports  
1956 E. 9400 S.  
Sandy, UT 84093

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