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## Staff Report Memorandum August 17, 2023

<p>To: Planning Commission          From: Community Development Department          Subject: Stage Office LLC. (DBA AJ Motion Sports) Storage Building          (Commercial Site Plan Review)          8238 S. 700 E.          (Sandy Woods, Community #3)</p>	<p>SPR09212022-006407           BC Zone          0.57 Acres, 2400 Sq. Ft.</p>
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**Public Meeting Notice:** This item has been noticed to property owners within 500 feet of the subject area, on public websites, and 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 **Preliminary Commercial Site Plan Review** for a new **Storage Building** Addition 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 Conditional Use Permit approval request for the **Storage Building** use is also necessary (see related file CUP05092023-006531). The Planning Commission is the Land Use Authority for these requested actions. Please see site plan review 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 St. 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 vacant office building and remodeled the



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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.

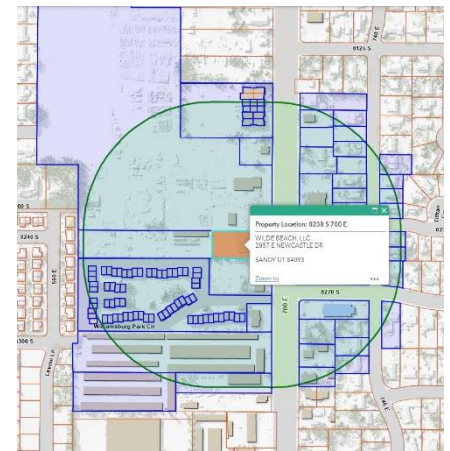
Staff then worked with the applicant’s architects and engineers to develop a plan that would work for the addition of the storage building to the rear of the property; but designing the building as a “Mini-Storage” building with multiple bays and overhead doors, with an eye toward the intended use for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

Property Case History	
Case Number	Case Summary
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**

**Pedestrian and Vehicle Access and On-site Circulation.**

Vehicle access to the office building is currently being provided by a single driveway approach from 700 East, located at the south side of the property frontage. This driveway approach leads to the existing parking lot, located between the 15-foot-wide landscaped front yard setback and the office building. The existing parking lot does not connect to either the commercial property to the north, nor to the restaurant property to the south. The driveway also stubs to the west, on the south side of the office building, where it connects to a gravel driveway that leads to the dirt parking area behind the office building. A five-foot-wide sidewalk is in place behind a five-foot wide park strip along the frontage of the property on 700 East. The park strip has been filled in with concrete paving sometime in the past.





The proposed site plan for the storage building addition proposes significant changes necessary to address current Sandy City Development Code requirements. The existing parking lot driveway will be extended to the rear of the property on the south side of the office building. This will access additional vehicle parking spaces, a handicap accessible parking stall and pedestrian access to the rear of the office building from the street sidewalk. The parking lot driveways will also be stubbed to the north property line on both the east and west sides of the office building and to the south from the existing parking lot, for future cross access connections, as required by City code.

Vehicle access to the rear of the existing office building has been the most difficult aspect of this proposal. Because of the location of the existing office building on the property, there is not enough distance between the south property line and the office building to provide the code required 24-foot-wide paved driveway, two control curbs at six inches wide each and the required five-foot-wide landscape buffer strip at the property line. To do the code required improvements for this access driveway would require 30 feet of property width. There is only 25 feet available. The solution to this problem has been worked out with City staff and the applicants, by reducing the required paved driveway width to 21.5 feet, providing the two six-inch-wide concrete control curbs on either side of the driveway paving and a 2.5-foot-wide landscaped buffer strip. These reductions will only occur adjacent to the existing office building, and then be expanded back to the code required widths on either side of the office building.

This possible solution has been agreed to by the City Fire Marshal and the City Transportation Engineer, as to the reduced width paved driveway. Reduction of the five-foot-wide landscaped buffer strip on the south side of the driveway is approvable by the Planning Commission as authorized by Sandy City Development Code section 21-25-02 (B) (1) and (2), which provides a formula for alternative landscape buffer strip reductions or eliminations where the subject buffer strip is not directly visible by the public. Staff suggest that use of this reduction possibility is appropriate in this situation. The formula is that for every 75 linear feet of five-foot-wide landscape buffer strip eliminated, that 100 square feet of additional landscaping be provided elsewhere on the site. In this application, 75 feet linear feet of required five-foot-wide buffer strip has been reduced to 2.5 feet. Using the provided formula, approximately 50 square feet of additional landscape area would be required to offset the reduction area. This 50 square feet area of additional landscaping is provided at the front entry to the office building many times over. These reductions are necessary for the feasibility of the storage building addition to the property. The property owner has tried to purchase additional property from the neighboring property owner to the south (Tiburon Restaurant) or to negotiate vehicle access easements without success. Staff recommends that the Planning Commission approve these reductions to make vehicle access and emergency services access to the rear of the property possible.



Pedestrian and vehicle access and on-site circulation will be adequate for the proposed development.

### Site Lighting Issues

The Police Department crime prevention representative has expressed his concerns about the need for adequate nighttime area lighting behind the proposed new storage building. The current photometric site plan does not address this area. Staff has suggested that the photometric and electrical site plans be revised to provide a minimum of lighting to this area to improve safety, while at the same time not to provide excessive light levels that might be disruptive to the residential

neighbors to the southwest of the storage building. Staff has suggested a condition of approval to address the resolution of the site lighting issues with staff during final site plan review.

### **Zoning Review**

The project will meet all other requirements of the BC zoning district and the Sandy City Development code. Parking for this project will meet the city requirements on site. All required City Departments and Divisions have reviewed and recommend approval, subject to their usual requirements and conditions. A **Storage (Mini-Storage) Facility** land use is a Conditional Use in the BC zoning district. (Please see the companion agenda item for the CUP).

### **Architectural Design Review**

The proposed storage building meets the architectural design requirements for the BC zone and the Sandy City Architectural Design Standards and that the colors and materials are of high quality and are appropriate for this application.

### **Staff Concerns**

Planning staff does not have any concerns about this proposed project being approved by the Planning Commission.

### **Recommendation**

Staff recommends that the Planning Commission determine that Preliminary Commercial Site Plan Review is complete for the Stage Office, LLC Storage Building Addition project, located at 8238 S. 700 E., and also to approve the proposed building architecture, materials and colors as now proposed by the applicant, and approve the partial reduction in the landscaped buffer strip and the paved driveway width on the south side of the office building, as discussed in the staff report, based on the following findings and subject to the following conditions:

### **Findings:**

1. That the various City Departments and Divisions, including the City Engineer and the Transportation Engineer, have preliminarily approved the proposed site plan, subject to the City Department's requirements and conditions.
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 developer proceeds through the Final Commercial 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 any specific modifications allowed by the Planning Commission.
2. That the applicant works with the Sandy City Staff to arrive at an acceptable lighting plan for the area of the rear of the proposed storage building (west and north sides) to provide a lighting level that will help discourage negative behavior and yet not negatively impact the residential neighbors located to the southwest of the site, as determined by City staff.
3. That the development complies with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.
4. That the architectural design, colors, and materials proposed for the animal hospital building (and as approved by the Planning Commission as complying with the Sandy City Architectural Design Standards) shall be finalized with staff

prior to the issuance of a building permit.

5. That complete building construction plans be submitted to the Sandy City Building and Safety Division for building permit review and approval processing, to run concurrently with the Final Commercial Site Plan Review process with staff.

Planner:



Douglas L. Wheelwright, Development Services Manager

File Name: S:\USERS\PLN\STAFFRPT\2022\SPR09212022-006407 STAGE OFFICE STORAGE\STAGE OFFICE STORAGE BUILINDG ADDITION SPR P.C. STAFF REPORT FOR JAUGUST 17, 2023 MEETING.DOCX





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Sandy City, Community Development Department

