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MEMORANDUM

October 18, 2018

To: Planning Commission

From: Community Development Department

Subject: Stor-N-Lock Storage Building Conditional Use

CUP-09-18-5484

RC Zone

8594 S. Harrison Street

0.48 Acres

[Northwest Exposure, Community #1]

Public Notice: In addition to the posting of the meeting agenda, this project was noticed for this meeting to property owners within 500 feet of the subject property, by U.S. Mail delivery. A Neighborhood meeting was held on this project on October 3, 2018. No one attended the neighborhood meeting, nor were there any contacts or communications received by staff on this project.

DESCRIPTION OF REQUEST

The applicant is requesting that the Planning Commission review and approve the proposed conditional use application for a new commercial storage building in the Regional Commercial (RC) zoning district, located within 250 feet of a residential use and zoning within Midvale City jurisdiction. The Planning Commission is the approval body for this land use action.

BACKGROUND

This site is vacant, but once had a house on it. It is surrounded on three sides by the existing mini-storage complex, which occupies approximately 4 acres. The subject property is located at 8594 S. Harrison Street, and is zoned Regional Commercial, (RC). Midvale City jurisdiction property is located to the east of Harrison Street and northward. All of the Sandy City jurisdiction property is zoned RC and is developed with non-residential land uses. The proposal is to build a two-story, climate controlled storage building and integrate this storage use with the existing mini-storage business. Each level of the new building will contain 21,000 square feet of storage space, consisting of both overhead door access units around the perimeter of the building and internal storage closets, accessible from inside the building.

CONDITIONAL USE ANALYSIS

Conditional Use Consideration for a Commercial Storage Use. Under the Sandy City Development Code, the Planning Commission, through the Conditional Use process, can: **approve** Conditional Uses if no mitigation of reasonably anticipated detrimental impacts is

necessary; **Approve** Conditional Uses, subject to reasonable conditions designed to mitigate or eliminate reasonably anticipated detrimental impacts ; or **deny** Conditional Uses, if it is determined that reasonably anticipated detrimental impacts cannot be adequately mitigated. This request is for a Commercial Storage Building use in proximity to existing residential development. The burden of mitigating these impacts or effects is the responsibility of the applicant and not of the municipality or adjacent property owners (Section 15A-33-04).

Compliance with Section 15A-33-04 Conditional Use Permit

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

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

The layout is properly designed and located. The site is adequately sized for the proposed new building.

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

The ingress and egress to and from the site will be adequate for use by this facility.

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

All of these public facilities presently exist at the site, are functioning, and will not be detrimentally impacted by the proposed Conditional Use of the property.

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

Adequate required vehicle parking is proposed for the site as determined by the Planning Commission as part of the site plan review.

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

Site circulation will be sufficient for the use as designed on the site plan.

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

The building design, materials, and colors meet the zoning requirements and the Sandy City Architectural Design regulations.

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

This standard will be met. Signage is not included in this process and must be subsequently applied for and reviewed by City staff.

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

This standard is not applicable.

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

The site landscaping will be improved as part of this site plan approval as shown on the attached plans.

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.

This standard will be met. This facility generates minimal noise and traffic and will be subject to the noise limits imposed by the County Health Department.

11. 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.

12. The regulation of operating hours for activities affecting normal schedules and functions;

Customer access will be limited to the same timeframes as the current mini-storage operation and will not present any increase due to the construction of additional storage space, which will largely be contained within the new building.

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.

The conditional use will be reviewable upon legitimate complaint, and any new impacts arising can then be addressed through the imposition of additional mitigating measures, by the Planning Commission.

14. Measures to ensure 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, restrictive covenants.

Measures to ensure compliance will be enforced by the Sandy City staff upon citizen complaint or staff observance and will be adequate to mitigate potential violations of approval conditions.

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 Code.

Staff suggest no other conditions.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **grant** the Conditional Use request to allow the commercial storage building use, based on the staff report, the **staff findings 1 to 15** in the above analysis of the Conditional Use Standards and the three **additional findings listed below and subject to the following three 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.
- B. That the proposed building design, materials and colors meet the Sandy City Architectural Design Requirements.
- C. That the proposed commercial storage building use has been reviewed by staff considering the 15 standards contained in the Sandy City Development Code , 15A-33-04, Conditional Use Process, and appropriate and adequate mitigation measures exist or will be imposed as deemed necessary to minimize impacts to the community.

CONDITIONS OF APPROVAL:

- 1. That the applicant proceed through final site plan approval with staff as required by the Sandy City Development Code.
- 2. That the Conditional Use Permit for the car wash facility, be reviewed upon future legitimate citizen complaint or staff observation of non-compliance with conditions.
- 3. That the applicant be responsible to meet all provisions of the Sandy City Development Code and all conditions of approval that are included in this report and as may be imposed by the Planning Commission to mitigate the reasonably anticipated detrimental effects of the proposed use.

Planner:


 Douglas L. Wheelwright
 Development Services Manager

Reviewed by:

