



Legislation Details (With Text)

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**Title:** Southeast Industrial Park (Special Exception Review)  
8496 S. Harrison Street  
[Community #1, Northwest Exposure]

**Sponsors:**

**Indexes:**

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**Attachments:** 1. Staff Report, 2. Exhibit A Application Letter, 3. Exhibit B Application Materials

Date	Ver.	Action By	Action	Result
7/18/2024	1	Planning Commission		

**Agenda Item Title:**

Southeast Industrial Park (Special Exception Review)  
8496 S. Harrison Street  
[Community #1, Northwest Exposure]

**Presenter:**

Thomas Irvin, Senior Planner

**Description/Background:**

The applicant, Jessica Rice representing UDOT, is requesting special exception approval for the property located at 8496 S. Harrison St. The request is to modify landscaping requirements for a property impacted by eminent domain proceedings. The applicant has provided a written request (Exhibit A) and application materials which includes written approval of the request from the property owners (Exhibit B).

The staff report and exhibits are attached for full details of this request.

**Recommended Action and/or Suggested Motion:**

Staff recommends that the Planning Commission approve a special exception to not provide a five-foot landscaping buffer along the west side of the property located at 8496 S. Harrison St. based on the following findings:

**Findings:**

1. That granting the special exception does not adversely affect the health, safety, and welfare of the public as it would have minimal impact due to the limited visibility of rear yard area of the site.
2. That granting the special exception is the minimum necessary for the reasonable use of land and improvements. It is necessary to maintain vehicular access of large vehicles to an industrial

development as demonstrated in the applicant's materials.

3. That granting the special exception does not have a materially detrimental impact on the rights or enjoyment of property of adjacent property owners being that it is in an area of minimal visibility.

4. The special exception is the result of a hardship imposed by eminent domain proceedings or negotiations conducted by UDOT for an I-15 expansion project.

5. City staff has recommended that the proposed changes sought with the special exception are necessary and appropriate for the changes in the property caused by the eminent domain proceedings.