

# Administrative Hearing Staff Report

## Peck Striping Outdoor Storage Conditional Use PLNPCM2012-00413 1775 South Redwood Road Hearing date: August 23, 2012



Planning Division  
Department of Community &  
Economic Development

### **Applicant:**

Peck Striping, Inc.

### **Staff:**

Casey Stewart 535-6260  
casey.stewart@slcgov.com

### **Tax ID:**

15-15-400-040

### **Current Zone:**

CC (Corridor Commercial)

### **Master Plan Designation:**

West Salt Lake Master Plan:  
General Commercial

### **Council District:**

District 2 – Kyle LaMalfa

### **Community Council:**

Glendale Community Council –  
Randy Sorenson (Chair)

**Lot size:** 3.2 acres

### **Current Use:**

Road Striping Contractor  
(Commercial)

### **Applicable Land Use Regulations:**

- 21A.26.050 CC District
- 21A.54 Conditional Uses

### **Attachments:**

- A. Applicant's project description
- B. Site drawings
- C. Photographs
- D. City Department Comments
- E. Written public comments

### ***Request***

This is a request for conditional use approval for the addition of a fenced outdoor storage area for an existing road striping business – Peck Striping, Inc. (contractor's yard). Equipment to be stored includes road work signs and associated equipment.

### ***Staff recommendation***

Based on the findings listed in the staff report, it is the Planning Staff's opinion that the project adequately meets the applicable standards for a conditional use and therefore recommends the Hearing Officer approve the application as proposed and subject to the following:

1. The four existing trees shown on the application's site map west of the storage area (between the storage area and Redwood Road) shall be kept to facilitate screening of the storage yard from public view along Redwood Road. The trees shall be replaced with trees similar in size if the trees are damaged or die.
2. Compliance with all City department requirements outlined in the staff report for this project. See *Attachment D* of the staff report for department comments.
3. The applicant shall ensure all necessary City permits for the project are obtained.

## VICINITY MAP

### 1775 South Redwood Road



## Background

### Project Description

The applicant seeks conditional use approval to create an outdoor storage area for road work signs adjacent to and north of their existing building. The signs' batteries are solar-charged and wear out prematurely if not in relatively constant exposure to the sun. The storage area would be fenced with a 7-foot tall chain link fence with removable slats for screening. The storage area is proposed in a non-landscaped, vegetated area between two existing commercial buildings.

Outdoor Storage is permitted as a conditional use in the CC district. This proposed storage area is accessory to Peck Striping, Inc.'s road striping contractor business currently operating on the site. The road signs slated for the storage area are currently housed in the building's warehouse space but the applicant discovered that indoor

storage of the signs was causing premature failure of the solar-charged batteries. As a result, the applicant seeks approval to store them outside.

The existing conditions amount to a commercial building with office and warehouse space, associated parking lot and landscaped areas on a 3.2 acres parcel of level terrain along Redwood Road. No building construction is part of this proposal.

## **Public Notice, Meetings, Comments**

Notice of the public hearing for the proposal included:

- Public hearing notice mailed on or before August 10, 2012
- Public hearing notice posted on or before property August 13, 2012
- Public notice posted on City and State websites and Planning Division list serve: August 10, 2012

## **Public Comments**

The applicant presented the proposal at a meeting of the Glendale Community Council on July 18<sup>th</sup>, 2012. A copy of the community council's written comments are included with this report as "*Attachment E*". The community council comments are in full support of the project. No other public comments were received prior to the completion of this report. Comments received after will be provided to the Hearing Officer at the meeting.

## **City Department Comments**

Comments were received from the following City departments and are included as "*Attachment D*": Public Utilities, Engineering, Transportation, Fire, Police, and Building Services. In general, the departments had no concerns or objections to the proposed development but provided a few specific improvements or modifications required according to their respective area of development oversight.

## **Analysis and Findings**

### **Approval Standards for Conditional Uses; Section 21A.54.080**

A conditional use shall be approved unless the planning commission, or in the case of administrative conditional uses, the planning director or designee, concludes that the following standards cannot be met:

1. *The use complies with applicable provisions of this title;*

**Analysis:** The proposed outdoor storage use is listed as a conditional use in the zoning ordinance. The proposal has been reviewed by various City departments and determined it complies, under certain conditions, with the provisions of the Zoning Ordinance for requirements pertinent to outdoor storage: fencing, parking, and screening. The subject conditions are noted with the staff recommendation on page 1 of this report.

**Finding:** The proposal satisfies this standard; staff determined the project complies with the provision of the Zoning Ordinance.

2. *The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;*

**Analysis:** The proposed use in the subject location is compatible with adjacent uses. The site is in a corridor of intensive commercial uses along Redwood Road. The creation of an outdoor storage area is

not anticipated to have any detrimental effect on surrounding uses. The location, size and design are anticipated to have no adverse impact on the adjacent properties.

**Finding:** The project satisfies this standard; the proposed outdoor storage is compatible with adjacent properties and the surrounding uses.

3. *The use is consistent with applicable adopted city planning policies, documents, and master plans; and*

**Analysis:** The West Salt Lake Master Plan references and anticipates general commercial uses for this area of Redwood Road. The proposal complies with screening requirements for outdoor storage. The proposal demonstrates no aspect that is inconsistent with applicable City policies and plans.

**Finding:** The project satisfies this standard; the proposed outdoor storage is consistent with applicable adopted City policies and plans.

4. *The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions.*

**Analysis:** Detrimental effects of outdoor storage typically are associated with visual clutter and views from the public way. The Zoning Ordinance requires fencing and visual screening around the outdoor storage area and the applicant will comply with those requirements, thereby resolving those concerns. There are no anticipated detrimental effects resulting from this proposal.

**Finding:** The project satisfies this standard; no detrimental effects are anticipated with the proposal.

***Attachment A***  
Applicant's Project Description

Please Answer the Following Questions. Use an Additional Sheet if Necessary.

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Please describe your project: *FENCE IN AREA OUTSIDE TO THE NORTH.*

List the primary street accesses to this property:

*REDWOOD ROAD*

If applicable, what is the anticipated operating/delivery hours associated with the proposed use?

*POSSIBLE TO BE ACCESSING THE PROPERTY  
AT ANY TIME 24 HOURS A DAY, 7 DAYS  
A WEEK.*

What are the land uses adjacent to the property (abutting and across-the-street properties)?

*COMMERCIAL*

Have you discussed the project with nearby property owners? If so, what responses have you received?

*YES - BOTH BUSINESSES NEAR THE  
AREA ARE IN FAVOR.*

If applicable, list the primary exterior construction materials you will use as part of this project.

*FENCING, ROAD BASE*

How many parking stalls will be provided as part of the project?

*NON*

How many employees do you expect to have on-site during the highest shift?

*N/A*

Where applicable, how many seats will be provided as part of the conditional use?

*N/A*

What is the gross floor area of the proposed building?

*N/A*

***Attachment B***  
Site / Building drawings



Existing lighted sign  
Will use all existing hardware  
and sign

Walkway for existing business  
Rear door and Electrical

Chain Link 7' Tall

Fence that meets  
Requirements

Outside  
Storage

1775 South Redwood Road  
Salt Lake City, Utah  
Tax Parcel # 1515400040  
Building is 41,844 SQ. FT.  
4,176 SQ. FT. is Office  
37,668 SQ. FT. is Warehouse

Existing logo on building  
Will replace with same material  
and size

ADA Handicap  
Van Stall

12 Stalls 9' x 19'  
Handicap Accessible  
Ramp

7 Stalls 9' x 19'

5 Stalls 9' x 18'

DOMESTER  
24'

Will Maintain existing  
Landscaping

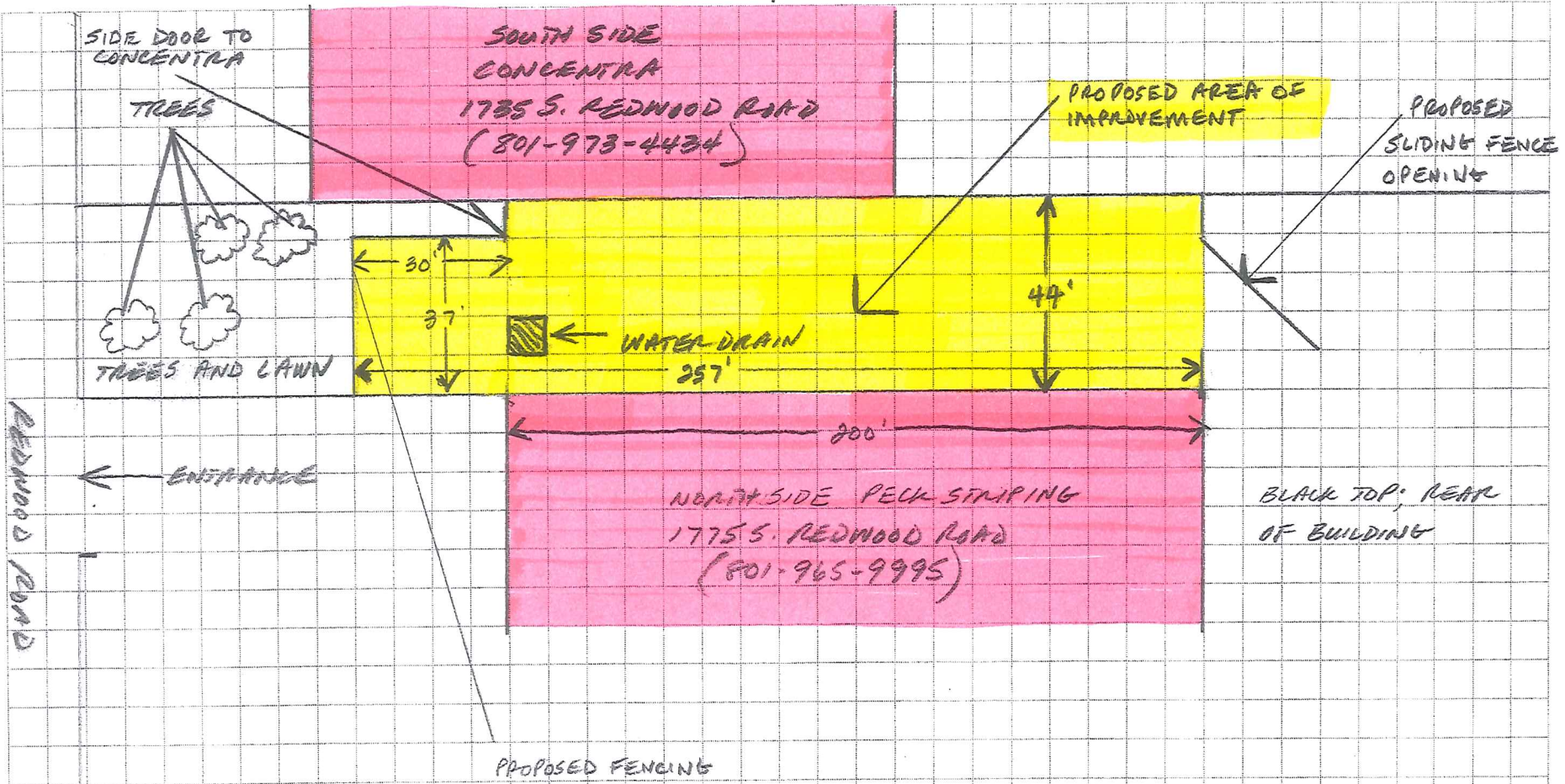
Chain Link 7' Tall



Peck Striping Inc.  
5255 West 4700 South  
Kearns, Utah 84118  
(801)965-9995  
Owner



NORTH



DETAILS:

RIGHT NOW THE PROPOSED AREA OF IMPROVEMENT IS WEEDS. THIS WILL BE REPLACED WITH ROAD BASE WHICH WILL CLEAN UP THE AREA. THIS AREA WILL ALSO BE FENCED AND HAVE LIGHTING WHICH SHOULD STOP THE GRAFFITI PROBLEM WE HAVE HAD. THE EQUIPMENT THAT WILL BE STORED IN THIS AREA IS FUNCTIONING AND REQUIRES SUNLIGHT TO CHARGE THE BATTERIES. IF THERE ARE ANY QUESTIONS PLEASE CONTACT ME.

THANKS.  
 JASON HOLMBERG  
 PECK STRIPING  
 (801) 965-9995

From: Peck Striping, Inc. 1775 S. Redwood Road, Suite 100, Salt Lake City, UT 84119

***Attachment C***  
Photographs



Looking east toward proposed storage site (center, between two buildings).



From Redwood Road, looking northeast at site.



From rear of site, looking west toward proposed storage area

***Attachment D***  
City Department comments

## CITY DEPARTMENT COMMENTS

- **Public Utilities** (Justin Stoker):  
Public Utilities Department has no objection to the proposed Conditional Use permit.
- **Engineering** (Scott Weiler): No objection to the proposed conditional use. If the existing sidewalk has uneven joints or severely cracked panels, the property owner is encouraged to address those as part of this project.
- **Transportation** (Barry Walsh): Vehicle and bicycle parking have been adequately addressed by the applicant. No outstanding Transportation Division concerns remain.

Prior comments:

Per our request before for PLNPCM2011-00074, we need the parking calculations for the buildings uses to verify that the required parking stalls are being provided. Of that quantity we require that if there are 40 stalls on site than there needs to be two ADA stalls, and that only 5% of the required vehicular parking stalls needs to be provided as bike stall parking. We also require that the bike rack being provided complies with Salt Lake City standard F1.f2 for locations and type. The outdoor storage area needs to comply with setbacks, fence screening, and paving as required.

- **Fire**: (No comments or concerns were provided).
- **Zoning** (Alan Michelsen): As per previous DRT comments dated 11/18/2010, a building permit is required to change the use from the previous use to a contractor's office/warehouse with outdoor storage. Parking calculations are required to show that adequate parking is available and to document the percentage of intensification of the new use over the previous use. Additional landscaping may be required if the intensification of use is greater the 50%. Both fire and zoning have placed holds on the business license applications until change of use issues have been resolved through the building permit process. For outdoor storage in the C-C zone the following conditions apply: 1) As per 21A.26.010.C.3.d, fully screened, opaque fencing, not to exceed 7 feet in height is required. 2) As per 21A.44.020.F.9 all outdoor storage areas in the C-C zone shall be hard-surfaced.
- **Police** (Michelle Ross): The Police Department has no issues with the project.

***Attachment E***  
Written public comments

Glendale Community Council

Randy Sorensen--Chairman  
Jay Ingleby--First Vice-Chair  
Joe Hesse--Second Vice-Chair  
Christie Senteno--Secretary

July 20<sup>th</sup> 2012

To whom it may concern:

On July 18<sup>th</sup> 2012 Mr. Jason Holmberg came before the  
Glendale Community Council to get approval for a equipment  
Storage site at 1775 S. Redwood Road.

Mr. Holmberg made his presentation to community members,  
after which he answered members questions and assured them the  
site would be an improvement to our community.

Community members felt good about the project and made a  
Proposal that we vote to approve the project. A vote was taken and  
the project was approved by a vote of 15 votes for-- none against to  
allow the project to proceed.

This letter represents the Glendale Community Councils support

A handwritten signature in black ink that reads "Randy J. Sorensen". The signature is written in a cursive style with a large, prominent initial "R".