



# Staff Report

PLANNING DIVISION  
COMMUNITY & NEIGHBORHOODS DEPARTMENT

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To: Salt Lake City Administrative Hearing Officer  
From: Casey Stewart; 801-535-6260  
Date: May 17, 2018 (for May 24 Administrative Hearing)  
Re: PLNPCM2018-00120 Peck Striping Outdoor Storage Conditional Use

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## CONDITIONAL USE

**PROPERTY ADDRESS:** 1775 South Redwood Road  
**PARCEL ID:** 15-15-400-040  
**MASTER PLAN:** Westside Master Plan  
**ZONING DISTRICT:** CC Corridor Commercial

**REQUEST:** The applicant requests 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.

**RECOMMENDATION:** Based on the information and analysis in this staff report, planning staff recommends that the Administrative Hearing Officer approve the Peck Striping Conditional Use petition PLNPCM2018-00120 at 1775 South Redwood Road subject to the following conditions:

1. The three existing trees on site and directly in front (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.

**ATTACHMENTS:**

- A. [Vicinity Map](#)
- B. [Site Plan](#)
- C. [Existing Conditions](#)
- D. [Analysis of Standards](#)
- E. [Public Process and Comments](#)
- F. [Department Comments](#)

**PROJECT DESCRIPTION:**

**Proposal Details**

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.

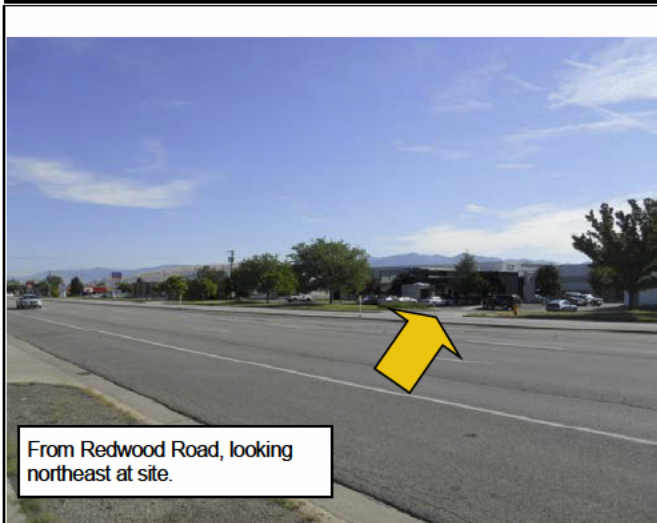
Outdoor Storage is permitted as a conditional use in the CC district. This proposed storage area is accessory to Peck Striping, Inc.’s road striping contractor business currently operating on the site. The road signs slated for the storage area are currently housed in the building’s warehouse space but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



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



From Redwood Road, looking northeast at site.



From rear of property looking west at outdoor storage area.

**KEY ISSUES:**

The key issue commonly related to outdoor storage is visual screening. Staff anticipates this issue can be adequately resolved with the proposed condition listed in the staff recommendation.

**DISCUSSION:**

The zoning ordinance anticipates outdoor storage in the higher intensity commercial districts such as this CC zoning district and allows it as a conditional use, subject to conditions that can mitigate impacts. The visual screening condition proposed by staff achieves the desired mitigation. Staff found no comments from city departments that could not be addressed or resolved during a construction permit review. Staff finds no reasons for concern with this proposal.

**NEXT STEPS:**

If approved, the applicant could proceed with the project, subject to any conditions, and would be required to obtain all necessary city permits. If denied the applicant would not be able to install the outdoor storage area.

**ATTACHMENT A: Vicinity Map**

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1700 South

Redwood Road

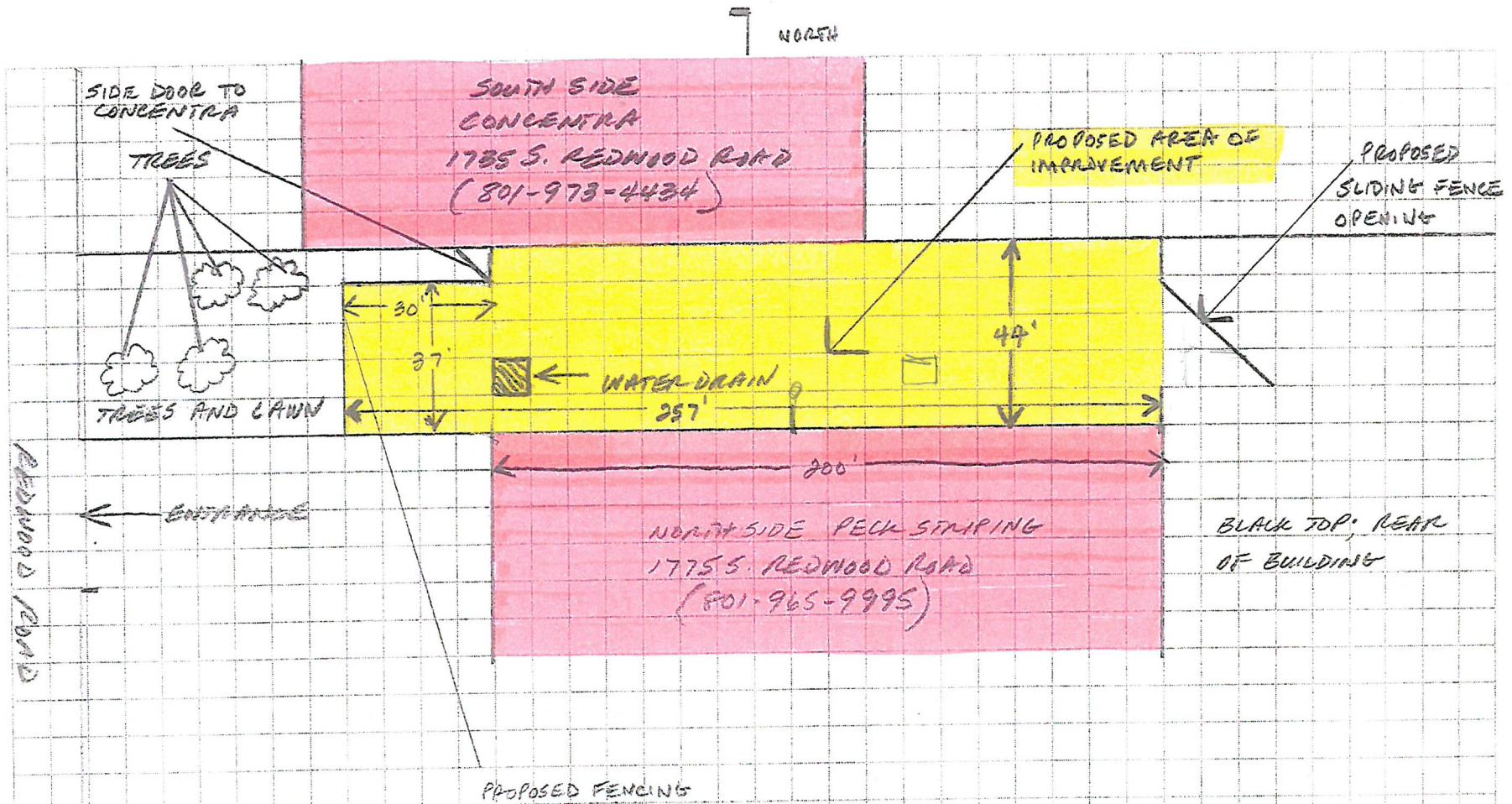
PROPERTY

N

ASSOCIATED

**ATTACHMENT B: Site Plan**

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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 HAMBURG  
PECK STRIPING  
CALL 801-965-9995

1. **Project Description** – written description of our proposal:

Fence in and put road base material in the outside area on the north side of property

2. **Conditional use information** –

- Anticipated operating/delivery hours associated with the proposed use: 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
- How many employees are expected to work on-site during the highest shift: N/A
- If applicable, how many seats will be provided as part of the conditional use: N/A
- Have you discussed the project with nearby property owners? YES
- If so, what response have you received? Both businesses near the area are in favor.

3. **Minimum Plan Requirements**

- One paper copy (24" x 36") of each plan and elevation drawing
- A digital (PDF) copy of each plan and elevation drawing
- One 11x17 inch reduced copy of each plan and elevation drawing

4. **Site Plan**

- **Site plan (see Site Plan Requirements flyer for details)**

5. **Elevation Drawing ( If applicable)**

- Detailed elevation, sections and profile drawings with dimensions drawn to scale
- Type of construction and list the primary exterior construction materials: asphalt and opaque fencing
- Number, size, and type of dwelling units in each building, and the overall unit density: N/A

12 EMPLOYEES PER SHIFT

OUR NEED IS TO PLACE CONSTRUCTION EQUIPMENT  
ARROW BOARDS & MESSAGE BOARD USED ON ROAD PROJECTS.  
THEY NEED TO BE OUTSIDE SO THAT THE SUN CAN CHARGE  
BATTERIES THAT SUPPLY POWER TO OPERATE THE UNITS

**ATTACHMENT C: Existing Conditions**



## **Existing Conditions:**

The subject site consists of one lot, 3.2 acres in total area, with a large existing commercial/industrial building utilized for the purpose of a contractor's business (road work signs and road striping equipment). The site is generally level with landscaping in the front yard and parking between the landscaping and building.

The property is abutted on either side (north and south) by other large parcels with large existing commercial buildings, and backs up to a public golf course in the rear (east).

**ATTACHMENT D: ANALYSIS OF STANDARDS**

**21A.54.080 Standards for Conditional Use**

**Approval Standards:** 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 Westside Master Plan notes commercial and industrial uses for this area of Redwood Road, with suggestions to eventually rezone to zoning districts that allow more residential uses; however the project is not seeking a zoning change. The proposal complies with screening requirements for outdoor storage. The proposal demonstrates no aspect that is inconsistent with applicable City polices 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 (refer to Detrimental Impacts Chart below for details).

**21a.54.080B Detrimental Effects Determination**

In analyzing the anticipated detrimental effects of a proposed use, the planning commission shall determine compliance with each of the following:

Criteria	Finding	Rationale
1. This title specifically authorizes the use where it is located	Complies	The outdoor storage use is allowed as a conditional use in the CC zoning district.
2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps	Complies	The use is located in an area zoned for higher intensity commercial uses, which is being requested. The master plan encourages the property be rezoned, but that is not proposed as this time.
3. The use is well-suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area	Complies	The use is supportive of and similar to surrounding commercial and industrial uses.

<b>4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered</b>	<b>Complies</b>	The proposal is not in conflict with the mass, scale, style, design or architectural detailing of surrounding structures or uses.
<b>5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows</b>	<b>Complies</b>	The proposal will have no traffic impact and is accessed from existing driveways.
<b>6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic</b>	<b>Complies</b>	Traffic to and from the outdoor storage area circulates to the rear of the property, limiting impact on the subject or abutting parcels.
<b>7. The site is designed to enable access and circulation for pedestrian and bicycles</b>	<b>Complies</b>	The outdoor storage area does not prohibit circulation for pedestrians or bicycles.
<b>8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street</b>	<b>Complies</b>	Access to the site is existing and does/will not impact the service level of an adjacent street.
<b>9. The location and design of off-street parking complies with applicable standards of this code</b>	<b>Complies, w/condition</b>	Off-street parking already exists and functions well at the site. No additional parking is required.
<b>10. Utility capacity is sufficient to support the use at normal service levels</b>	<b>Complies</b>	Use has access to all necessary utilities.
<b>11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts</b>	<b>Complies</b>	With the recommended condition, the use will meet all landscaping and screening requirements for the CC.
<b>12. The use meets City sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke</b>	<b>Complies</b>	Use does not significantly impact sustainability plans nor does it encroach onto a stream or water way.
<b>13. The hours of operation and delivery of the use are compatible with surrounding uses</b>	<b>Complies</b>	The hours of operation for the existing business, and the outdoor storage area are focused on typical daytime business hours, however the site may be accessed at all times of the day due to the nature of the business. The hours of operation are compatible with surrounding uses, which have similar hours.
<b>14. Signs and lighting are compatible with, and do not negatively impact surrounding uses</b>	<b>Complies</b>	The proposal does not include signs and lighting.
<b>15. The proposed use does not undermine preservation of historic resources and structures</b>	<b>Complies</b>	The proposal does not involve an historic structure or resource.

**Finding:** In analyzing the potential detrimental effects of the proposed use, Staff finds that the request complies with the criteria listed above in that there are no detrimental impacts anticipated with this proposed telecommunications use collocating at the existing site.

**ATTACHMENT E: Public Process and Comments**

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

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project:

### **Community Council meeting**

None, the local community council (Glendale Community Council) did not schedule this item for any discussion.

### **Notice of the public hearing for the proposal included:**

Public hearing notice mailed on May 11, 2018

Public notice posted on City and State websites May 11, 2018

Public notice posted on Planning Division list serve May 11, 2018

### **Public Comments**

Planning staff mailed a "Notice of Application" to abutting property owners on March 18, 2016 soliciting public comments. Two parties responded seeking clarification of the proposal and one party, Ric Kern, owner of property directly across the road, indicated his preference for visual screening (trees and a wall). The visual screening concern is addressed by staff's proposed condition of approval utilizing fencing and keeping of the existing trees.

## Stewart, Casey

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**From:** Ric Kern <[REDACTED]>  
**Sent:** Monday, March 26, 2018 12:33 PM  
**To:** Stewart, Casey  
**Subject:** Re: Case Number PLNPCM2018-00120

Thank you Casey. It appears fine, although I would like to see a combination of a tall wall and trees so to block the view of any stored materials from South Redwood and our project.

Thank you

ric

On Mar 26, 2018, at 10:49 AM, Stewart, Casey <[Casey.Stewart@slcgov.com](mailto:Casey.Stewart@slcgov.com)> wrote:

Ric,

Thank you for getting involved. I have attached a scanned copy of the site plan the applicant provided. The pink shapes are existing buildings and the yellow area is the proposed storage area (in between the buildings).

Feel free to respond with more comments if you have them.

Sincerely,

CASEY STEWART  
Senior Planner

TEL 801-535-6260  
[casey.stewart@slcgov.com](mailto:casey.stewart@slcgov.com)

PLANNING DIVISION  
SALT LAKE CITY CORPORATION  
[WWW.SLCGOV.COM](http://WWW.SLCGOV.COM)

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**From:** Ric Kern <[REDACTED]>  
**Sent:** Monday, March 26, 2018 9:36 AM  
**To:** Stewart, Casey <[Casey.Stewart@slcgov.com](mailto:Casey.Stewart@slcgov.com)>  
**Subject:** Case Number PLNPCM2018-00120

Casey:

I am the owner of the property across the street from the subject Peck Striping asset. The address of my project is 1720-1792 South Redwood Road.

I would like to understand where on the Peck property, the proposed outdoor storage area will be located, if the requested CUP is granted. My concern is that any outdoor storage should be located off of Redwood Road and at the rear of the subject property. If there is a site plan with their proposed location, I would appreciate reviewing this, if you can forward to me electronically.

**ATTACHMENT G: City Department Comments**



**Transportation** (Mike Barry): For equipment storage, fifty feet (50') of asphalt is required before meeting the right of way. A wheel washing station is also required.

**Engineering** (Scott Weiler): My main concern with the proposed storage yard is the potential of tracking dirt/mud onto Redwood Road.

**Fire:** [No comments]

**Public Utilities** (Jason Draper): No issues with the proposed use. Any equipment stored should have proper spill prevention and/or oil pans to prevent soil or storm water contamination.

**Forestry** (Corey Davis): No concerns or objections.

**Zoning:** (Alan Hardman): All previous zoning comments and approvals per DRT2012-00365 dated 9/10/2012, and the staff report and Notice of Decision per PLNPCM2012-00413 still apply. 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.