

# **Staff Report**

PLANNING DIVISION DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Administrative Hearing Officer

From: Linda Mitchell, Principal Planner, <u>linda.mitchell@slcgov.com</u> or 385-386-2763

Date: September 16, 2021

Re: PLNPCM2021-00250 – Asphalt Systems, Inc. Expansion

# **Conditional Use**

PROPERTY ADDRESS:	2775 W 1500 South
PARCEL ID:	15-16-100-059-0000
MASTER PLAN:	Northwest Quadrant – Light Industrial
ZONING DISTRICT:	M-1 Light Manufacturing

- **REQUEST:** Phil Manning, representing the property owner, is requesting a Conditional Use approval for an expansion of the existing asphalt manufacturing at approximately 2775 W 1500 S. The expansion primarily consists of a new concrete pad with approximately 8 storage tanks and equipment. An expansion of the asphalt manufacturing in the M-1 zone requires a Conditional Use approval.
- **RECOMMENDATION:** Planning Staff finds the project generally meets the applicable standards of approval. Therefore, recommends the Administrative Hearing Officer approve the requested Conditional Use.

## **ATTACHMENTS:**

- A. Vicinity Map
- B. Plans
- C. <u>Site Visit Photographs</u>
- D. Analysis of Standards Zoning Standards
- E. Analysis of Standards Conditional Use
- F. Public Process and Comments
- G. Department Review Comments

#### **PROJECT DESCRIPTION:**

This petition for a Conditional Use is for an expansion of the existing asphalt manufacturing at approximately 2775 W 1500 S. The expansion primarily consists of a new concrete pad with approximately 8 storage tanks and ancillary equipment on the west portion of the parcel. Two out of the 8 storage tanks are existing and will be relocated to the new pad.

The full building plans are located in <u>Attachment B</u>.



Aerial Photo of Subject Property



Site Plan

### **KEY CONSIDERATIONS:**

No significant outstanding concerns or issues have been identified through the analysis of the project and department review comments. No neighbor or community input has been received.

#### **DISCUSSION:**

As per the Conditional Use standards, a proposed conditional use shall be approved if reasonable conditions can be imposed to mitigate any detrimental effects of the proposed use. The proposed expansion does not result in any new or additional negative impacts to adjacent properties as analyzed in <u>Attachment</u> **E** under the Conditional Use standards of review and is also consistent with general adopted planning policies, including those in the Northwest Quadrant Master Plan.

Given that there are no anticipated detrimental effects, Staff recommends that the proposed conditional use be approved.

#### **NEXT STEPS:**

#### Approval of Conditional Use

If approved, the applicant will be required to obtain all necessary permits for the project. City departments will review the proposal in detail for compliance with their associated standards, such as building code and utility requirements. Some modifications to the plans may be necessary to meet City standards.

#### Denial of Conditional Use

If denied, the applicant would not have city approval for the proposed expansion but could continue to operate their existing asphalt manufacturing and/or propose a smaller expansion that does not trigger Conditional Use review.

# ATTACHMENT A: VICINITY MAP



[This page intentionally left blank.]



1.DWG





# Conditional Use Permit – Submittal items

- 1. Project Description: Relocate the production plant of our GSB-78 (Cutback Asphalt) to the west end of our property, or parcel 1516100050000. Design, construction new engineered concrete pad and containment for new and existing tanks and equipment.
- Operating Hours: This portion of the plant will remain as it currently is, 24 hours / day 7 days week. Production and loading will take place on an as needed basis. Nov. – Mar. is slower season. April – Oct. is the heavier production months.
- 3. Adjacent Land Uses: Property owner to the West is a Sandblasting / Painting business for heavy Equipment. Property to the North is a Trucking / Transport business.
- 4. # of Employees Remains the same 4 total plant employees, 3 office employees.
- 5. Yes, we have notified the adjacent business owners.
- 6. A digital Engineered drawings have been submitted by our Contractor – F-2 Construction / Marty Furmanski
- 7. Same as # 6 Site Plan
  - 8. Same as #6 Elevations, Profiles







A.B.	ANCHOR BOLT	ICGB.	ISOLATED C
ABV. Acca	ABUVE ANTENNA CABLE COVER ASSEMBLY	ISM IN (")	INDUSTRIAL,
ADD'L	ADDITIONAL	INT.	INTERIOR
A.F.F.	ABOVE FINISHED FLOOR	LB.(#)	POUND(S)
A.F.G.	ABOVE FINISHED GRADE	L.B.	LAG BOLTS
	ABUVE GROUND LINE	L.F.	LINEAR FEE
ALUM. ALT.	ALTERNATE	MAS.	MASONRY
ANT.	ANTENNA	MAX.	MAXIMUM
APPRX.	APPROXIMATE(LY)	M.B.	MACHINE BO
ARCH. AWG	ARCHITECT(URAL) American wire gauge	MECH. MER	MANUEACTU
BLDG.	BUILDING	MIN.	MINIMUM
BLK.	BLOCK	MISC.	MISCELLANE
BLKG.	BLOCKING	MTL.	METAL
BM.	BOUNDARY NAILING	(N) NO (#)	NEW NIIMBER
BOM	BILL OF MATERIAL	N.T.S.	NOT TO SCA
BTCW.	BARE TINNED COPPER WIRE	0.C.	ON CENTER
B.O.F.	BOTTOM OF FOOTING	OPNG.	OPENING
CAR.	CABINET	P/C	PRECAST CO
CANT.	CANTILEVER(ED)	PCS	PERSONAL (
C.I.P.	CAST IN PLACE	PLY.	PLYWOOD
CLG.	CLEAD	PPC PRC	POWER PRO PRIMARY RA
COL.	COLUMN	P.S.F.	POUNDS PE
CONC.	CONCRETE	P.S.I.	POUNDS PE
CONN.	CONNECTION(OR)	P.T.	PRESSURE T
CONST. Aont	CONSTRUCTION	PWR. OTY	OUANTITY
	PENNY (NAILS)	RAD.(R)	RADIUS
DBL.	DOUBLE	REF.	REFERENCE
DEPT.	DEPARTMENT	REINF.	
D.F. DIA	DOUGLAS FIR Diameter	RGS.	RIGID GALVA
DIAG.	DIAGONAL	SCH.	SCHEDULE
DIM.	DIMENSION	SHT.	SHEET
DWG.	DRAWING(S)	SIM. SPEC	SIMILAR
FA.	FACH	SQ.	SQUARE
EL.	ELEVATION	S.S.	STAINLESS S
ELEC.	ELECTRICAL	STD.	STANDARD
ELEV.	ELEVATOR	STRUC	STRUCTURAL
EMIL F.N.	ELECTRICAL METALLIC TUBING	TBD	TO BE DETE
ENG.	ENGINEER	TEMP.	TEMPORARY
ENL.	ENLARGED	THK.	THICK(NESS
EQ. Foilip	EQUAL	Τ.Ν. Τ.Ο.Α.	TOP OF AN
EXP.	EXPANSION	T.O.C.	TOP OF CUI
EXST. or (E)	EXISTING	T.O.F.	TOP OF FOU
EXT.	EXTERIOR	1.0.P. T 0 S	TOP OF PLA
FAB. FF	FABRICATION(OR)	T.O.W.	TOP OF WA
F.G.	FINISH GRADE	TYP.	TYPICAL
FIN.	FINISH(ED)	U.G.	UNDER GRO
FLR.	FLOOR	U.L.	UNDERWRITE
$F \cup N$ .	FOUNDATION FACE OF CONCRETE	V.I.F.	VERIFY IN F
F.O.M.	FACE OF MASONRY	W	WIDE(WIDTH)
F.O.S.	FACE OF STUD	W/	WITH
F.O.W.	FACE OF WALL	WAP.	WIRED ACCE
FT.(')	FOOT(FEET)	WD	WIRELESS C WOOD
FTG.	FOOTING	W.P.	WEATHERPR
G.	GROWTH (CABINET)	WT.	WEIGHT
GA.	GAUGE GALVANIZE(D)	۲. ۲	
G.F.I.	GROUND FAULT CIRCUIT INTERRUPTER	۳Ľ	
GLB.(GLU-LAM)	GLUE LAMINATED BEAM		
GPS CDND	GLOBAL POSITIONING SYSTEM		
HDR.	HFADFR		
HGR.	HANGER		
HT.	HEIGHT		

# ABBREVIATIONS

			GENERAL CONSTRUCTION NOTES.
OPPER GROUND BUS SCIENTIFIC & MEDICAL		GROUT OR PLASTER	1. PLANS ARE NOT TO BE SCALED AND A
		EXISTING WALL	NECESSARY TO COMPLETE ALL INSTALL
	\$([]]]]]]]]]]]]]]]]]]]]]]]]]]]]]]]]]]]]	BRICK VENEER/WALL	2. PRIOR TO THE SUBMISSION OF BIDS, CONTRACT DOCUMENTS, FIELD CONDITI
Γ (FOOT) IAL)		CMU WALL	ACCOMPLISHED AS SHOWN PRIOR TO PI TO THE ATTENTION OF THE IMPLEMENTA WORK.
		WOOD FRAMED WALL	3. THE CONTRACTOR SHALL RECEIVE, I
- - RFR		METAL FRAMED WALL	ITEM NOT CLEARLY DEFINED OR IDENTIF
		CONCRETE (SECTION)	4. CONTRACTOR SHALL CONTACT LOCA SITE WORK OR CONSTRUCTION.
		EARTH	5. THE CONTRACTOR SHALL INSTALL AL RECOMMENDATIONS UNLESS SPECIFICA
4LE	<u>EEEEE</u>	GRAVEL	
		SAND (CONCRETE IN ELEVATION/PLAN)	APPLICABLE CODES, REGULATIONS AND LAWS, ORDINANCES, RULES, REGULATIC
Y OWNER )NCRETE		WOOD CONT.	PERFORMANCE OF THE WORK. MECHAN ALL APPLICABLE MUNICIPAL AND UTILITY
TECTION CARINET		WOOD BLOCKING	
DIO CABINET		STEEL	THE CONTRACTOR SHALL BE SOLELY RE SEQUENCES AND PROCEDURES AND FO
R SQUARE INCH		PROPERY LINE	INCLUDING CONTACT AND COORDINATION AUTHORIZED REPRESENTATIVE.
SINET)		LEASE LINE	8. DETAILS ARE INTENDED TO SHOW EN
		MATCH LINE	9. REPRESENTATIONS OF TRUE NORTH,
ENT(ING)		WORK POINT	SHALL NOT BE USED TO IDENTIFY OR ES RELY SOLELY ON THE PLOT OF SURVEY
NIZED STEEL		GROUND CONDUCTOR	WORK IF ANY DISCREPANCY IS FOUND B NORTH ORIENTATION AS DEPICTED ON 1
JN(S)	——— T ———	TELEPHONE CONDUIT	
STEEL	E	ELECTRICAL CONDUIT	GENERAL NOTES
	———— A ————	COAXIAL CABLE	1) PERFORM ALL CONCRETE WORK IN
- IRMINED	——————————————————————————————————————	TELCO./ELECT	2) ALL CONCRETE SHALL BE STONE A TYPICAL, 4000 PSI AT SLABS ON GRADE,
)	×	CHAIN LINK FENCING	3) ALL METAL REINFORCEMENT SHALL MINIMUM YIELD STRENGTH OF 60 KSI.
TENNA PR		NEW ANTENNA Existing antenna	4) ALL REINFORCING BARS SHALL BE AND PUBLICATION SP-66.
JNDATION ATE (PARAPET)	E	ELECTRIC BOX	5) ALL REINFORCEMENT BARS SHALL
IEL	T	TELEPHONE BOX	FOLLOWS: (A) FOR CONCRETE NOT EXPOS
und	$\rightarrow$	LIGHT POLE	COLUMNS, BEAMS, AND GIR (B) FOR CONCRETE EXPOSED
RS LABORATORY		FND. MONUMENT	PIERS AND COLUMNS; 3" AE
TELD	<b>•</b>	SPOT ELEVATION	6) ALL SPLICES IN CONTINUOUS REIN
		SET POINT	BE MADE IN A REGION OF COMPRESSIO
OMMUNICATION SERVICE	$\overline{1}$	REVISION	7) PROVIDE 1/4" MINIMUM AMPLITUDI
OOF	$(\mathbf{X})$	GRID REFERENCE	24' - 0" O.C. IN ANY DIRECTION.
	(X)	DETAIL REFERENCE ELEVATION REFERENCE	9) PLACE CONTROL JOINTS IN SLABS STRIP, 1/4TH THE SLAB THICKNESS.
			10) PLACE REINFORCEMENT IN CENTE STRUCTURE ABOVE AND BELOW WITH
			11) ALL DOWELS SHALL HAVE AT LEAS
		SECTION REFERENCE	12) PROVIDE STD. CORNER BARS AT AL SPACING AS HORIZONTAL REINFORCEM
			13) USE LIGHT GRAY EPOXY PAINT FOR
			CONCRETE NOTES

ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED E FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR LATIONS AS INDICATED ON THE DRAWINGS.

THE CONTRACTORS SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL TIONS AND DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TATION ENGINEER AND ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE

IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY IFIED BY THE CONTRACT DOCUMENTS.

AL DIGGERS HOTLINE 48 HOURS PRIOR TO PROCEEDING WITH ANY EXCAVATION,

LL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S ALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE

ALS INSTALLED SHALL BE IN STRICT BE IN STRICT ACCORDANCE WITH ALL O ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL ONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE NICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH Y COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL REGULATIONS.

SUPERVISE AND DIRECT THE WORK, USING THE BEST SKILLS AND ATTENTION. ESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT ON WITH THE IMPLEMENTATION ENGINEER AND WITH THE LANDLORD'S

ND RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.

I, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWING (SHEET C1), STABLISH THE BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL ORAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE THE PLAT OF SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR CT/ENGINEER.

ACCORDANCE WITH ACI 301-84.

AGGREGATE AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI , WITHIN 28 DAYS AFTER PLACING.

L CONFORM TO A.S.T.M. A615 AND SUPPLEMENT (SI), GRADE 60, WITH A

DETAILED, BOLSTERED AND SUPPORTED IN ACCORDANCE WITH ACI 315, 318

BE SECURELY ANCHORED TO THE FORMS AND SPACED FROM THEM AS

SED DIRECTLY TO THE GROUND OR

OISTS AND WALLS; 1 1/2" IN PIERS, RDERS.

TO THE GROUND WEATHER, 2" IN WALLS,

BOVE BOTTOM OF FOOTINGS.

INFORCEING BARS SHALL LAP 30 BAR DIAMETERS. ALL SUCH SPLICES SHALL ION UNLESS SHOWN OTHERWISE.

DE ROUGHENED JOINT IN TOP OF ALL FOOTINGS.

E SHALL BE PLACED IN CHECKERBOARD FASHION IN LENGTH NOT TO EXCEED

S AT 12' - 0" O.C. IN EACH DIRECTION BY SAW CUTTING OR PRE-MOLDING

ER OF WALL UNLESS SHOWN OTHERWISE AND DOWEL TO FOOTING OR TO SAME DOWEL SIZE AND SPACING AS VERTICAL REINFORCEMENT.

T 30 BAR DIAMETER EMBEDMENT AND/OR STANDARD HOOK AT ENDS.

LL INTERSECTION CORNERS OF WALLS AND FOOTINGS. USE SAME SIZE AND MENT.

R INTERIOR CONCRETE SLAB FLOOR, SELECTED BY CITY

ОŬ

T2

03-0







CATCH BASIN SECTIO	DN			
SCALE: $1'' = 1' - 0''$				
IF THIS SHEET IS NOT 36X24	1' 6" THEN IT IS A R	0" EDUCED SIZE	1' PLOT USE	GRAPHIC SCALE



# SEE WCA STRUCTURAL DRAWINGS



# ATTACHMENT C: SITE VISIT PHOTOGRAPHS



Top Left: View of the project area (in the distance) from the vehicular access on 1500 South.

Top Right: View of the existing storage tanks and ancillary equipment from 1500 South.





Bottom Left: View of the existing storage tanks and ancillary equipment from Andrew Avenue.

## Bottom Right:

View of the project area (in the distance) from Andrew Avenue.

PLNPCM2021-00250

# ATTACHMENT D: ZONING STANDARDS

# Zoning Standards

This proposal involves the expansion of an existing asphalt manufacturing use. The property is legal non-complying as to certain zoning requirements as it was built prior to the current zoning requirements. Expansions/additions are allowed as long as they do not create any new noncompliance. The proposed expansion does not create any new noncompliance.

# Current Zoning District: M-1 Light Manufacturing

The following chart notes the zoning requirements in the M-1 zone and whether or not the proposal is in compliance with the standard.

Standard	Existing/Proposed	Findings
Minimum Lot Size Minimum Lot Area: Ten thousand (10,000) square feet. Minimum Lot Width: Eighty feet (80')	The lot area is 3.95 acres (175,062 square feet). The lot width is over 300 feet.	Complies
<b>Building Height</b> 1. Distillation Column Structures; Development In AFPP Overlay District: No building shall exceed sixty five feet (65') except that emission free distillation column structures, necessary for manufacture processing purposes, shall be permitted up to the most restrictive Federal Aviation Administration imposed minimal approach surface elevations, or one hundred twenty feet (120') maximum, whichever is less. Said approach surface elevation will be determined by the Salt Lake City Department of Airports at the proposed locations of the distillation column structure. Any proposed development in the Airport Flight Path Protection (AFPP) Overlay District, as outlined in section <u>21A.34.040</u> of this title, will require approval of the Department of Airports prior to issuance of a building permit. All proposed development within the AFPP Overlay District which exceeds fifty feet (50') may also require site specific approval from the Federal Aviation Administration.	The height of the storage tanks ranges from 12 feet to 21 feet.	Complies
<b>Side or Rear Yard Setbacks</b> <i>None Required.</i>	The edge of the concrete pad will be at a minimum 5 feet away from the property lines.	Complies

### Adjacent Land Use

The subject property and the surrounding properties are located within the M-1 (Light Manufacturing) zoning district. The adjacent property to the west is a sandblasting/painting business for heavy equipment. The property to the north is a trucking/transport business. The property to the east is an automotive repair shop.

# ATTACHMENT E: ANALYSIS OF STANDARDS – CONDITIONAL USE

# 21A.54.080: Standards for Conditional Uses

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 property is located in the M-1, Light Manufacturing zoning district. Asphalt manufacturing is a permitted as a conditional use in this zoning district.

**Finding:** The proposed use will comply with the applicable provisions of the Salt Lake City Zoning Ordinance.

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

**Analysis:** The parcel on which the proposed storage tanks and ancillary equipment will be located is currently used as asphalt manufacturing. The surrounding uses are similar in nature. The proposed storage tanks and ancillary equipment are compatible for the subject property and the surrounding area.

Finding: The proposed use is compatible with the surrounding uses.

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

**Analysis:** The site is located within the Northwest Quadrant Master Plan. The Northwest Quadrant Master Plan was adopted in 2016. The master plan designates the subject property as Light Industrial. The Northwest Quadrant Master Plan describes Light Industrial, as the following:

**Light Industrial:** light industrial areas include uses that produce little or no pollution but require a lot of land. Uses such as warehousing, manufacturing, food production, assembly, and other similar uses are commonly found in the light industrial areas. Uses that require outdoor storage of new, clean materials are generally acceptable. Light industrial areas also include support services, such as restaurants, limited retail, fuel centers, and other uses necessary to support the light industrial uses.

**Finding:** The proposed storage tanks and ancillary equipment meet the applicable adopted city planning policies, documents, and master plan.

4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions (refer to Detrimental Effects Determination analysis below).

# 21A.54.080B: Detrimental Effects Determination

In analyzing the anticipated detrimental effects of a proposed use, the planning commission, or in the case of administrative conditional uses, the planning director or designee, shall determine compliance with each of the following:

Standards	Finding	Rationale
1. This title specifically authorizes the use where it is located;	Complies	Asphalt manufacturing is a conditional use in the M-1 zone. The use is being reviewed as a conditional use.
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 proposed use is consistent with Northwest Quadrant Master Plan as "Light Industrial" (see Standard 3).
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 proposed use is compatible in intensity, size, and scale to existing manufacturing uses in the area. Both the proposed use and the existing structures fit in with the overall character of the neighborhood.
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered;	Complies	The surrounding properties are also light industrial use. The additional storage tanks and ancillary equipment will not impact the surrounding structures.
5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows;	Complies	The vehicular access to the site already exists and is not being modified. Traffic is directed onto 1500 South. There is an alternative access onto Andrew Avenue, but it is currently not in use.
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;	Complies	There is no change to the internal circulation system. Therefore, it is not anticipated to have any adverse impact on adjacent property from motorized, nonmotorized, and pedestrian traffic.
7. The site is designed to enable access and circulation for pedestrian and bicycles;	N/A	The site is not regularly used for pedestrian or bicycle circulation.
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street;	Complies	The project site is located at the dead end of 1500 South. Therefore, there would be no unreasonable impacts to the service level of the adjacent streets. In addition, Transportation Division did not indicate any issues with street level of service.

9. The location and design of off- street parking complies with applicable standards of this code;	Complies	The number of employees remain the same. Therefore, additional parking spaces are not required. The existing parking spaces complies with the parking requirements.
10. Utility capacity is sufficient to support the use at normal service levels;	Complies	The Public Utilities department did not provide any comments on the project.
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts;	Complies	The adjoining and surrounding uses contain light industrial uses. Additionally, a large portion of the subject property is vacant.
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;	Complies	The use does not significantly impact sustainability plans nor does it encroach onto a stream or water way.
13. The hours of operation and delivery of the use are compatible with surrounding uses;	Complies	The hours of operations and delivery of the use will remain unchanged from the current operation. The proposed expansion would continue to be compatible with the surrounding uses.
14. Signs and lighting are compatible with, and do not negatively impact surrounding uses; and	Complies	Signs are not associated with this proposal. Any lighting will meet all applicable Zoning Ordinance requirements.
15. The proposed use does not undermine preservation of historic resources and structures.	Complies	The property is not located within a Local Historic District and the proposal does not involve removal or any historic resources or structures.

**Finding:** Based on the analysis and rationale above, Staff finds that there are no anticipated detrimental effects of the proposed storage tanks and ancillary equipment.

# ATTACHMENT F: PUBLIC PROCESS AND COMMENTS

# Public Notice:

- Early notice of application mailed on July 12, 2021
- Public hearing notice mailed on September 9, 2021
- Public hearing sign posted on the property on September 9, 2021
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on September 9, 2021

## **Public Comments:**

As of the publication of this Staff Report, Staff has not received any comments or inquiries.

Glendale Community Council did not provide any formal comments on the proposal.

# **ATTACHMENT G: DEPARTMENT REVIEW COMMENTS**

# Fire

No comments provided.

# Building (William Warlick)

No comments.

# **Engineering** (Corey Legge)

No comments.

# Transportation

No comments provided.

# **Public Utility**

No comments provided.