

Red box denotes parcel boundaries

The Beverly

Driveway

Modern 9 Design

The Complex

600 W

100 S

23'

27'

6' 7"

3'

6'

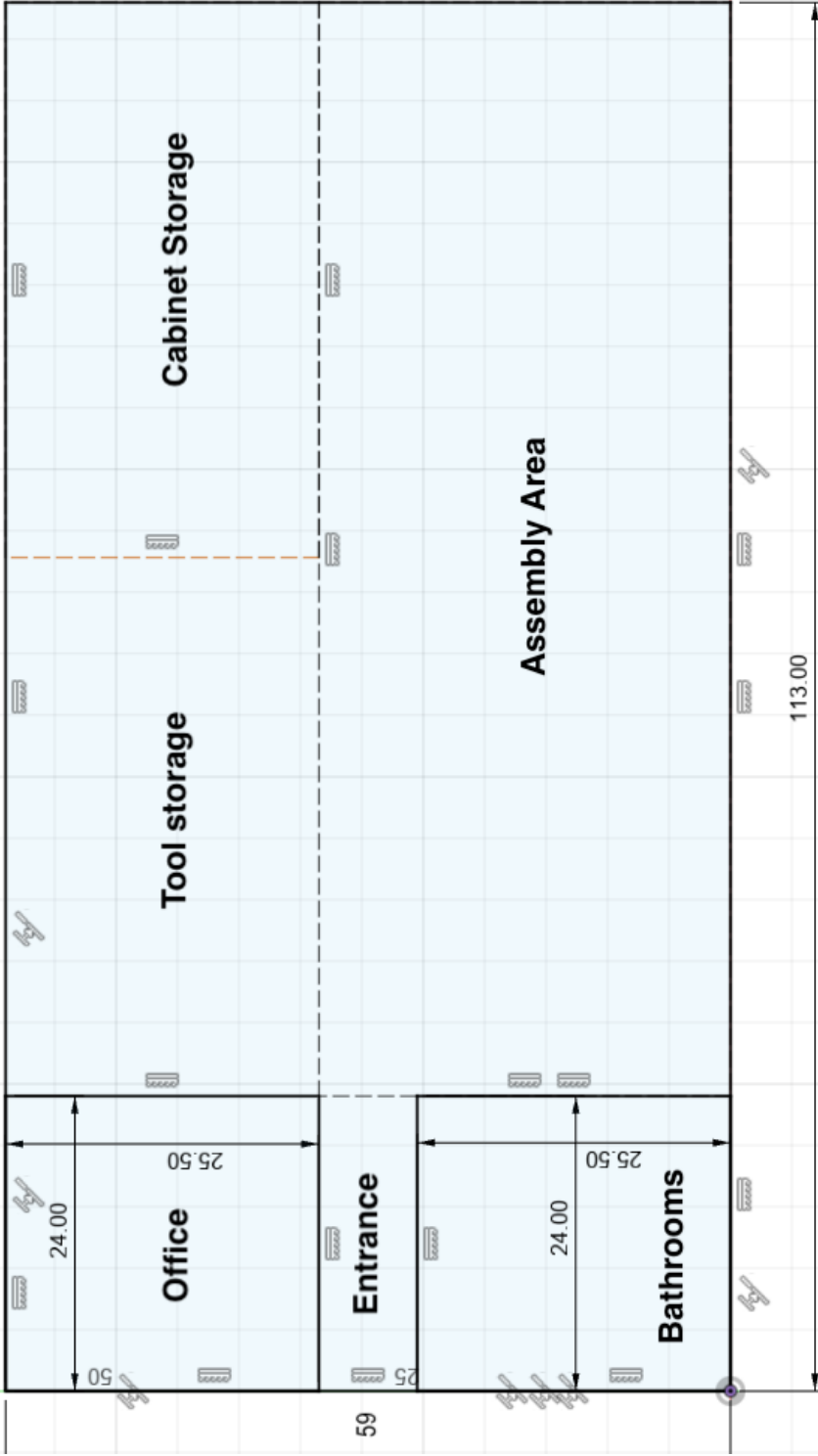
16'

Our Driveway  
22'

SIDEWALK

Parking Spots drawn in green

Dumpster



## Modern 9 Design - Industrial Assembly - Conditional Use Permit

### Narrative:

We would like to operate a cabinet assembly business in the existing industrial space located at 75 S 600 W in downtown salt lake city. We will use the space as is and will not be doing any tenant improvements. This will include the assembly of pre-cut cabinet parts into finished cabinets. We will be using the existing building as is and will not require any modifications to the building or the lot. The remainder of the building is vacant and no other businesses operate in the building. Loading and unloading will take place at the existing loading docks in our space. The loading docks are accessible from the parking area and will not require blocking any sidewalks, roads or driveways. The maximum trip generation for vehicles would be 2 deliveries of parts per week to the shop and 2 deliveries of assembled cabinets to jobsites per week. With at most one of each occurring in a single day.

### **What are the anticipated hours of operation?**

The business will operate on weekdays from 9AM to 5PM.

### **What are the anticipated peak hours for the proposed use? Peak hours refer to the hours of the day with the highest number of customers, employees, deliveries, or activities.**

The peak hours would be from 10AM to 3PM on Monday-Friday. There will be no customers on site and we typically go to pick up our cabinet parts during these hours. There will be at most 3 employees on site during peak hours. There will be at most 3 vehicles and 1 trailer on site during peak hours. The trailer will be secured and stored in the parking area next to the dumpster when not in use.

### **Is there any anticipated outdoor activity associated with the use?**

There is no outdoor activity associated with the cabinet assembly other than loading in of pre-cut cabinet pieces and loading out of assembled cabinets.

### **Is there enough space on the site to provide adequate movement, queueing, and storing of vehicles? The space should be based on the anticipated trip generation of similar uses in a similar environment either in Salt Lake City or in similar cities.**

The site has a large off-street parking lot which has 12 parking stalls for use by the 3 business owners.

### **How will the waste generated by the use be stored and handled on site? How will it be removed from the site?**

We have contracted with A-1 disposal to have a commercial dumpster located in the off-street parking lot that will be used for the disposal of any unused material and waste. The dumpster will be maintained and emptied twice monthly by A-1.

### **What is the anticipated amount of water consumption of the proposed use?**

The business' water consumption will be minimal and only used for restroom facilities and drinking water.

**What is the anticipated level of emissions generated by the proposed use?**

There are no anticipated emissions from the business. All materials are either pre-finished or finished/painted off-site by an external finishing company.

**Are there trees with a trunk circumference greater than 6 inches on the property that will be removed?**

No trees exist on the property and there will be no changes done to the property/lot.

**What is the anticipated amount of grading required for the proposed development? Does it include the moving or removing of any pollutant or contaminant in the soil from the site?**

There is no grading required as we will be utilizing the existing building/lot as is.

**Will the proposed use produce any dust, odor, smoke, noise, vibrations, or use any chemicals, toxins, heat, or radiation? If so, how will the impact be addressed? Has the applicant been in contact with the regulatory agency that regulates the specific impact?**

There will be no odor, vibrations, chemicals, toxins, heat or radiation produced. There will be minimal noise and dust produced by power tools inside the building. Since the majority of the work is just assembly, this will be minimal and any accumulated saw dust will be disposed of in our commercial dumpster. We were not planning to put the sawdust in bags but we can do so if required. We were planning to use the dumpster lid which is kept secured and locked.

**Are the locations of all utility needs identified on the site plan and located to avoid creating a hazardous situation? Have utility providers been made aware of the proposed use and is there any information about utility needs?**

There are no utility needs as we will be utilizing the existing 200 amp single phase service that is already available at the building. Additionally, the existing gas service will be used for heating in the winter.

Information on power tools:

- a. There will be 2 air compressors on site. One is a 20 gallon compressor and the other is a 30 gallon compressor and they will be used for pneumatic nailers.
- b. Noise generating tools include the air compressors and two saws. There will be a chop saw and portable table saw on site(the table saw will mostly be used on job sites for installs).

Analysis of affects to adjacent uses:

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

To the north there is an apartment building, the Beverly. To the east there is a large music venue, The Complex. Across 600 West is a large vacant lot and the lot across 100 South is a construction site which will eventually be another apartment building. Diagonally southwest across the street is a bar.

**Are exterior lights located and shielded to direct light away from adjacent uses and downwards (not directed to the sky)?**

The existing lights either point directly down in front of entry ways and down into the off-street parking lot.

**Are there access conflicts caused by the location or proximity of walkways, sidewalks, driveways, public streets or public spaces? Are there access conflicts caused by the any proposed or existing structure on the property or adjacent to the property?**

The site has its own nonshared entrance into the off-street parking lot so there are no conflicts with adjacent businesses or communities. The traffic in and out of the lot will be infrequent so it should not impact pedestrians using the adjacent sidewalks.

**How will the proposed use be separated from adjacent land uses? What screening or buffering**

**features will be provided to reduce any impact identified in these questions?**

The proposed use will be entirely indoors and there are no windows in the work/assembly area. There are two garage doors but they will only be used to load in materials or load out assembled cabinets.

Response to standards:

A. 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;  
[I believe the business use complies due to its minimal impact and use of the existing building and lot as-is.](#)
2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;  
[The business use will have minimal impact to the adjacent uses and will improve the neighborhood by occupying a previously empty building.](#)
3. The use is consistent with applicable adopted city planning policies, documents, and master plans; and  
[Industrial assembly is listed as a conditional use in this zone.](#)
4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions.

We do not anticipate any detrimental effects due to our use. We will have low pedestrian and vehicle traffic. We will utilize commercial dumpster services to dispose of our waste material.

B. 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:

1. This title specifically authorizes the use where it is located;

We only intend to operate within the designated space laid out within our site plan.

2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps;

Industrial assembly is listed as a conditional use in this zone.

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;

The existing building is an industrial space and is well suited to our proposed use. We will have minimal noise and traffic impact to the adjacent uses and do not anticipate it impacting our neighbors.

4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered;

We are not building or modifying any structure. We will only be using the existing building as-is.

5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows;

We are not modifying or adding access points. We will have minimal traffic in and out of the existing driveway to the building private parking lot.

6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;

The low vehicular traffic should not impact or conflict with pedestrians or negatively impact existing neighborhood traffic patterns.

7. The site is designed to enable access and circulation for pedestrian and bicycles;

The city recently redid the adjacent sidewalks which should provide good pathways for the neighborhood's pedestrian and bicycle traffic. I am also a fair weather cyclist and will be commuting on my bike in the warmer months.

8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street;

Our low vehicular traffic should not have a noticeable impact on the nearby/adjacent streets.

9. The location and design of off street parking complies with applicable standards of this code;  
We will be using the existing off street parking which is more than adequate for our needs.

10. Utility capacity is sufficient to support the use at normal service levels;  
The existing 200 amp electrical service is more than sufficient for our needs and we only use gas for heating and water for bathrooms/drinking.

11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts;  
We anticipate no conflicts. The proposed use will be entirely indoors and there are no windows in the work/assembly area. There are two garage doors but they will only be used to load in materials or load out assembled cabinets.

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;  
Since our resource use is minimal and we will responsibly dispose of our minimal waste materials, we believe we do not impact the environment and will meet city sustainability plans.

13. The hours of operation and delivery of the use are compatible with surrounding uses;  
We are only a 9 to 5 business and only have minimal deliveries/trips to pick up materials, we believe we are compatible with the surrounding uses.

14. Signs and lighting are compatible with, and do not negatively impact surrounding uses; and  
We have no exterior signage and are not adding any additional lighting.

15. The proposed use does not undermine preservation of historic resources and structures.  
We are not modifying or building any structures and our business use should not permanently impact or damage the existing building.

C. Conditions Imposed: The planning commission, or in the case of administrative conditional uses, the planning director or the director's designee, may impose on a conditional use any conditions necessary to address the foregoing factors which may include, but are not limited to:

1. Conditions on the scope of the use; its character, location, hours and methods of operation, architecture, signage, construction, landscaping, access, loading and parking, sanitation, drainage and utilities, fencing and screening, and setbacks; and  
We will dutifully comply with any conditions imposed by the commission.

2. Conditions needed to mitigate any natural hazards; assure public safety; address environmental impacts; and mitigate dust, fumes, smoke, odor, noise, vibrations; chemicals, toxins, pathogens, gases, heat, light, and radiation.  
We will dutifully comply with any conditions imposed by the commission.

D. Denial Of Conditional Use: A proposed conditional use shall be denied if:

1. The proposed use is unlawful; or  
[We will only operate a lawful business](#)

2. The reasonably anticipated detrimental effects of the proposed conditional use cannot be substantially mitigated as proposed in the conditional use application or by the imposition of reasonable conditions to achieve compliance with applicable standards set forth in this section.

[We understand the terms under which the commission may deny the permit and will respect the committee's decision](#)

E. Notice Of Decision: The planning commission, or in the case of administrative conditional uses, the planning director or designee, shall provide written notice of the decision, including all conditions imposed, to the applicant and local community council within ten (10) days of the final action. If the conditional use is approved, this notice shall be recorded against the property by the city recorder. (Ord. 14-12, 2012)

[We look forward to hearing from the commission and we hope we are given the opportunity to bring a new business to the neighborhood.](#)