

PLANNING COMMISSION STAFF REPORT



Planning and Zoning Division
Department of Community
Development

Rocky Mountain Power Private Utility Structure Conditional Use 490-08-11 located at 40 North 200 West April 9, 2008

Applicant:

Rocky Mountain Power

Staff:

Ray Milliner 535-7645
Ray.Milliner@slcgov.com

Tax ID:

Parcel #
08-36-478-007

Current Zone:

D-1 Central Business District

Master Plan Designation:

Capitol Hill Master Plan,
General Commercial

Council District:

District 3 Eric Jergensen

Acreage:

2.09

Current Use:

Parking Lot

Applicable Land Use

Regulations:

- 21A.30.020 D-1 Central Business District
- 21A.54.080 Standards for Conditional Uses

Attachments:

Exhibit A: Site Plan
Exhibit B: Photos of a
Similar Structure.

REQUEST

Alene Bentley for Rocky Mountain Power, is requesting the installation of a private utility structure at 40 North 200 West. The 45" x 75" structure is proposed in the rear of an existing parking lot and adjacent to the existing LDS Genealogy building.

PUBLIC NOTICE

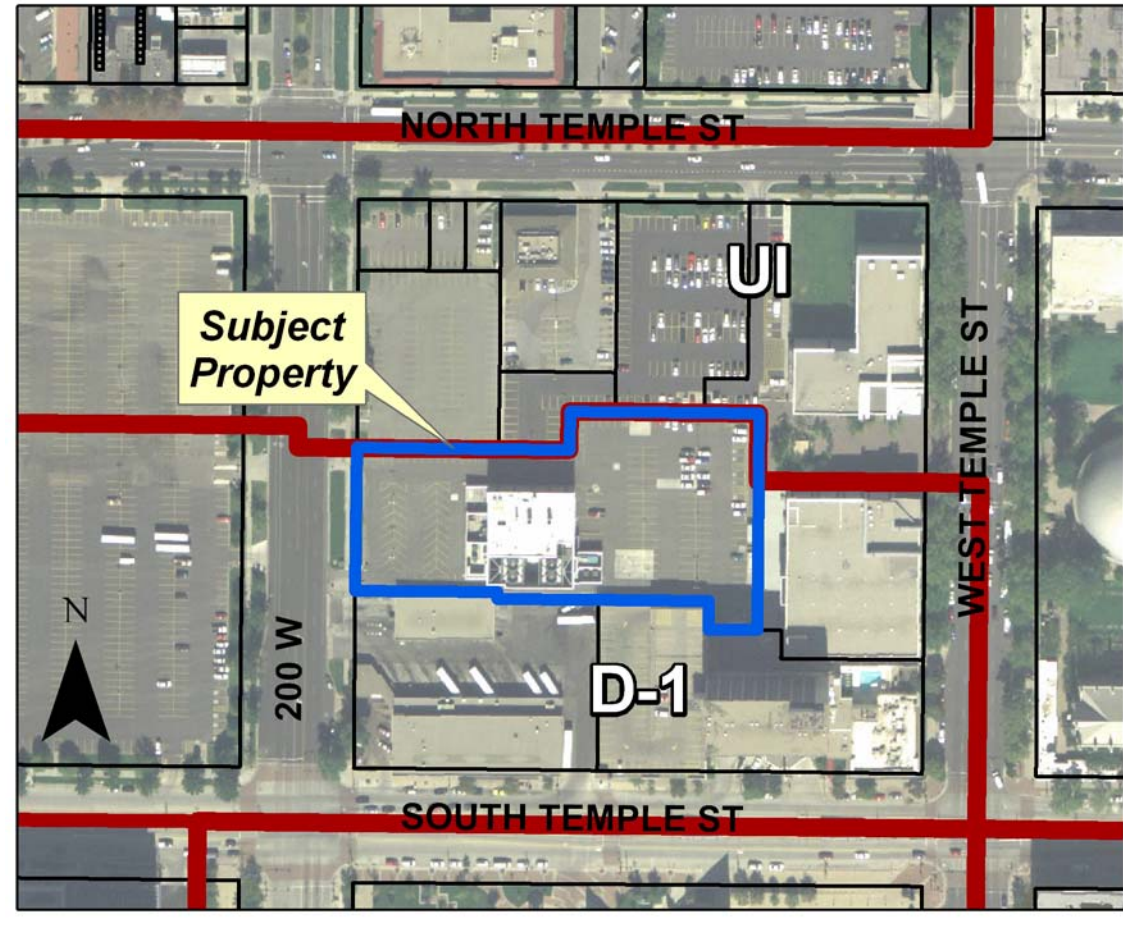
Notices were mailed on March 27, 2008, 14 days prior to the April 9, 2008 Planning Commission Hearing per Section 21A.10.020 of the Salt Lake City Zoning Ordinance to all property owners within 300' of the site. The site was posted on March 27, 2008 at least 10 calendar days prior to the Administrative Hearing as required by Section 21A.10.020 of the Salt Lake City Zoning Ordinance.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission conduct a public hearing, review the proposed conditional use, and consider approving it pursuant to the findings in the analysis section, and the Conditions of Approval written below.

1. All necessary building permits shall be reviewed and issued by the Building Department prior to installation of the structure.
2. Installation of the structure shall not interfere with the existing 8" sewer lateral running through the property.

VICINITY MAP



COMMENTS

PUBLIC COMMENTS

The Capitol Hill Community Council deferred a hearing on this item to the SLC Planning Commission.

City Department Comments:

Notice of the application was routed to each affected City department on March 26, 2008 requesting comments and department input. All divisions responded that they have no concerns with the project, except for Public Utilities, who responded that the applicant needs to be aware of an existing 8" sewer lateral on the property.

Staff Analysis and Findings

Project History The applicant submitted a complete application a private utility structure conditional use on February 21, 2008. The structure will be located on private property in the rear of an existing parking lot at 40 North, 200 West (behind the existing LDS Genealogy Building). The purpose of the structure is to boost the electrical supply to the on-going City Creek development.

Standards

A. The proposed development is one of the conditional uses specifically listed in this title;

Analysis: Private/Public utility buildings and structures are listed as a conditional use in the D-1 zone in section 21A.30.50 of the Salt Lake City Zoning Ordinance Table of Permitted and Conditional Uses in the downtown zones.

Finding: Staff finds the proposed development is one of the conditional uses specifically listed in this title.

B. The proposed development is in harmony with the general purposes and intent of this title and is compatible with and implements the planning goals and objectives of the city, including applicable city master plans;

Analysis: This project compliments the goals set forth in the in the Capitol Hill Master Plan by enhancing compatible infill development and redevelopment in the immediate area. The structure will provide necessary improvements to the electrical service provided to the City Creek redevelopment project currently under construction. Because of the relative small size of the structure (44" tall x 75" wide) and its location in the rear of the parking lot, it will have little visual effect on the surrounding uses. It will be located in an area that does not impede traffic, or pedestrian circulation, and will be painted in a muted earth tone, so as to limit the visual effect when viewed from the street and sidewalk.

Finding: Staff finds the proposed development is in harmony with the general purposes and intent of this title and is compatible with the planning goals and objectives of the city.

C. Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not materially degrade the service level on the adjacent streets;

Analysis: The structure will be located in the rear of an existing parking lot, and will not eliminate any required parking. Access to the utility site is from the 200 West right-of-way, and is adequate. Once the structure is installed, the only traffic generated will be from maintenance vehicles that visit the site for routine maintenance.

Finding: Staff finds streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not materially degrade the service level on the adjacent streets.

D. The internal circulation system of the proposed development is properly designed;

Analysis: The proposed installation of the new utility structure will not impact the existing internal circulation system.

Finding: Staff finds internal circulation of the adjacent site is not affected.

E. Existing or proposed utility services are adequate for the proposed development and are designed in a manner that will not have an adverse impact on adjacent land uses or resources;

Analysis: The purpose of this public utility structure is to enable Rocky Mountain Power's ability to provide electricity to the adjacent City Creek development. The site is currently used as a parking lot.

Because the structure is located in the rear of the lot, and is relatively small, the impact of the structure on adjacent land owners is negligible.

Finding: Staff finds existing and proposed utility services are adequate for the proposed development and are designed in a manner that will not have an adverse impact on adjacent land uses or resources.

F. Appropriate buffering is provided to protect adjacent land uses from light, noise and visual impacts;

Analysis: The site does not create any light or audible disturbances. The structure will be located in the rear of the parking lot, and is relatively small, therefore the visual impact of the structure on adjacent uses will be relatively small.

Finding: Staff finds appropriate buffering is provided to protect adjacent land uses from light and noise.

G. Architecture and building materials are consistent with the development and compatible with the adjacent neighborhood;

Analysis: The proposed structure is metal, measuring 44” tall x 74” wide with a utilitarian design and will be painted a muted earth tone. This design is common throughout the City.

Finding: Staff finds architecture and building materials are consistent with the development and compatible with the adjacent neighborhood.

H. Landscaping is appropriate for the scale of the development;

Analysis: There is no landscaping proposed with this application. There is no existing landscaping on the site, as the existing parking lot is paved from property line to property line. Because of the relatively small size of the structure, there is no need for the applicant to introduce a landscaping feature to the property.

Finding: Staff finds current landscaping appropriate for the scale of the development.

I. The proposed development preserves historical, architectural and environmental features of the property;

Analysis: The site is not located in a historic district and there are no environmental features that need to be preserved.

Finding: Staff finds proposed development does not affect the historical, architectural and environmental features of the property.

J. Operating and delivery hours are compatible with adjacent land uses;

Analysis: The site will not require regular deliveries or service other than routine maintenance and upkeep.

Finding: Staff finds operating and delivery hours are compatible with adjacent land uses.

K. The proposed conditional use or, in the case of a planned development, the permitted and conditional uses contained therein, are compatible with the neighborhood surrounding the proposed development

and will not have a material net cumulative adverse impact on the neighborhood or the city as a whole;

Analysis: The proposed development is listed in 21A.30.50, Table of Permitted and Conditional Uses for Private/Public utility buildings and structures. The net material cumulative impact will be negligible on the neighborhood and district as a whole.

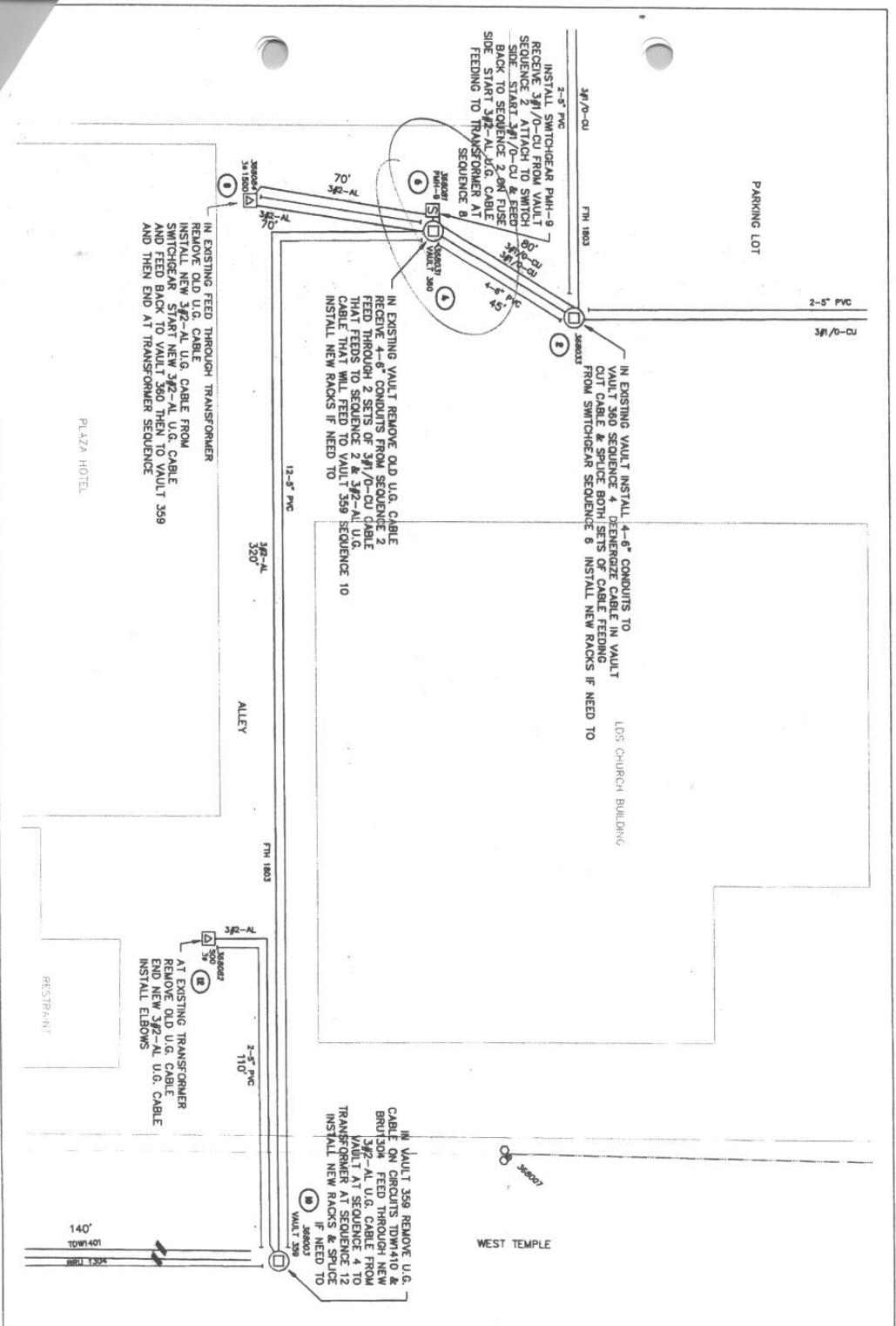
Finding: Staff finds the proposed conditional use will not have a material net cumulative adverse impact on the neighborhood or the City as a whole.


L. The proposed development complies with all other applicable codes and ordinances.

Analysis: Approval of this application is based on compliance with all applicable City building permits and codes prior to installation.

Finding: Staff finds the proposed conditional use complies with all other applicable codes and ordinances.

Attachment A – Site Plan



Foreman	Emp #	Job Start Date	 PACIFICORP <small>A COMMERCIAL ENERGY SERVICES COMPANY</small>	
CC# 11441	WO# / REQ# 005014046	Map String 11201001.0	Job Complete Date	1 of 7
CUSTOMER : City Creek Project (Plaza Hotel) ADDRESS : 50 South West Temple Street Salt Lake City, Utah		Circuit TDW1401	Post Jobs <input type="checkbox"/> RFI <input type="checkbox"/> Posted <input type="checkbox"/>	EST ID# 11110 Print Date 02/25/08 Scale 1"=25'

Attachment B – Photo of Structure

Switchgear 15kv

Lg
Sm

45"H X 75"W X 70"D
44"H X 67"W X 61" D



This equipment switches high voltage circuits

