

PLANNING COMMISSION STAFF REPORT



Planning and Zoning Division
Department of Community and
Economic Development

Mark Miller Toyota
PLNPCM2010-00610
Conditional Use
730 South West Temple
October 26, 2010

Applicant:

James Kanno, FFKR Architects

Staff:

John Anderson, 535-7214
John.anderson@slcgov.com

Tax ID:

15-12-230-043, 15-12-211-042, 15-12-211-023, 15-12-211-024, 15-12-211-030, 12-15-211-029

Current Zone:

D-2, Downtown Support District

Master Plan Designation:

Medium Density Transit Oriented
Development—Central Community Master
Plan

Council District:

District 4, Luke Garrott

Community Council:

Ball Park

Lot Size:

7.03 acres

Current Use:

Auto Sales

Applicable Land Use Regulations:

- 21A.26.070 CG General Commercial District
- 21A.55 Planned Developments

Notification

- Notice: December 23, 2010
- Sign: December 23, 2010
- Web: December 23, 2010

Attachments:

- A. Site Plan & Elevation Drawings.
- B. Original Department Comments
- C. Site Photos

Request

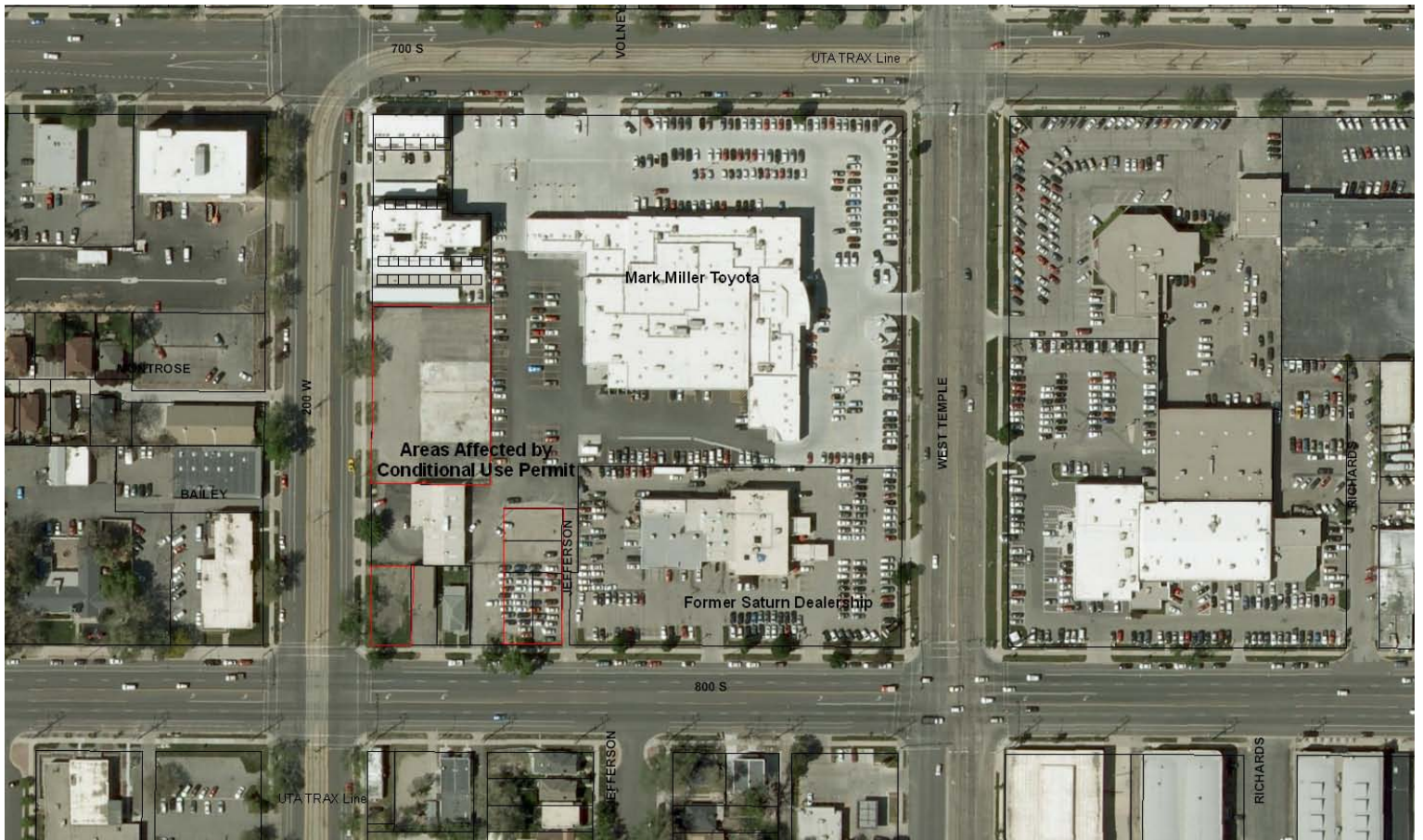
This is a request by James Kanno from FFKR Architects representing Mark Miller Toyota for a Conditional Use to allow auto sales in the D-2 Downtown Support District located on several parcels located in and around the existing dealership at 730 South West Temple. The request is to expand the existing Mark Miller Toyota dealership by developing adjacent properties.

Staff Recommendation

Staff recommends that the Planning Commission approve the conditional use for auto sales on the parcels located in and around 730 West Temple with the following conditions:

- Ensure the existing single-family dwelling is properly buffered from the expansion of the use with a 7' landscaped buffer.
- Requiring a full cut-off fixture and lamp to prevent light trespass onto the single family dwelling.

VICINITY MAP



Background

Project Description

The applicant, James Kanno from FFKR Architects, is representing Mark Miller and has submitted an application for a conditional use for an expansion of an existing conditional use for auto sales on property located in the D-2 Downtown Support District. Mark Miller currently has an auto sales facility that occupies much of the block. The request is to expand the Mark Miller Toyota dealership onto surrounding properties that are currently mostly vacant. The Toyota dealership is located at the southwest corner of 700 South and West Temple. Mr. Miller also owns the former Saturn dealership located at 770 South West Temple but it is not a part of the current application.

The applicant desires to expand the Toyota dealership to encompass surrounding parcels of property located on 200 West and 800 South. The affected areas are generally located in the southwest portion of the block and are outlined in red in the vicinity map above. The parcels are all owned by Mark Miller and the applicant is also working to combine all properties with the larger parcel where the current Toyota dealership is located.

Comments

Public Comments

The project was presented to the Ball Park Community Council on October 14, 2010. The Community Council did not disapprove of the expansion of the current auto sales lot but wanted to ensure that the single-family dwelling located at 166 West 800 South was properly buffered from potentially negative impacts such as noise or light.

City Department Comments

Department comments are listed in Attachment B. There are no issues raised by the departments that cannot be addressed or that would prevent the construction of this project.

Analysis and Findings

Conditional Use Standards

Section 21A.54.080 of the Zoning Ordinance provides General Standards for Approval of a conditional use. Staff has applied these standards to the proposed use, and made the following findings:

Standard 1: Master Plan and Zoning Ordinance Compliance: The proposed conditional use shall be:

- a. Consistent with any policy set forth in the City-Wide, Community and Small Area Master plan and future land use map applicable to the site where the conditional use will be located, and
- b. Allowed by the zone where the conditional use will be located or by another applicable provision of this title.

Analysis: The Central Community Future Land Use Map identifies the entire block where the dealership is located as Central Business District Support and it is also located within the boundaries of the West Temple Gateway Plan and its accompanying RDA plan. The West Temple Gateway Plan calls for the properties to be developed as, “service commercial”.

The area where the proposed expansion is located is identified as a part of the People’s Freeway neighborhood planning area in the Central Community Master Plan. Some issues listed in that plan are applicable to the development of this area are listed below:

- Mitigate impacts relating to the adjacency of residential and non-residential/heavy commercial land uses.
- Improve infrastructure and landscaping of commercial and industrial areas.

When discussing commercial land uses specifically in the Central Community Master Plan the following policies are applicable to future development of the area:

- CLU1.2—Community Commercial: Locate community level retail sales and services on appropriate arterials and do not encroach upon residential neighborhoods or generate community-wide parking and traffic issues.
- CLU4.2—Ensure commercial land development does not disrupt existing low-density residential patterns and follows future land use designations.

- CLU4.3—Encourage commercial centers to minimize parking and traffic congestion impacts upon surrounding residential neighborhoods.
- CLU4.5—Locate commercial land uses on streets that have adequate carrying capacity.

The development of portions of the subject block will not negatively affect any low-density residential neighborhoods though it will directly impact the single-family dwelling located at 166 West 800 South. It is the only single-family dwelling located on the block. The submitted plans show a 7 foot landscaped buffer located on the east side of the existing single-family dwelling between the proposed areas for future auto sales.

The proposed developments are located on arterial and collector streets. The Transportation Department has not found that this development will have a negative impact on surrounding streets.

This application has been reviewed for conformity with all applicable standards, in the Zoning Ordinance as well as the Central Community master plan and found to be compliant. As a result, it is staff's finding that the use will contribute to the overall viability and success of the downtown area.

The use is a conditional use in the D-2 Downtown Support zone.

Finding: Staff finds that the proposed expansion of auto sales is consistent with all adopted city plans and ordinances.

Standard 2: Use Compatibility: The proposed conditional use shall be compatible with the character of the site, adjacent properties and existing development within the vicinity of the site where the use will be located. In determining compatibility, the Planning Commission shall consider:

- a. Whether the street or other means of access to the site where the proposed conditional use will be located will provide access to the site without materially degrading the service level on such street or any adjacent street;
- b. Whether the type of use and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected with the development of a permitted based on:
 - i. Orientation of driveways and whether they direct traffic to major or local streets, and, if directed to local streets, the impact on the safety, purpose, and character of these streets;
 - ii. Parking area locations and size, and whether parking plans are likely to encourage street side parking for the proposed use which will adversely impact the reasonable use of adjacent property;
 - iii. Hours of peak traffic to the proposed use and whether such traffic will unreasonably impair the use and enjoyment of adjacent property; and
 - iv. Hours of operation of the proposed use as compared with the hours of activity/operation of other nearby uses and whether the use during hours of operation will be likely to create noise, light or other nuisances that unreasonably impair the use and enjoyment of adjacent property;
- c. Whether the internal circulation system of any development associated with the proposed use pedestrian traffic;
- d. Whether existing or proposed utility and public services will be adequate to support the proposed use at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources;

- e. Whether appropriate buffering or other mitigation measures, such as, but not limited to, landscaping, setbacks, building location, sound attenuation, odor control, will be provided to protect adjacent land uses from excessive light, noise, odor and visual impacts and other unusual disturbances from trash collection, deliveries and mechanical equipment resulting from the proposed use; and
- f. Whether detrimental concentration of existing non-conforming or conditional uses substantially similar to the use proposed is likely to occur based on an inventory of uses within one-quarter (1/4) mile of the exterior boundary of the subject property.

Analysis: The applicant is requesting the expansion of an already existing use. The proposal is in keeping with the characteristics of existing development. The areas proposed for that expansion are currently mostly vacant. The lot located at 747 South 200 West is already a paved lot and is currently being used for auto storage. The lots located on 800 South are also vacant and in a blighted, undeveloped state. There were single-family homes on those properties but have since been demolished. The proposed development will improve existing landscaping along the street frontages and will add landscaping in the interior of the lot. Paving the vacant undeveloped areas approximately 160 West 800 South and completely landscaping the lot at 178 West 800 South should be an improvement over the current undeveloped state.

The existing single-family dwelling though not within the general character of the surrounding neighborhood should be buffered from any potential nuisances such as light, noise, or traffic. Submitted plans show a 7 foot strip of landscaping on the east side of the dwelling between it and one of the new areas proposed for auto sales. A commercial building exists on the west side of the dwelling as well as to the north of the dwelling. There is currently an access to the current Mark Miller Toyota dealership that is adjacent to the dwelling. The submitted plans show that this access will be closed and that only Jefferson Street will be used to access the Mark Miller Toyota dealership from 800 South. There would be access to the former Saturn dealership from 800 South at points further east from the areas that are proposed for the expansion of the Toyota dealership.

Department comments indicate that the use has sufficient access, parking, circulation and utility access to accommodate the proposed use.

There does exist a concentration of auto sales facilities in the area. The block directly to the east is entirely occupied by auto sales facilities. Other blocks in the area also have a concentration of auto related uses especially along 700 South between State Street and 200 West. The concentration is recognizable but does not appear to be detrimental to the neighborhood.

Finding: Staff finds that the proposed expansion of an existing auto dealership is compatible with the surrounding uses in character and circulation design provided the remaining single family dwelling is properly buffered by installing a landscaped buffer and by requiring a full cut-off fixture and lamp to prevent light trespass onto the single family dwelling. Noise from the use could be a potential nuisance for the single-family dwelling. The enforcement of existing Salt Lake Valley Health regulations should contain the nuisance.

Standard 3: Design Compatibility The proposed conditional use is compatible with the character of the area where the use will be located with respect to:

- a. Site design and location of parking lots, access ways, and delivery areas;

- b. Whether the proposed use, or development associated with the use, will result in loss of privacy, objectionable views or large parking or storage areas; or views or sounds of loading and unloading areas; and
- c. Intensity, size, and scale of development associated with the use as compared to development and uses in the surrounding area.
- d. If a proposed conditional use will result in new construction or substantial remodeling of a commercial or mixed-use development, the design of the premises where the use will be located shall conform to the conditional building and site design review standards set forth in Chapter 21A.59 of this title.

Analysis: The proposed use will not result in the construction of any new structures. The submitted plans show an expansion of existing paved parking lots. New landscaping will be added on the perimeter of all newly paved lots. Park strip landscaping including existing mature trees will remain. The design of the parking lots will not result in a loss of privacy or provide objectionable views.

Added landscaping to the east of the single-family dwelling at 166 West 800 South will provide a buffer from any negative impacts from the proposed use. There is an existing fence separating the properties. The applicant is also proposing to remove an entrance to the site from 800 South. The existing entrance lies adjacent to the single-family dwelling. Its removal will have added protection to the resident from any negative elements of the proposed expansion of auto sales. The existing Jefferson Street right-of-way will be utilized as the main entrance from 800 South into the Toyota dealership.

Finding: Staff finds that the proposed use is compatible with adjacent uses in the neighborhood, and that the negative impacts of the project are mitigated through careful design and conditions of approval in this staff report.

Standard 4. Detriment to Persons or Property The proposed conditional use shall not, under the circumstances of the particular case and any conditions imposed, be detrimental to the health, safety, and general welfare of persons, nor be injurious to property and improvements in the community, existing surrounding uses, buildings, and structures. The proposed use shall:

- a. Not emit any known pollutant into the ground or air that will detrimentally affect the subject property or any adjacent property;
- b. Not encroach on any river or stream or direct runoff into a river or stream;
- c. Not introduce any hazard or potential for damage to an adjacent property that cannot be mitigated;
- d. Be consistent with the type of existing uses surrounding the subject property; and
- e. Improve the character of the area by encouraging reinvestment and upgrading of surrounding properties.

Analysis: The applicant does not propose to introduce any known pollutant to the ground or air. The use will be consistent with the neighborhood in size, scale and design. As discussed under standards 2 and 3, the single-family dwelling will be buffered by landscaping and the removal of the adjacent entrance. This will reduce any detrimental impacts created by the auto dealership.

Finding: Staff finds that the proposed expansion of an auto sales facility will not be a detriment to neighboring persons or property because of its pollutants, and hazards, and that it will be consistent with the character and type of development in the area.

Standard 5. Compliance with Other Applicable Regulations: The proposed conditional use and any associated development shall comply with any other applicable code or ordinance requirement.

Analysis: The project complies with all zoning ordinance requirements, including parking. The property is not located within a historic district; therefore no historic design guideline review is necessary.

Finding: Staff finds that the proposed development must comply with all associated City Code requirements.

Attachment A
Site Plan and Elevation Drawings

MARK MILLER TOYOTA

CONDITIONAL USE PERMIT

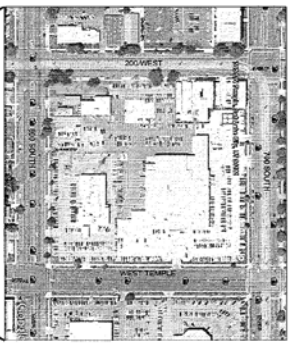
16 SEPTEMBER 2010

REVISED: 03 DECEMBER 2010

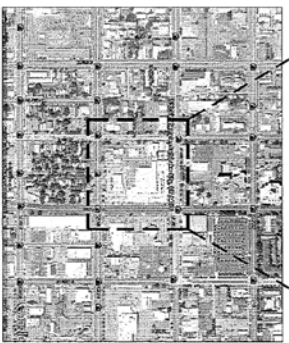
DRAWING INDEX

COVER SHEET	ARCHITECTURAL
A-01	GENERAL SITE PLAN
A-02	THREE WEST AND SOUTH PACES
A-03	THREE WEST AND SOUTH PACES
A-04	THREE WEST AND SOUTH PACES

SITE MAP



VICINITY MAP



PROJECT TEAM

PROJECT ARCHITECT
FFKR ARCHITECTS
 730 W. Pacific Ave.
 S.L.C., Utah 84104
 (801) 521-6188 office
 (801) 523-1915 fax
 Contact: James Karno

CIVIL ENGINEER
BYRD & ASSOCIATES LLC
 550 South Main Street
 Salt Lake City, Utah 84101
 (801) 292-0400 office
 (801) 292-8216 fax
 Contact: Hank Perkins



MATERIAL LEGEND

ABBREVIATIONS

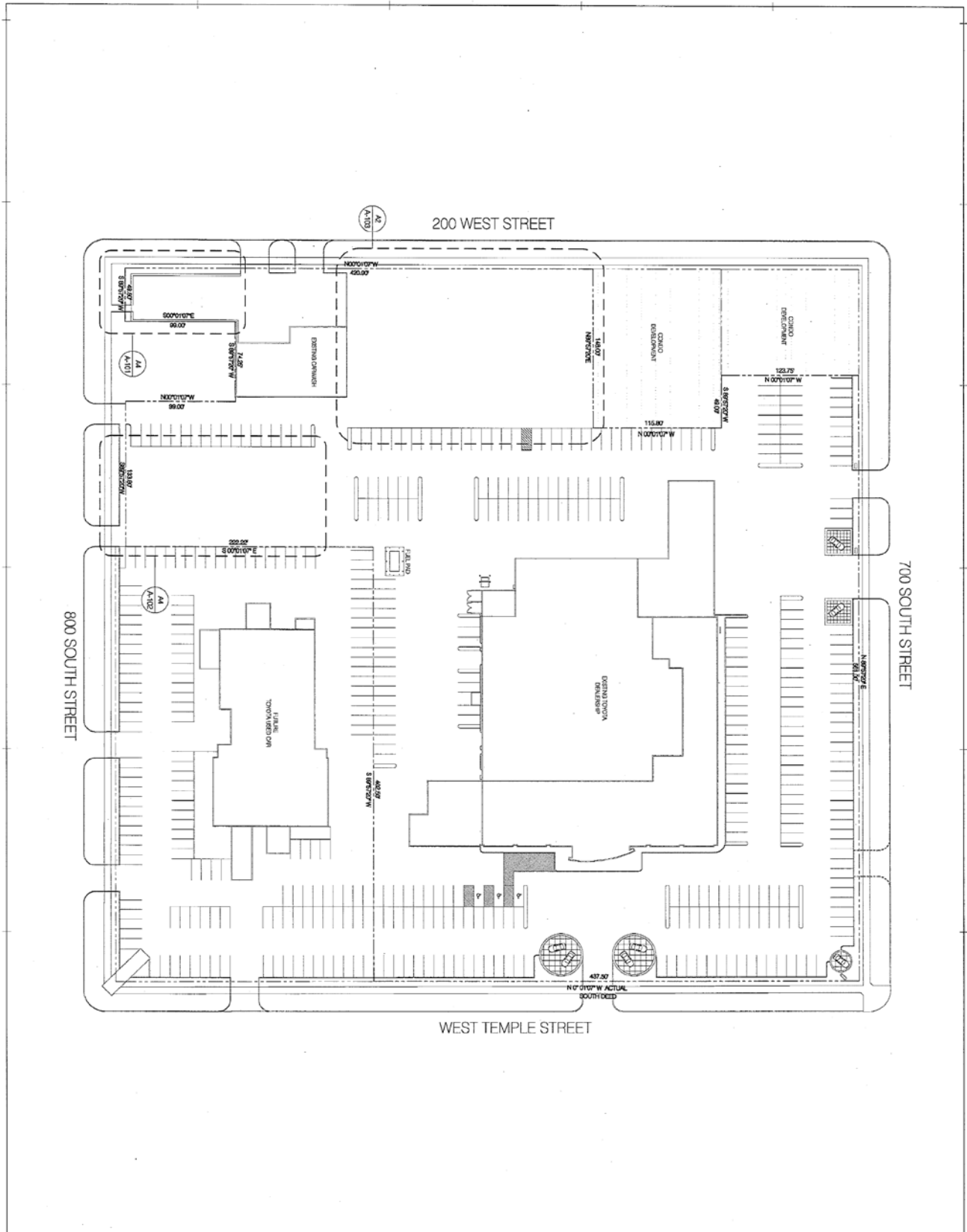
AF	- ABOVE FINISHED FLOOR
CA	- CONCRETE
CMU	- CONCRETE MASONRY UNIT
CS	- CONCRETE SURFACE FINISH
DI	- DIAPHRAGM
FD	- FIELD VERIFY
FR	- FINISH
GC	- GENERAL CONTRACT
ME	- MECHANICAL
MEC	- MECHANICAL CONTRACT
NC	- NOT IN CONTACT
SECC	- SEWER CONNECTION
SP	- STRUCTURE
TR	- TRIM
TR	- TRIM
T.C.	- TOP OF CURB
T.C.	- TOP OF CURB
F.V.	- FIELD VERIFY

SYMBOLS LEGEND

ROOF IDENTIFICATION	ROOF FINISH	ROOF DRAINAGE
DOOR FINISH	DOOR TYPE	GLAZING TYPE
PARTITION WALL TYPE	INTERIOR ELEVATION	INTERIOR ELEVATION
INTERIOR ELEVATION	INTERIOR ELEVATION	INTERIOR ELEVATION
WALL SECTION	WALL SECTION	WALL SECTION
EXTERIOR ELEVATION	EXTERIOR ELEVATION	EXTERIOR ELEVATION
DETAIL	DETAIL	DETAIL
DETAIL TITLE	DETAIL TITLE	DETAIL TITLE
REVISION DELTA	REVISION DELTA	REVISION DELTA

MARK MILLER TOYOTA
 730 SOUTH WEST TEMPLE (MAIN BUILDING ADDRESS)
 SALT LAKE CITY, UTAH 84101
 CONDITIONAL USE PERMIT





FFKR ARCHITECTS 2025 Pacific Avenue Salt Lake City, UT 84143 (801) 521-4146 www.fffkr.com	730 South West Temple Salt Lake City, Utah 84101 CONDITIONAL USE PERMIT	DATE: 08/14/2014 BY: JEFFREY L. HARRIS CHECKED: JEFFREY L. HARRIS TITLE: ARCHITECT	SHEET NO.: AS-101 TOTAL SHEETS: 101
		PROJECT NO.: 14-001 CLIENT: MARK MILLER TOYOTA	SCALE: AS SHOWN DRAWING NO.: 14-001-01

BUILDING DEMOLITION SPECIFICATIONS

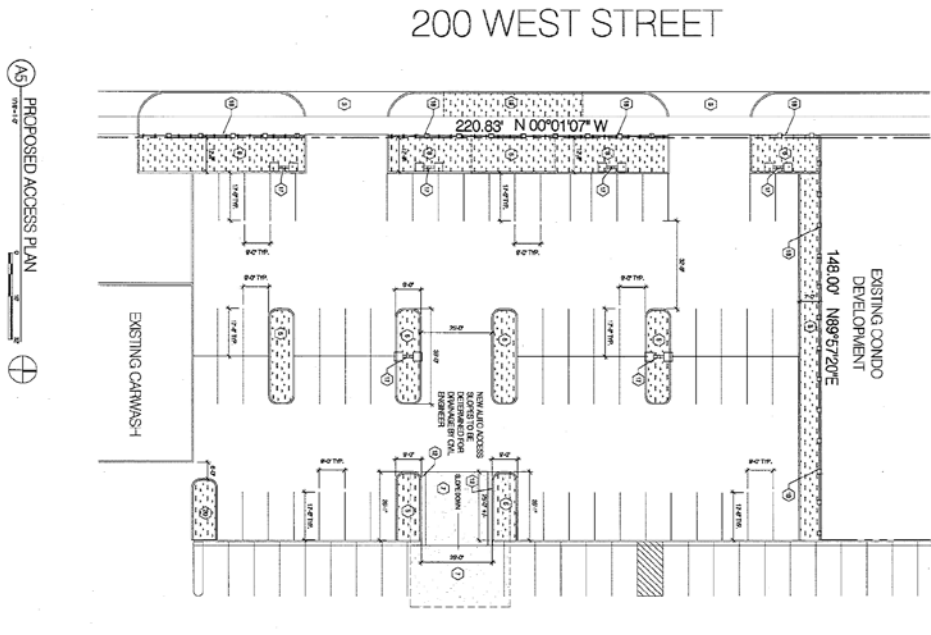
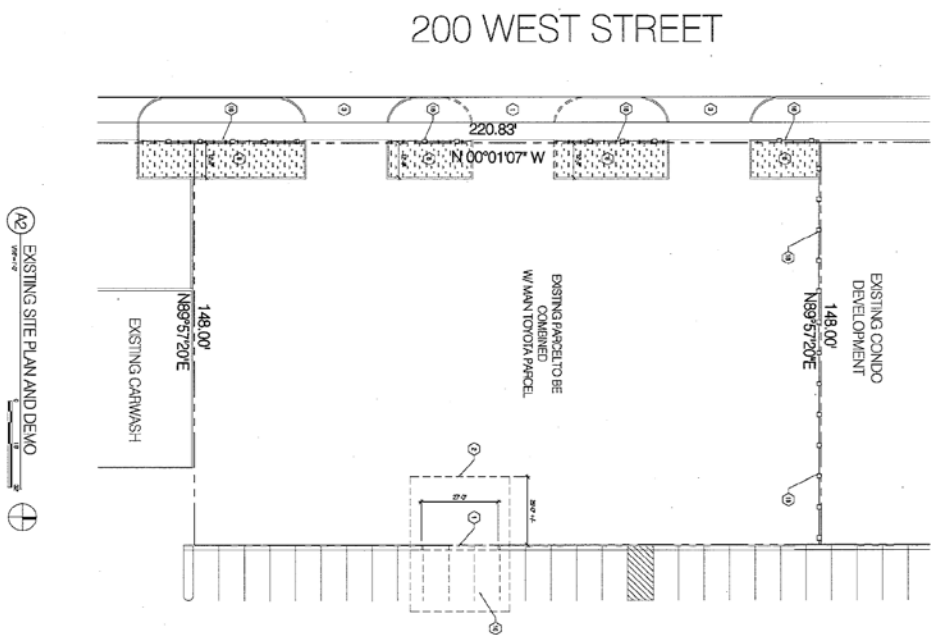
1. DEMOLITION SHALL BE ACCORDING TO THE SPECIFICATIONS OF THE INTERNATIONAL ASSOCIATION OF BUILDING OFFICIALS (IABO) AND THE INTERNATIONAL ASSOCIATION OF FIRE MARSHALS (IAFM).
2. ALL STRUCTURES SHALL BE DEMOLISHED TO A MINIMUM OF 4 FEET ABOVE FINISHED GRADE.
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NOTES TO DEMOLITION CONTRACTOR

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REFERENCE NOTES

1. INTERNATIONAL ASSOCIATION OF BUILDING OFFICIALS (IABO)
2. INTERNATIONAL ASSOCIATION OF FIRE MARSHALS (IAFM)
3. UTAH CONSTRUCTION CODE
4. UTAH FIRE CODE
5. UTAH PLUMBING CODE
6. UTAH MECHANICAL CODE
7. UTAH ELECTRICAL CODE
8. UTAH GAS CODE
9. UTAH WOOD PRESERVATION CODE
10. UTAH ASBESTOS ABATEMENT CODE
11. UTAH LEAD ABATEMENT CODE
12. UTAH HAZARDOUS WASTE MANAGEMENT CODE
13. UTAH ENVIRONMENTAL QUALITY ACT
14. UTAH AIR QUALITY ACT
15. UTAH WATER QUALITY ACT
16. UTAH SOIL CONSERVATION ACT
17. UTAH PUBLIC UTILITIES CODE
18. UTAH TRANSPORTATION CODE
19. UTAH LAND DEVELOPMENT CODE
20. UTAH ZONING ORDINANCE



GENERAL NOTES

1. ALL WORK SHALL BE ACCORDING TO THE SPECIFICATIONS OF THE INTERNATIONAL ASSOCIATION OF BUILDING OFFICIALS (IABO) AND THE INTERNATIONAL ASSOCIATION OF FIRE MARSHALS (IAFM).
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NO.	DATE	DESCRIPTION
1	10/15/22	ISSUE FOR PERMIT
2	10/15/22	ISSUE FOR PERMIT
3	10/15/22	ISSUE FOR PERMIT
4	10/15/22	ISSUE FOR PERMIT
5	10/15/22	ISSUE FOR PERMIT
6	10/15/22	ISSUE FOR PERMIT
7	10/15/22	ISSUE FOR PERMIT
8	10/15/22	ISSUE FOR PERMIT
9	10/15/22	ISSUE FOR PERMIT
10	10/15/22	ISSUE FOR PERMIT

A-103

SITE PLAN

MARK MILLER TOYOTA 730 SOUTH WEST TEMPLE
 200 WEST 750 SOUTH - PARCEL ADDRESS
 SALT LAKE CITY, UTAH 84101
 CONDITIONAL USE PERMIT



730 South Temple
 Salt Lake City, UT 84101
 801.531.6186
 801.531.1818
 801.531.1819

Attachment B
Original Departmental Comments

Police Review

Nothing

Public Utilities—Justin Stoker (801)483-6786

We have reviewed the proposed conditional use application for auto sales, located at 730 S West Temple. We have no objections to the proposed conditional use permit. However, please be aware that there is a water main and a sewer main located in the Jefferson Street alignment. Any modifications made to the parcels immediately west of that piece of the Jefferson Street alignment will require additional review and discussion with the SLC Public Utilities property management office. There are currently two ¾" water service lines that serve those parcels and if the area is to be paved and combined with the larger dealership site, those meters and perhaps the old Jefferson Street main will need to be removed from the main supply line where it connects in 800 South.

Zoning Review—Ken Brown (801)535-6179

1. The Mark Miller Toyota property as currently configured at 730 S. West Temple (parcel 15-12-230-043) is non-complying as to 21A.48.060 Park Strip Trees and 21A.48.070 Parking Lot or Vehicle Sales or Lease Lots Landscaping. Due to the scope of work planned, it should be determined whether this Conditional Use proposal should address bringing this property up to current landscaping standards where practical.
2. The building at 747 South 200 West (parcel 15-12-211-042) was demolished in 2005 and this vacant site is currently being used as an expansion of the Mark Miller Toyota operation without submitting any plans for development or obtaining conditional use approval. Development of this site with a New Auto Access, as shown, will require landscaping per 21A.48 (park strip trees, front yard landscaping, sales lot landscaping, etc.).
3. Development of the portion of the lot nearest the intersection of 200 West and 800 South (previously known as 178 West 800 South) needs to address park strip trees interior landscaping and rear perimeter landscaping at the east property line.
4. Development of the properties previously known as 154 West 800 South, 160 West 800 South, 766 S. Jefferson and 768 S. Jefferson need to address park strip trees interior landscaping and side yard perimeter landscaping at the east property line if the parking of vehicles is less than twenty feet (20') from the property line.

Transportation Review—Barry Walsh (801)535-6630

The division of transportation review comment and recommendation are as follows: The Auto Sales display area layout for auto sales on the 178 west 800 South parcel (Sheet A-101) does not comply with Salt Lake City design standard F1.f2 for parking stall size and entry/back out isle width. The display area is noted as a 9x20' space with a 16'-6" access isle = 36'-6". A parking stall standard would be 9x17'-6" stall and 22'-7" isle = 40'-1", a difference of 3'-7". The driveway is shown to be removed and therefore access needs to be provided by combining lots with 751 South 200 West or providing cross access and drainage easements. On Sheet A-102 for 160 West (154 W.) 800 South (and 766 & 768 South Jefferson St., Jefferson street closed / Pet PLNPCM2009-00434) the parcels are proposed to be combined with 730 South West Temple parcel and should include the vacated Jefferson parcel or include cross access and drainage easements etc. The Auto Sales display area layout for auto sales does not comply with Salt Lake City design standard F1.f2 for parking stall size and entry/back out isle width. The display area is noted as a 9x20' space with a 21'+/- access isle = 188'-6" or 18' encroachment into 730 South West Temple parcel. A parking stall standard would be 9x17'-6" stall and 22'-7" access isle = 178'-3", a difference of 9'-3" or 8'-3" encroachment. The drawings (existing site plan A1, civil plan A4, and proposed plan A6) need to be unified in that there are two driveways to be removed and replaced with Curb & Gutter.

Engineering Review- Randy Drummond (801)535-6204

Miller Toyota Conditional Use 730 South West Temple PLNPCM2010-00610 City Engineering review comments are as follows: This is a request for addition lot space on adjacent property to existing auto sales at this location. Based on the information submitted with the lot layout, the applicant is proposing to develop auto storage

space on both the 800 South and 200 West frontages. Both frontages are fully dedicated and improved with curb, gutter, sidewalk and asphalt street pavement. On the 800 South frontage, there are 5 panels of sidewalk that are severely cracked and meet the criteria of APWA Std. Plan 291A for replacement as per APWA Std. Plan 231. In addition, there is a dead driveway that must be removed and replaced with curb and gutter as per APWA Std. Plans 205A and 251. On the 200 West frontage, there are 7 raised edges of the sidewalk that present a trip hazard that must be ground down to remove the hazard. There is also one panel of sidewalk that is severely cracked and must be replaced as per APWA Std. Plan 231. All of this work must be accomplished by a licensed, bonded and insured contractor who shall first obtain a Public Way Permit from our office.

Fire Review

Nothing

Attachment C
Site Photographs



Currently vacant undeveloped parcels located at 154 West and 160 West 800 South. This is located directly east of the single-family dwelling at 166 West 800 South.



Existing single-family dwelling located at 166 West 800 South, and an existing commercial building located at 176 West 800 South.



Looking west along 800 South at a currently vacant parcel located at 178 West 800 South. A single-family home was demolished there in 2008.



Looking north along 200 West, at a currently vacant parcel located at 178 West 800 South. A single-family dwelling was demolished there in 2008.



Looking east
at an existing
paved
parking lot
located at
747 South
200 West.

