

**PLANNING COMMISSION STAFF REPORT
ADMINISTRATIVE ITEM**



Planning Division
Department of Community and
Economic Development

**Butcher Impound Lot Conditional Use
920 S Gale St
PLNPCM2013-00992
February 26, 2014**

Applicant: Mountain West
Towing - Lisa Butcher

Staff: Everett Joyce
801-535-7930 or
everett.joyce@slcgov.com

Tax ID: 15-12-181-005

Current Zone: CG General
Commercial

Master Plan Designation:
Gateway Master Plan: South
Gateway Sub-District –
Residential Land Use

Council District: District 5 –
Erin Mendenhall

Community Council:
Ball Park Community Council –
Elke Phillips

Lot size: 9,148 sq. ft.

Current Use: Vacant with
residential structure

**Applicable Land Use
Regulations:** 21A.26.070 CG
General Commercial District;
21A.54 Conditional Uses

Attachments:
A. Site Plan
B. Existing Land Use Map
C. Future Land Use Map
D. Photographs
E. Public Comments
F. Department Comments
G. Additional Applicant
Information

Request

Lisa Butcher, representing Mountain West Towing, is requesting a Conditional Use for an impound lot at 920 South Gale Street. The Planning Commission has final decision making authority for Conditional Uses.

Recommendation

Based on the findings listed in the staff report, it is the Planning Staff's opinion that overall the project generally meets the applicable standards and therefore, recommends the Planning Commission approve the impound lot conditional use with the conditions of installing the proposed six foot chain link fence with slats and planting shrubs and an urban forester approved tree within the front yard setback.

Recommended Motion

Based on the findings listed in the staff report and the testimony heard, I move that the Planning Commission approve the proposed conditional use with the following conditions:

1. The applicant installs the proposed six foot chain link fence with slats; and
2. That the required park strip street tree is located in the 10 foot front yard setback subject to approval by the urban forester and that shrubs are placed along the fence in the front yard setback.

VICINITY MAP



920 South Gale Street



Background

Project Description

Mountain West Towing is requesting conditional use approval to operate an impound lot / towing yard at 920 South Gale Street. The operation would be available by appointment to release customers vehicles during the hours of Monday-Friday 8am-5pm. Tow drop-offs will be 24 hours per day. The applicant expects to tow an average of three cars per week. There will be no employees who remain on the site. Employees will only drop off and/or release vehicles and then return to the office located in West Valley City.

The site would be enclosed with a six foot opaque (95% privacy) chain link fence with slats. Barbed wire will be placed on top of the fencing. Barbed wire on fencing is allowed in the CG Zoning District.

The existing site has a vacant residential structure which would be demolished. The entire area within the fencing is proposed to be hard surfaced. Existing trees on the lot will be removed.

Project Details

Regulation	Zone Regulation	Proposal
Use	Impound lots are a conditional use in the CG Zoning District with a qualifying provision that the use is not within 1,000 feet of a single-family or two-family zoning district.	Impound lot in a CG zone with adjacent D-2 zoning. The proposal meets the qualifying requirement.
Height	60 feet.	There are no structures proposed. The existing structure will be demolished.
Front Yard Setback	10 feet.	10 foot front yard setback.
Rear Yard Setback	10 feet - Outdoor storage of vehicles is permitted within the rear yard.	Storage of impounded vehicles within the rear yard setback area.
Side Yard Setback	None.	None.
Buffer Yard	All lots abutting residential property shall conform to the buffer yard requirements of Chapter 21A.48 of this title. Chapter 48 states a landscape buffer is required when adjacent to residential district.	Adjacent properties are zoned CG, this standard does not apply.
Landscape Yard	10 foot front yard.	10 foot front yard provided.
Parking Restrictions Within Yards	10 foot setback from front and side yard.	The use does not require off street parking. However, vehicle staging is available in the driveway for customers awaiting release of impounded vehicles.

Public Notice, Meetings and Comments

The following is a list of public meetings that have been held related to the proposed project:

- Open House held on January 16, 2014. Comments and notes can be found in Attachment E.

Notice of the public hearing for the proposal includes:

- Public hearing notice mailed on February 13, 2014.
- Public hearing notice posted on property on February 14, 2014.
- Public hearing notice posted on City and State websites on February 13, 2014.
- Public hearing notice emailed to the Planning Division list serve on February 13, 2014.

City Department Comments

The comments received from City Departments / Divisions are provided in Attachment F. Comments received from applicable City Departments can be reasonably fulfilled and do not warrant denial of the petition.

Department comments:

1. The proposed impound lot / storage facility with an off-site office does not require parking for office use.
2. There is a concern regarding customers wishing to retrieve their vehicles whether or not they would need to stage or park on the public street. Gale Street has a pedestrian sidewalk with paving between the walk and the paved roadway travel lanes. There are no curb & gutter roadside definitions or restrictions of vehicle encroachment on the public sidewalk.
3. The proposed six foot high solid screened fence with gates (swinging inward) set directly behind the sidewalk obstructs pedestrian visibility when vehicles enter and leave the site. The applicant needs to address the pedestrian safety issue for SLC Clear Sight Zone and defined parking.
4. A public way permit would be required at the time a building permit is requested and street public way improvements would be evaluated and determined at that time.

In response to department comment, the applicant revised the original proposed site plan to provide a ten foot landscaped front yard and has set the gate back 18 feet from the property line. The driveway may now be used as a staging area for customers arriving to recover vehicles, if the gate is closed.

Analysis and Findings

Findings

21A.54.080 A. Specific Standards: A conditional use permit shall be approved unless the evidence presented shows that one (1) or more of the standards set forth in this subsection cannot be met. The Planning Commission, or, in the case of administrative conditional uses, the Planning Director or the Director's designee, may request additional information as may be

reasonably needed to determine whether the standards of this subsection can be met.

1. The use complies with applicable provisions of this title;:

Analysis: The CG General Commercial Zoning District provides an environment for a variety of commercial uses, some of which involve the outdoor display/storage of merchandise or materials. Section 21A.26.080, Table of Permitted and Conditional Uses for Commercial Districts, lists impound lots as a conditional use in the CG Zoning District with a qualifying provision that the use is not within 1,000 feet of a single-family or two-family zoning district.

Finding: The proposed impound lot complies with the Table of Permitted and Conditional Uses for Commercial Districts and the qualifying criteria for impound lots.

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

Analysis: This analysis focuses on the area located between 900 South Street and American Avenue and between 300 and 400 West Streets. The subject parcel is located in the west portion which is zoned CG and the area to the east of Gale Street is zoned D-2.

Adjacent land uses are to the north of the subject site is a single-family dwelling; to the south is a commercial structure; to the west is an unused UTA rail line and commercial use; and to the east across Gale Street in the D-2 Downtown Support District are low density dwelling units and a warehouse.

The development pattern in the surrounding area is a mix of low density residential, automotive related commercial uses and warehousing. There are existing impound lots and automotive body shops with towing facilities within the neighborhood. The existing land uses are mapped and provided in Attachment B. Also provided are tables that list the existing land uses in CG Zoning and D-2 zoning areas. The listed uses are based on Salt Lake County Assessor data, City permit data and field inspections.

The proposed use is of similar scale to other automotive related services within the neighborhood. The most negative operational impacts that these towing uses would have on the low density uses within the neighborhood is that they have a 24 hour operation and stored vehicles are not screened. The applicant has identified that the towing operation would be on a 24 hour basis and customer vehicle retrieval activities would be restricted to Monday - Friday from 8:00 am to 5 pm. The applicant has proposed a screening fence around the entire impound lot with a six foot chain link fence with slats. A photograph of the proposed fence is provided in Attachment G on page 34.

The proposed site plan shows that a six foot fence set back 10 feet from the front property line and a landscaped front yard excluding the driveway. Staff recommends that the front yard landscaping be further enhanced to provide a more compatible streetscape considering the mix of commercial and residential uses in the area. A recommended

condition of approval is that the required street trees be placed within the ten foot front yard area in front of the fencing and shrubs and would help to screen the proposed use and lessen the visual impact of the front streetscape of the proposed development.

The applicant has identified the location of similar uses within the area. These include other impound lots and automotive body shops with towing services. This information is provided in Attachment G.

Finding: The proposed use, subject to the conditions of providing the proposed screening fence and the provision of additional landscaping in the front yard, is compatible with surrounding uses.

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

Analysis: The subject property lies within the Gateway District planning area. The 1998 Gateway Development Master Plan consists of two companion documents, the Gateway Specific Plan and the Creating an Urban Neighborhood Plan. The following are the objectives of the Gateway Development Master Plan:

- 1: Provide for the continuation of existing uses within the Gateway District.
- 2: Organize the Gateway in a pattern of streets, blocks and pedestrian ways that extend the original grid pattern.
- 3: Encourage transit-oriented development (TOD)
- 4: Provide for the development of a diverse mixture of uses that complement downtown, encourage a variety of housing opportunities, and facilitate the enhancement and revitalization of the Gateway District.
- 5: Provide opportunities for housing within the Gateway District to reinforce downtown was a place to live, work and shop.
- 6: Maintain and improve services in the Gateway District.
- 7: Strengthen the character and livability of the District by developing a system of public recreation facilities, open spaces, pedestrian ways, and waterways.
- 8: Encourage adaptive reuse of historic buildings within the Gateway District.

The Gateway Development Master Plan divides the Gateway District into sub-districts or neighborhoods. The subject property lies within the South Sub-district. It is stated in the master plan, that the South Sub-district could be called the “melting pot” because of its very diverse land uses that range from single family residences to heavy industrial uses all within a few blocks. This is the least defined sub-district. The Sub-districts and Land Use Patterns section identifies the two blocks located between 900 South Street and American Avenue and between 300 and 400 West Streets for future residential development. Also stated in the plan is that, with the potential reconfiguration of the 900 South viaduct and with significant changes in the land uses, this area could experience a new life. The master plan’s Residential Land Use Pattern description states housing is an essential element in all of the neighborhoods; however, where residential is shown as the focus mixed-use pattern, the intent is that housing should be the dominant presence on

the street.

At this time and since the adoption of the Gateway Master Plan in 1998, the subject property has remained zoned CG General Commercial. The CG Zoning District permits impound lots as a conditional use subject to the criteria that the use is not located within 1,000 feet of a single-family or two-family zoning district.

Finding: The proposed use is not the predominant residential use desired in the Gateway Development Master Plan; however, the proposed use is in keeping with the mixed-use pattern desired in the master plan. The CG zoning allows multi-family residential uses as well as other permitted uses such as car washes, open storage, major auto and truck repair facilities and industrial assembly uses.

4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions.

Analysis: Zoning ordinance section 21A.54.080 B identifies specific items that may determine what constitutes a detrimental effect. In determining a detrimental effect, the following items shall be complied with:

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

The Table of Permitted and Conditional Uses for Commercial Districts specifically lists an impound lot as a conditional use within the CG Zoning District with a qualifying provision that the impound lot is not within 1,000 feet of a single-family or two-family residential zoning district. The subject property does not lie within 1,000 of a single-family or two-family 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;

The proposed use is not the predominant residential use desired in the Gateway Development Master Plan; however, the proposed use is in keeping with the mixed-use pattern desired in the master plan.

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 surrounding area has a diverse range of land use types. The use is well suited to the character of the site and adjacent uses due to the fact that there are similar or more intense uses throughout the surrounding CG zoned area. Surrounding uses within the adjacent D-2 Zoning District also have a range of land use intensities from residential to industrial.

Other uses similar on intensity allowed in the CG Zoning District include car washes, outdoor storage, bus line yard and repair facility, vehicle auction and major auto and truck repair facilities.

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

There are no buildings proposed as part of the impound lot use.

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

The access to the proposed development utilizes the existing driveway. The driveway will not require grading of natural topography of the site.

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

The internal circulation system includes access to the vehicle storage lot and storage area will be screened from adjacent properties with a six foot chain link fence with slats.

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

The site is designed to provide storage of impounded vehicles. Access to the site is through an existing driveway controlled by fencing and gates. The nature of the proposed use will have minimal need for pedestrian and bicycle access.

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

Access to the site is onto a local street. The size of the lot and the type of use proposed will not unreasonably impact the service level of the abutting street.

9. *The location and design of off street parking complies with applicable standards of this code;*

The proposed use is a temporary storage facility of impounded vehicles. This use is a secondary site to the principal operation at another location. The storage lot can accommodate off-street parking. The driveway and access gate are designed so that customers waiting for an attendant to arrive at the site will be able to stage their vehicle in the driveway without blocking the public sidewalk.

10. *Utility capacity is sufficient to support the use at normal service levels;*

Public utilities are sufficient to support the proposed use.

11. *The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts;*

The entire usable impound lot area is screened from adjacent properties with a six foot chain link fence with slats.

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;*

There is a cluster of mature trees at the back of the lot. The elimination of these trees may have an impact on the surrounding air quality. To help offset the loss staff recommends that the applicant provide the required street tree and shrubs in the ten foot landscaped setback.

13. *The hours of operation and delivery of the use are compatible with surrounding uses;*

The proposed hours of towing operation are 24 hours a day. The release impounded vehicles to owners will occur Monday – Friday 8am to 5 pm.

14. *Signs and lighting are compatible with, and do not negatively impact surrounding uses; and*

Any signs will need to meet the requirements of the Chapter 46 Signs. The applicant has identified that security lighting may be developed on the site. A permit for lighting will require that the lights be shielded to prevent glare onto adjacent properties.

15. *The proposed use does not undermine preservation of historic resources and structures.*

There are no historic resources or structures on the subject property.

Finding: The proposed impound lot is consistent with the Gateway Plan’s desired mixed-use development, however it does not support the predominant residential use desired. The neighborhood is a mix of industrial, heavy commercial and residential land uses. The property has been zoned CG since the adoption of the Gateway District Master Plan in 1998. To minimize the anticipated detrimental impacts the proposed use has on adjacent low density residential uses the staff recommends that the following conditions be placed on the approval of this application:

1. The applicant installs the six foot chain link fence with slats; and
2. That the required park strip street tree is planted in the 10 foot front yard setback subject to approval by the urban forester and that shrubs are placed within in the front yard setback.

Conditions Imposed

The Planning Commission may impose any condition upon a proposed conditional use in order to address any of the factors listed in section 21A.54.080 of the zoning ordinance. The conditions may include:

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
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.

Commission Options

If the Planning Commission approves the conditional use, then the applicant can submit a building permit application and start construction when the permit is issued.

If conditions are applied to an approval, then the conditions have to be reflected on the building permit and satisfied before occupancy of the building.

A proposed conditional use shall be denied if:

1. The proposed use is unlawful; or
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.

Potential Motions

The motion recommended by the Planning Division is located on the cover page of this staff report. The recommendation is based on the above analysis. Conditional uses are administrative items that are regulated by State Law as well as City Ordinance. State law *10-9a-507 Conditional Uses* states that “a conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.” If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied. If the Planning Commission determines that this is the case, then the Planning Commission must make findings related to specific standards, identify the reasonably anticipated detrimental effects, and find that the detrimental effects cannot be reasonably mitigated. Below is a potential motion that may be used in cases where the Planning Commission determines a conditional use should be denied.

Not Consistent with Staff Recommendation: Based on the testimony, plans presented and the following findings, I move that the Planning Commission deny the conditional use to allow an impound lot, located at approximately 920 South Gale Street. The proposed conditional use will

create (list the detrimental effects) which cannot be reasonably mitigated. Therefore, the proposed conditional use is not compliant with the following standards:

1. Compliant with Master Plan and Zoning Ordinance.
2. Compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located.
3. Compatible with the character of the area where the use will be located
4. Will 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.
5. The proposed conditional use and any associated development shall comply with any other applicable code or ordinance requirement.

Instructions: The Planning Commission only needs to make findings on the specific standard that is not being complied with.

**Attachment A
Site Plan**



Proposed Site Plan

-  Property Line
-  6' Fence
-  Landscaped 10' Front Yard
-  Impound Area



**Attachment B
Existing Land Use Map**

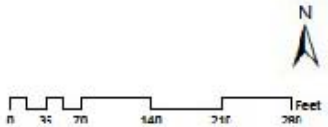
PLNPCM2013-00992

**Impound Lot
Conditional Use**

920 S Gale St

Existing Land Use

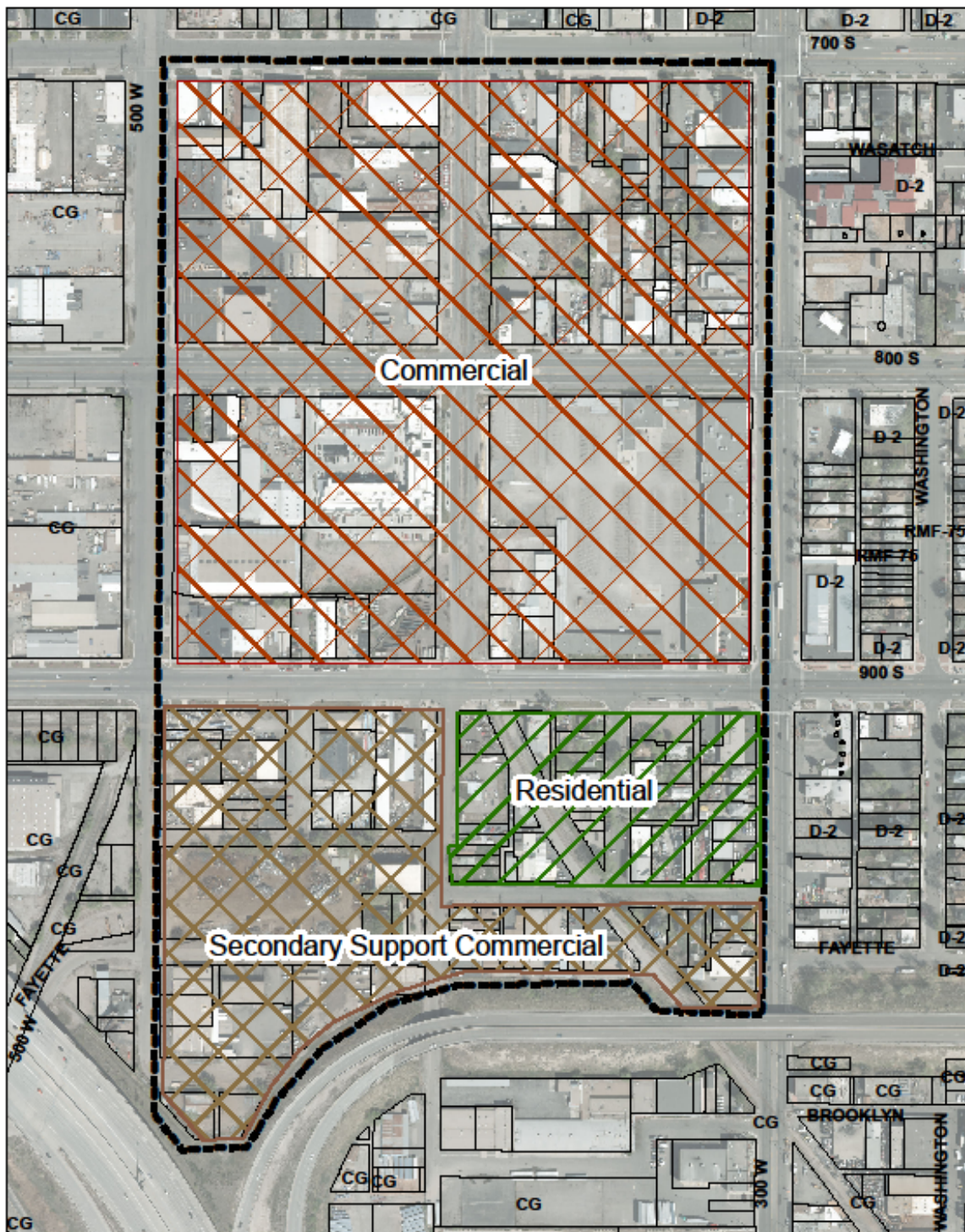
-  Subject Property
Vacant Residential
-  Vacant Land
-  Residential
-  Office / Commercial
-  Industrial / Heavy
Commercial



CG General Commercial Zoning	
Address	Use
904 S Gale St	Residential / Home Office
906 S Gale St	Storage Warehouse
916 S Gale St	Single Family Residential
920 S Gale St	Vacant
924 – 950 S Gale St	Commercial / Office
372 W American Ave	Body & Paint Shop
374 W American Ave	Body & Paint Shop
390 W American Ave	Vacant
949 S 400 W	Vacant
947 S 400 W	Vacant
939 S 400 W	Vacant
927 S 400 W	A Towing Inc
913 S 400 W	Vacant

D-2 Downtown Support Zoning	
Address	Use
901 Gale St	Vacant
907 Gale St	Residential
909 Gale St	Residential – Lot without frontage on street
915 Gale St	Residential 3-4 Dwelling units
923 Gale St	Storage warehouse
927 Gale St	Residential – single-family
945 S Gale St	Automotive service garage
320 W American Ave	Automotive service garage
318 – 326 W American Ave	Service garage
316 W American Ave	Vacant
936 S 300 West	Service garage
940 S 300 West	Service garage
948 S 300 West	Service garage
930 S 300 W	Residential
924 S 300 W	Residential
920 S 300 W	Residential
910 S 300 W	Retail
313 W 900 S	Retail

**Attachment C
Future Land Use Map
Gateway Master Plan**



Gateway Master Plan - South Sub-district
Proposed Land Use Patterns



**Attachment D
Photographs**



Side Yard of Subject Property



Residential Structure on Subject Property



Subject Property



Looking south on Gale Street from 900 South Street



Looking north on Gale Street from American Avenue

**Attachment E
Citizen Input**

PLANNING DIVISION OPEN HOUSE

Gale Street Impound Lot and Towing Yard
 Petition No. PLNPCM2013-00992 – Conditional Use

Over Height Fence with Barbed Wire
 Petition No. PLNPCM2013-00993 – Special Exception

920 South Gale Street

ATTENDANCE ROLL – January 16, 2014

PRINT NAME <u>LINDA H Dole</u>	PRINT NAME _____
ADDRESS <u>916 GALE ST</u>	ADDRESS _____
ZIP CODE <u>SALT LAKE CITY UTAH 84119</u>	ZIP CODE _____
PRINT NAME <u>Shannon McCallum</u>	PRINT NAME _____
ADDRESS <u>927 Gale Street</u>	ADDRESS _____
ZIP CODE <u>84101</u> <u>ShannonMcclaw@gmail.com</u>	ZIP CODE _____
PRINT NAME _____	PRINT NAME _____
ADDRESS _____	ADDRESS _____
ZIP CODE _____	ZIP CODE _____
PRINT NAME _____	PRINT NAME _____
ADDRESS _____	ADDRESS _____
ZIP CODE _____	ZIP CODE _____
PRINT NAME _____	PRINT NAME _____
ADDRESS _____	ADDRESS _____
ZIP CODE _____	ZIP CODE _____

Dear Everett,

Thank you in advance for your assistance in this matter.

The proposal for an impound lot put forth by Miss Butcher has a negative impact on our community which cannot be mitigated.

- The viability of our neighborhood will be severely compromised by this eyesore.
- The property values of current residences will plummet and any chance for future residential developments will be unlikely with an impound lot next door.
- Crime will increase in our neighborhood because the lot will be unmanned.
- Barbed wire fencing around the perimeter of the lot is not a real deterrent for criminals attracted to the cars but has no place in a residential neighborhood due to its unsightly and scary appearance.
- The ugly/24 hour car lot will deter potential residents from wanting to live here. I will be unable to enjoy my property rights as my fully restored, historical duplex is directly across the street from this proposed lot.
- The noise created by the 24 hour towing will impede quiet use of our residences.
- I will not be able to continue to provide safe/quiet housing for downtown residents so my income and ability to provide for my family will be greatly adversely affected.

Please don't allow this proposal to pass, the very life of our neighborhood depends on it. This kind of commercial undertaking does not belong at such close proximity to residences.

The planning commission in my opinion should look towards improving the granary district with more quality housing projects in this area to accommodate the huge growth in population (and need for housing) predicted for Salt Lake City in the next twenty years.

Thanks again for your consideration in this matter.

Respectfully yours,

Debbie Mertens

Attachment F
Department Comments

ZONING REVIEW COMMENTS

PLNSUB2013-00992 & PLNSUB2013-00993
Project Name: Gale Street Impound Lot
Project Address: 920 South Gale Street
Planner: Everett Joyce

Date: January 9, 2014
Zoning District: C-G
Overlay District: N/A
Reviewer: Alan R. Michelsen

COMMENTS

1. Recommend consideration of the following in relation to Special Exception (PLNSUB2013-00993) for a six feet high opaque barbed wire fence within the required landscaped front yard setback:
 - a) Barbed wire fencing is not permitted within the 10 feet front yard setback as per section 21A.40.120.I.3.
 - b) The required opaque fencing will need to meet the 10 feet line-of-site requirements as per section 21A.44.120.E.2.c.
 - c) Parking and storage are not permitted within 10 feet landscaped front yard setback and section 21A.26.070 E, requires that the 10 feet front yard setback be maintained with landscaping.
 - d) Section 21A.48.070.E, requires a six inch poured concrete control curb be installed to prevent vehicle parking and storage from encroaching into the required front yard setback.
 - e) Alternatively, installing the opaque, barbed wire fence at the 10 feet setback line, instead of the property line, resolves comments a) b) and c) without obscuring the street view of the required front yard landscaping.

Additionally, if chain link with slats are utilized the slats must meet the definition of opaque by blocking 95% of the light transmission through the fence. Barbed wire fencing shall meet the design standards 21A.40.120.I.4.

The vehicle storage area shall be hard surfaced or comply with provisions of 21A.44.020.F.9.

To change the land use from a single-family dwelling to impound storage lot a building permit is required along with a civil site and drainage plan approved by the Department of Public Utilities that address the hard-surfacing and associated surface lot drainage. In addition the plans shall also show compliance with all of the required zoning provisions for curbing, fencing, and landscaping and any other conditions related to the conditional use approval.

A separate building permit will be required for demolition of the existing structure.

Joyce, Everett

From: Walsh, Barry
Sent: Thursday, January 23, 2014 5:41 PM
To: Joyce, Everett
Subject: RE: City Department review of PLNPCM2013-00992 and PLNPCM2013-00993 at 920 S Gale St
Attachments: PLNPCM2013-00992 920 South Gale Street redline Site Plan 1-23-14.pdf

January 23, 2014

Everett,

Re: PLNPCM2013-00992 & 00993.

With the redline revisions to show the dimensions, it will address transportations review comments. See attached PDF.

Sincerely,

Barry Walsh

From: Joyce, Everett
Sent: Thursday, January 23, 2014 3:43 PM
To: Walsh, Barry
Subject: RE: City Department review of PLNPCM2013-00992 and PLNPCM2013-00993 at 920 S Gale St

Barry,

The applicant has revised her site plan in response to comments. I asked her to move the fence back to the 10 foot setback line and to set the gate 18 feet from the sidewalk. Since the gate is twenty feet wide a customer can park on one side of the drive while the impound lot operator can open the gates and enter compound. Would you please review the attached plan and see it resolves your concerns.

Thanks

From: Walsh, Barry
Sent: Tuesday, January 07, 2014 2:48 PM
To: Joyce, Everett
Subject: RE: City Department review of PLNPCM2013-00992 and PLNPCM2013-00993 at 920 S Gale St

January 7, 2014

Everett,

Transportation comments for PLNPCM2013-00992 and PLNPCM2013-00993 at 920 S Gale St. entered into Accela are as follows;

The proposed use as a impound lot with off site office does not require parking for office use. Our concern is for customers wishing to retrieve their vehicles would need to stage or park on the public street. The existing Gale Street has a pedestrian sidewalk with paved & paved areas between the walk and the paved roadway travel lanes. There are no curb & gutter roadside definitions or restriction of vehicle encroaching on the public sidewalk. The other issue is the

proposed six foot high solid screened fence with gates (swinging inward) set directly behind the sidewalk obstructing pedestrian visibility when vehicles enter and leave the site. The applicant needs to address the pedestrian safety issue for SLC Clear Sight Zone and defined parking.

Sincerely,

Barry Walsh

Cc Kurt Larson, P.E.
File

From: Joyce, Everett
Sent: Friday, January 03, 2014 2:44 PM
To: Butcher, Larry; Walsh, Barry; Garcia, Peggy; Ross, Michelle; Itchon, Edward
Cc: Goff, Orion; Hutcheson, Robin; Niermeyer, Jeff; Burbank, Chris; Cook, Kurt
Subject: City Department review of PLNPCM2013-00992 and PLNPCM2013-00993 at 920 S Gale St

Attached is information relating to two petitions for 920 S Gale Street. One is a conditional use for a impound lot / towing yard and the other is for a six foot fence with barbed wire at all property lines including the front yard. Requested is departmental review and comment.

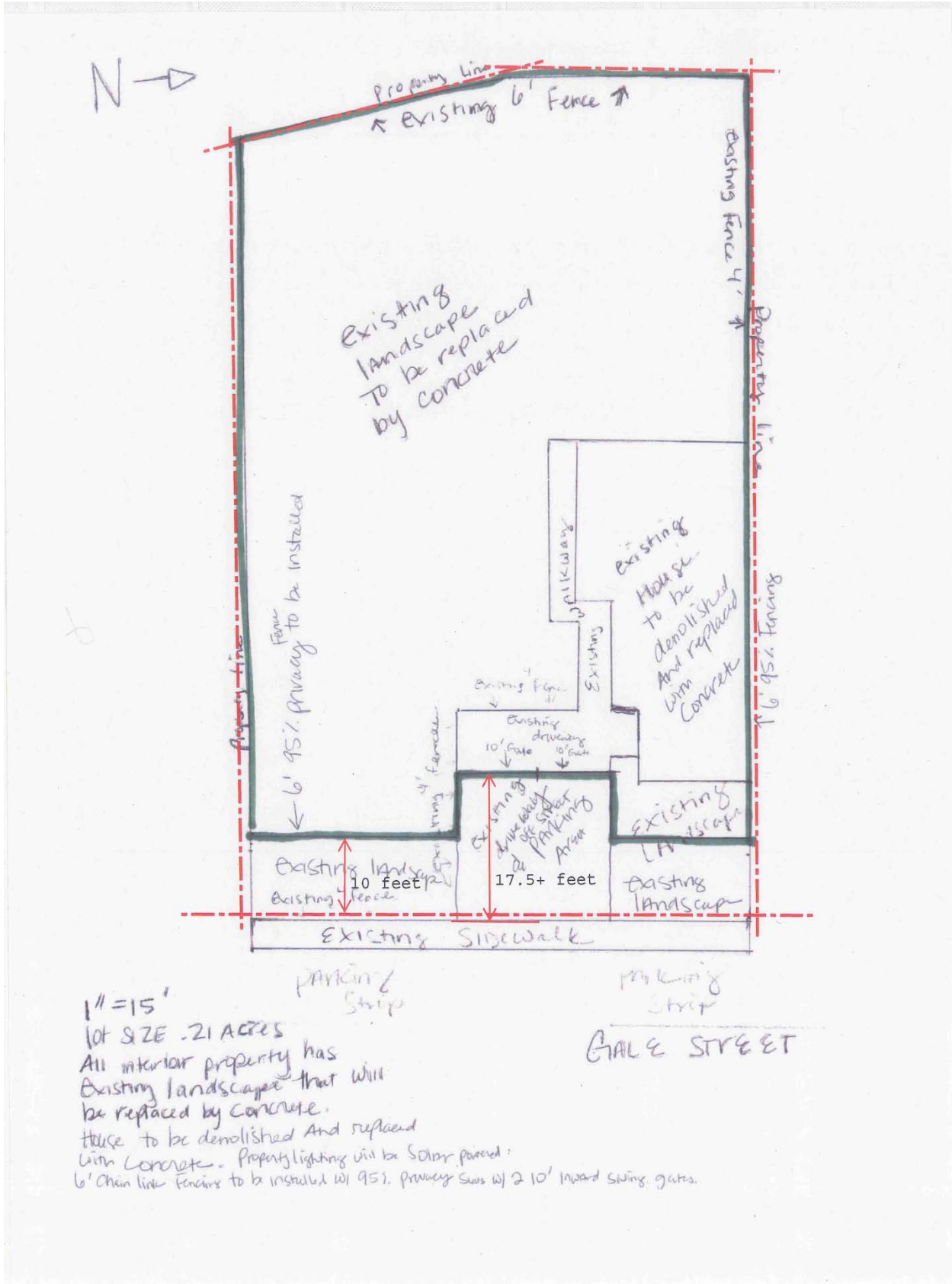
Thank you

EVERETT JOYCE
SENIOR PLANNER

PLANNING DIVISION
COMMUNITY *and* ECONOMIC DEVELOPMENT
SALT LAKE CITY CORPORATION

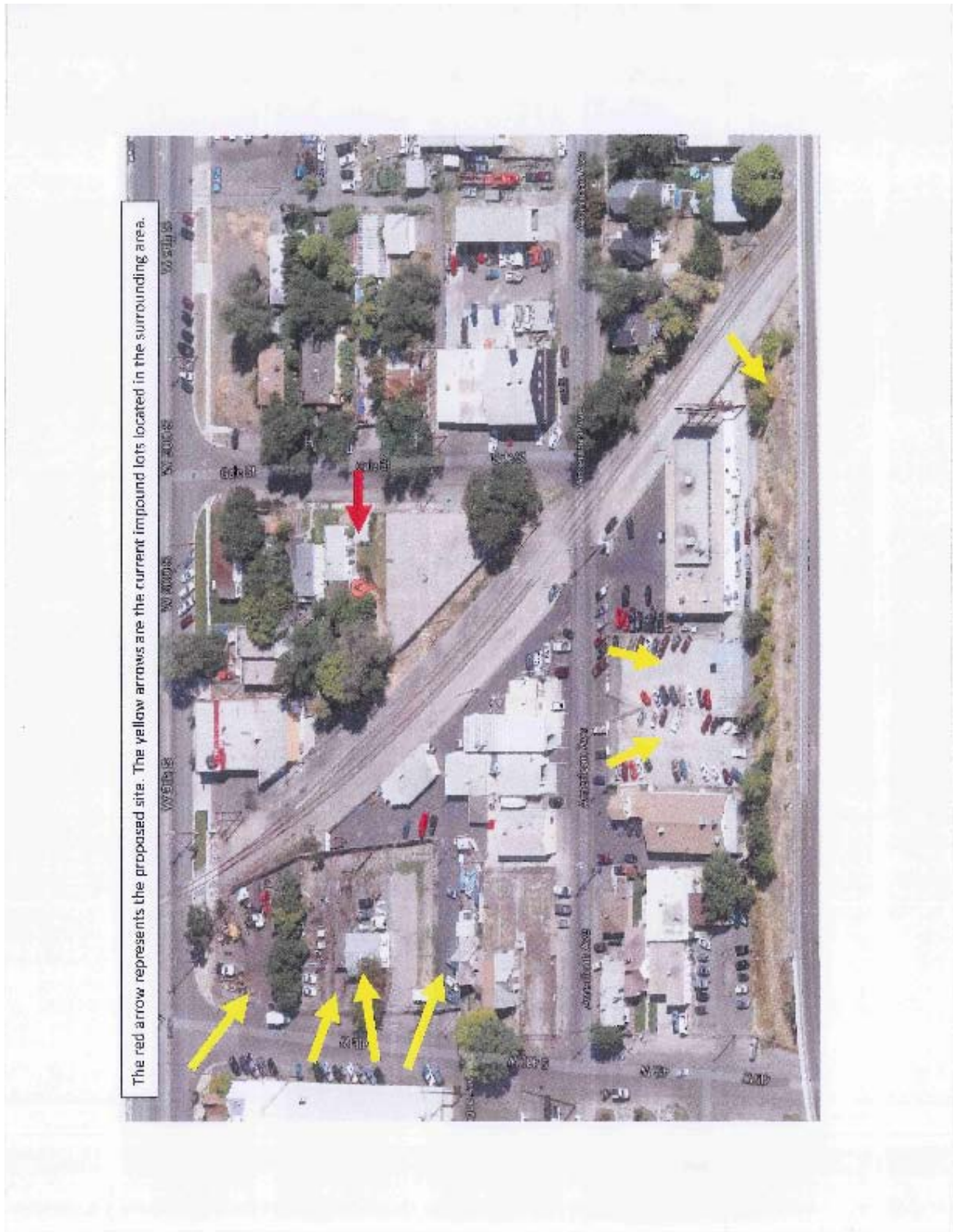
TEL 801-535-7930
FAX 801-535-6174

WWW.SLCGOV.COM



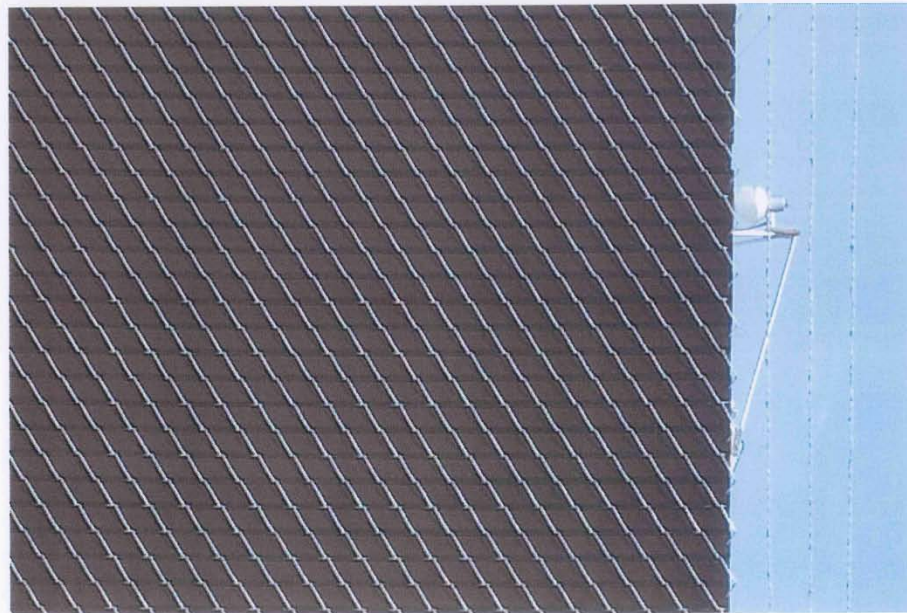
1" = 15'
 Lot Size .21 Acres
 All interior property has
 Existing landscape that will
 be replaced by concrete.
 House to be demolished and replaced
 with concrete. Property lighting will be solar powered.
 6' Chain link Fencing to be installed w/ 95% privacy SWS w/ 2 10' inward swing gates.

Attachment G
Additional Applicant Information





Existing Drive Approach



Proposed Fencing

