



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission
From: Christopher Lee, 801-535-7706
Date: August 7, 2014
Re: PLNPCM2014-00415 (Vactor Barn)

Conditional Use

PROPERTY ADDRESS: 1530 S. West Temple
PARCEL ID: 15-13-276-001
MASTER PLAN: Central Community
ZONING DISTRICT: Public Lands (PL)

REQUEST: Bridget Elliott and Natalie Moore, representing the Public Utilities Division of Salt Lake City Corporation, have submitted a Conditional Use application for the City owned property at 1530 S. West Temple. The conditional use is for a proposed municipal services project consisting primarily of the construction of a building to house vactors (large “vacuum” sewer trucks). The subject parcel is located within the Public Lands (PL) zoning district. Per Section 21A.33.070 of the Zoning Ordinance, *Table of Permitted and Conditional Uses for Special Purpose Districts*, municipal service uses, including city utility uses and police and fire stations, requires conditional use approval in the PL zoning district subject to conformance with the provisions in section 21A.54, *Conditional Uses*.

RECOMMENDATION: Based on the information in this staff report, Planning Staff is of the opinion that the proposed conditional use complies with the standards of approval for conditional uses and that the project be approved. The following is a motion based on this recommendation:

Based on the plans submitted, the staff report and testimony provided, I move that the Planning Commission approve PLNPCM2014-00415. No conditions of approval are required because no detrimental or adverse impacts have been identified related to the proposal.

ATTACHMENTS:

- A. Vicinity Map
- B. Site Map
- C. Site Photographs
- D. Additional Applicant Information
- E. Existing Conditions
- F. Analysis of Standards
- G. Public Process and Comments
- H. Department Comments
- I. Motions

PROJECT DESCRIPTION:

The parcel located at 1530 S. West Temple is owned by Salt Lake City and utilized by the Public Utilities department for municipal service uses, including city utility uses. This proposal seeks to expand the use through the construction of a steel building to house vector sewage trucks.

The proposed building will house vector trucks which are currently located in another location on the site. The City has a total of 13 vector trucks including one that was recently purchased and is too large for the existing facilities. Public Utilities would like to construct a new building where it can be housed along with others. It is crucial that the new vehicle be housed in an enclosed space during the winter months to avoid freezing. The cargo collected by the trucks is unloaded at the water reclamation plant before they return to the subject site to be stored. The vehicles are maintained at another location. The operating hours are 8AM-5PM (Monday-Friday).

The new building requires a conditional use approval as an expansion of an existing use.

The building will be 9,000 square feet (180 feet by 50 feet), and 22.2 feet tall at the highest point of the pitched roof. It will have six garage doors to accommodate the large trucks. The Applicant is seeking to place the building on a portion of the eastern side of the lot where it backs up against an automotive transmission repair business located on a separate parcel (1494 S. West Temple) as shown in the following photo (see attachment C for more photos and D for the proposed site plan):



Looking towards the southeast at the approximate location of the proposed building

KEY ISSUES:

The key issues listed below have been identified through the analysis of the project, neighbor and community input and department review comments:

1. Parking Calculations
2. Defective Sidewalk Replacement

Issue 1: Parking Calculations

The Transportation Division requested parking calculations in the comments they provided for this application (please see attachment H). The applicant responded with a parking count showing that they plan to replace the 96 stalls that will be lost with 103 new stalls on an adjoining City owned parcel at 1574 S. Jefferson Street which is part of the same Public Utilities municipal complex. Off-site parking is permitted with the PL zone and this information resolves the issue.

Issue 2: Defective Sidewalk Replacement

The Engineering Division requested that Public Utilities repair or replace any defective sidewalk along West Temple (please see attachment H). There is no evidence provided that any portions of the sidewalk are in a condition that requires repair. While the comment was provided, it did not provide any evidence that any sidewalk panels in front of the subject property are in disrepair. Staff walked that stretch of sidewalk noted that roots had slightly pushed up a few sections but they have been grinded down and a trip hazard was not observed.

DISCUSSION:

The Public Lands (PL) zoning district states that, "The purpose of the PL public lands district is to specifically delineate areas of public use and to control the potential redevelopment of public uses, lands and facilities. This district is appropriate in areas of the city where the applicable master plans support this type of land use."

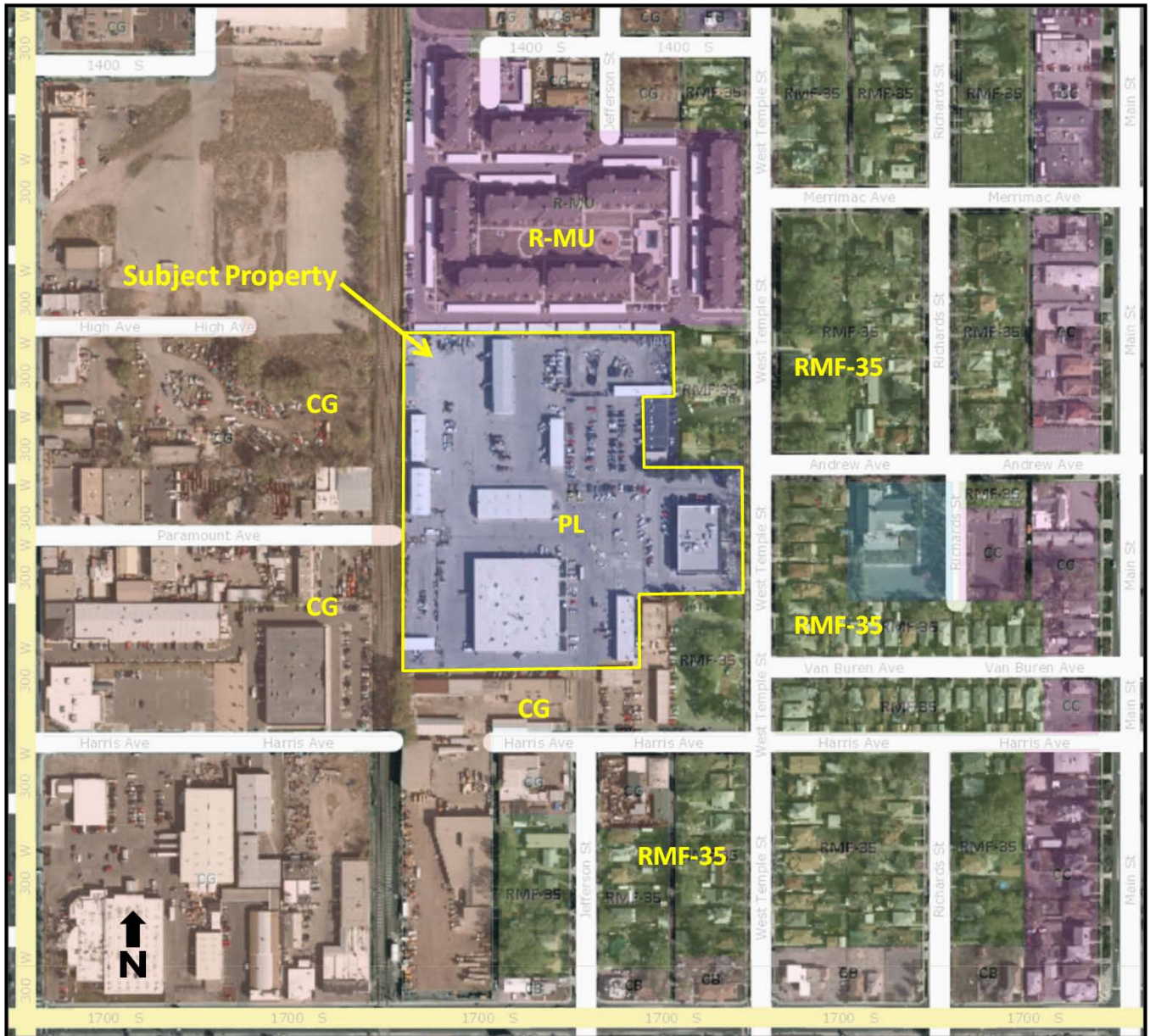
The proposal complies with the standards for conditional use approval. An existing use on the site being expanded and no new use is being introduced. Each of the 13 vector trucks owned by the city is already housed on this parcel and the proposed building is simply to provide additional space that is needed for adequate protection from the elements. After analyzing the proposal and the applicable standards, Planning staff is of the opinion that there are no impacts to adjacent properties or public ways that warrant mitigation. Therefore, Planning Staff recommends that the proposal be approved.

NEXT STEPS:

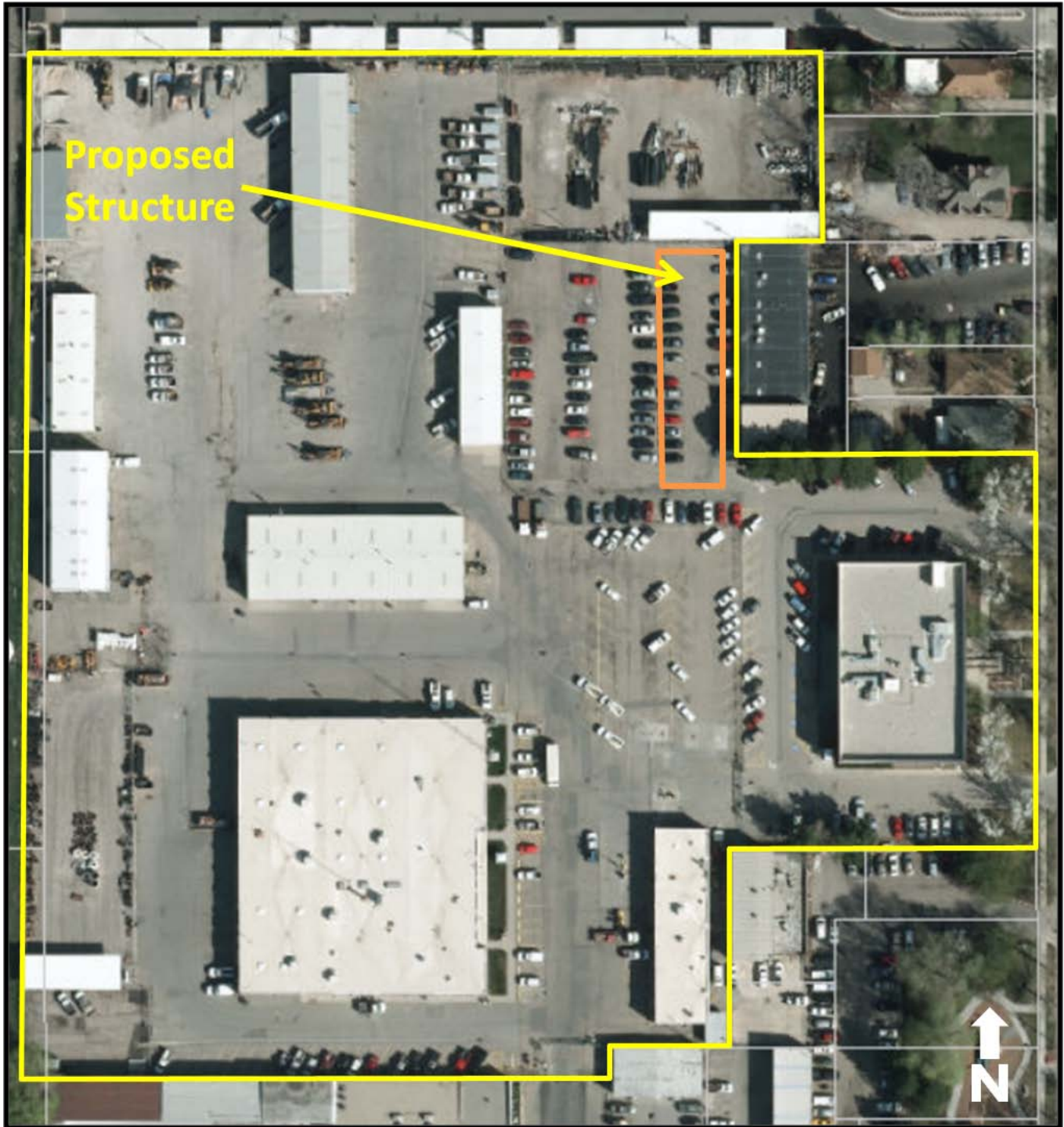
If approved, the applicant will be required to obtain all necessary permits for the project as outlined above.

If denied, the applicant would not have city approval for the proposed vector barn.

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: SITE MAP



ATTACHMENT C: SITE PHOTOGRAPHS



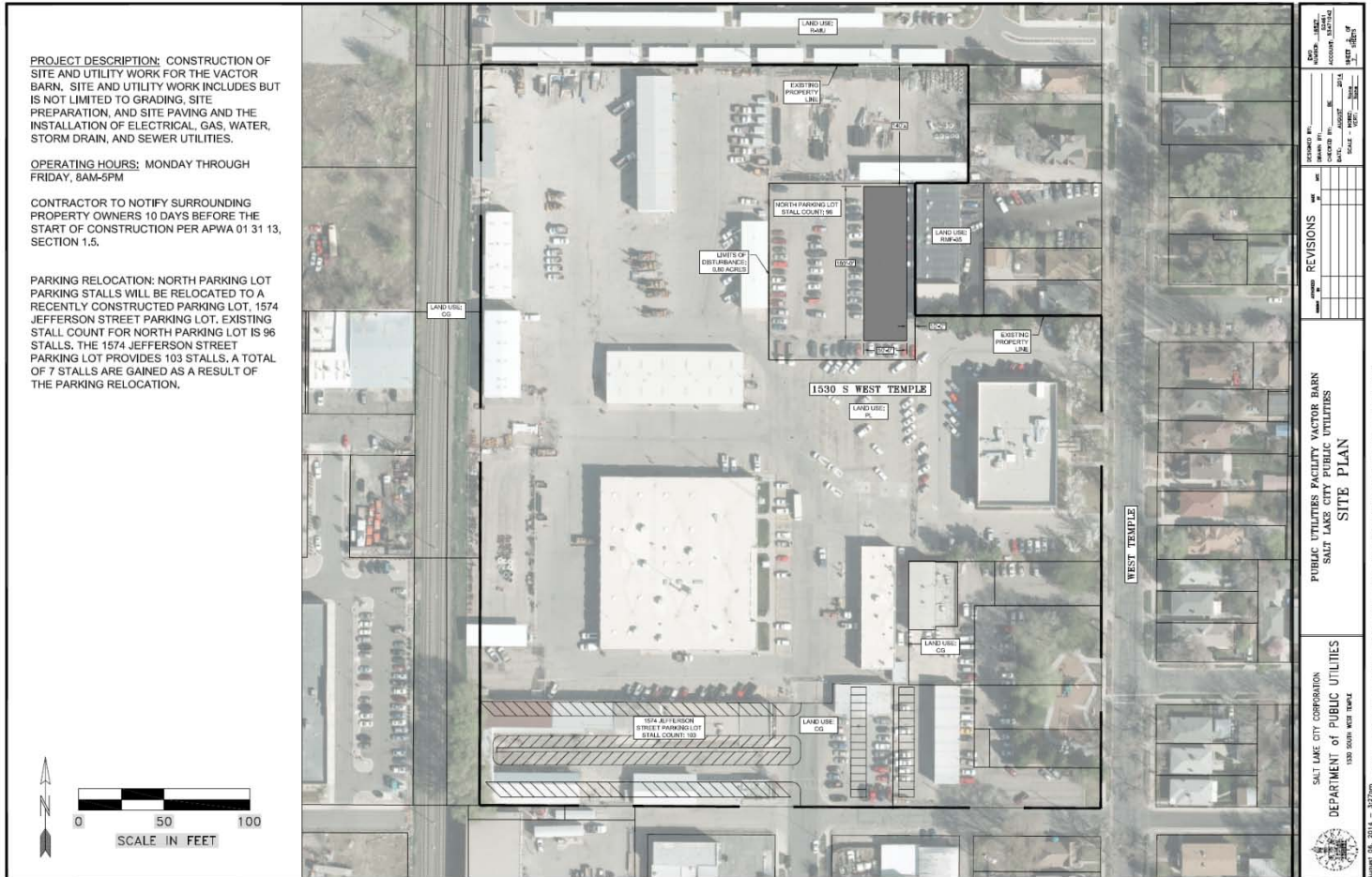
Looking towards the north from the approximate location of the proposed building



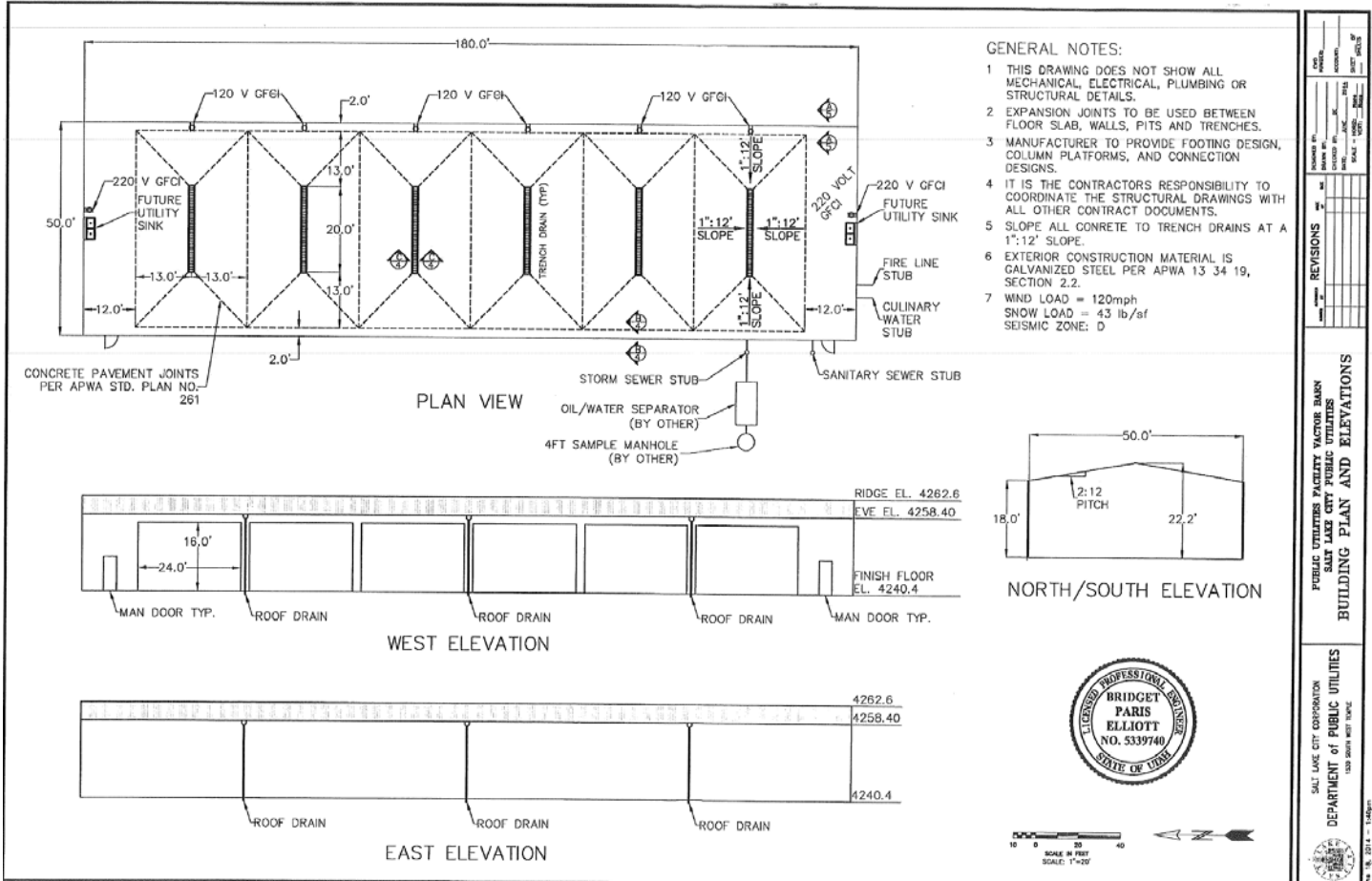
Looking west towards the front of the transmission shop

ATTACHMENT D: ADDITIONAL APPLICANT INFORMATION

Proposed Site Map



Building Plan and Elevations



Project Description and Parking Information

PROJECT DESCRIPTION: CONSTRUCTION OF SITE AND UTILITY WORK FOR THE VACTOR BARN. SITE AND UTILITY WORK INCLUDES BUT IS NOT LIMITED TO GRADING, SITE PREPARATION, AND SITE PAVING AND THE INSTALLATION OF ELECTRICAL, GAS, WATER, STORM DRAIN, AND SEWER UTILITIES.

OPERATING HOURS: MONDAY THROUGH FRIDAY, 8AM-5PM

CONTRACTOR TO NOTIFY SURROUNDING PROPERTY OWNERS 10 DAYS BEFORE THE START OF CONSTRUCTION PER APWA 01 31 13, SECTION 1.5.

PARKING RELOCATION: NORTH PARKING LOT PARKING STALLS WILL BE RELOCATED TO A RECENTLY CONSTRUCTED PARKING LOT, 1574 JEFFERSON STREET PARKING LOT. EXISTING STALL COUNT FOR NORTH PARKING LOT IS 96 STALLS. THE 1574 JEFFERSON STREET PARKING LOT PROVIDES 103 STALLS. A TOTAL OF 7 STALLS ARE GAINED AS A RESULT OF THE PARKING RELOCATION.

ATTACHMENT E: EXISTING CONDITIONS

The parcel at 1530 S. West Temple (15-13-276-001) is zoned Public Lands (PL) and is approximately 446,490 square feet (10.25 acres) in area. It is owned by Salt Lake City and is used for various municipal uses. It is bounded on the west side by railroad lines and CG zoning district, to the north by a large residential development zoned RMU, to the east by businesses and homes zoned RMF-35, and to the south by other City-owned parcels zoned CG and RMF-35. A vicinity map is provided in Attachment “A”.

Current Zoning Requirements – Public Lands (PL) Zoning District

The following chart illustrates the zoning requirements in the PL zone, current conditions on the subject parcel, and whether or not that is in compliance with the standard.

Zoning Standard	Required	Existing or Proposed	Complying
Minimum Lot Area (Other Permitted Uses besides Public Schools)	20,000 sq. ft.	446,490 sq. ft.	Complies
Minimum Lot Width (Other Permitted Uses besides Public Schools)	75'	285' (The distances vary on this irregular lot but that is the shortest measurement)	Complies
Front Yard Setback (Other Permitted Uses besides Public Schools)	30'	220' (approximately)	Complies
Interior Side Yard (Other Permitted Uses besides Public Schools)	20'	135' (approximately)	Complies
Rear Yard (Other Permitted Uses besides Public Schools)	30'	440' (approximately)	Complies
Parking Spaces		96 parking stalls will be replaced with 103 stalls in a new location.	Complies
Building Height (Other Uses)	35'	22.2'	Complies
Required Landscape Yards	Front and Corner Side Yards shall be Maintained as Landscaped Yards	There is a existing landscaped yard at the front of this property.	Complies. The required landscaped yards are already provided.

Adjacent Land Uses

Land uses for the parcels adjacent to 1530 S. West Temple include the following:

South: The majority of the parcels immediately south of the subject property are also owned by the City. They are part of the Public Utilities complex at 1530 S. West Temple and are in the CG zoning district. South of the parcel at the eastern edge along West Temple is People's Freeway Park. It is in the RMF-35 zoning district.

West: The western edge of the site is bounded by a rail line. West of the rail line is a CG zoning district with variety of parcels consisting mostly of warehousing and outdoor storage.

North: The majority of the northern property line is bounded by a large multi-family residential development and is in the R-MU zoning district. The eastern section is bounded by residential uses which are in the RMF-35 zoning district.

East: East of West Temple is a neighborhood that contains mostly residential land uses and is zoned RMF-35. Directly to the east of the proposed vector barn is an automobile repair shop which is also in the PL zoning district.

Applicable Master Plan Policies

The subject parcel is located in the Central Community Planning Area. This portion of the City is addressed in the Central Community Master Plan (CCMP) (adopted 11/1/2005). The CCMP identifies the neighborhood as the People's Freeway Neighborhood Planning Area and lists the following item as a potential issue of concern in regards to this proposal:

Residential

- Mitigate impacts relating to the adjacency of residential and non-residential/heavy commercial land uses.

Additionally, the Central Community Future Land Use Map associated with the master plan classifies the subject parcels as Institutional. It states that:

“Institutional land uses provide services and social activities for the community. There are six institutional land use categories: Cultural and Entertainment, Educational, Government, Medical, Religious, and Social. Institutional land uses serve the general public and can be operated by either a public or private entity. Examples include schools, churches, government office buildings and facilities, medical facilities, homeless shelters and social service offices.”

“**Government land use:** This land use includes facilities operated by Federal, State, County, and City agencies, such as storage yards, recreation centers, jails and courts, fire stations, police stations, professional offices, and libraries.”

“Conditional use impacts in residential neighborhoods

Conditional use facilities are characteristically larger than single-family residences and may not be compatible with the architectural character of the neighborhood. Conditional uses, such as group and transitional homes, rehabilitation centers, bed and breakfasts, places of worship, and other public facilities, do not necessarily serve neighboring residences.

Because the number of conditional uses within certain neighborhoods has impacted the residential nature of the neighborhood, residents do not favor the establishment of additional conditional use institutions. Because these institutions typically provide services for Salt Lake City as a whole, the placement of conditional uses within residential neighborhoods should be

dispersed throughout the City so that the sense of community and its character do not disappear in any given neighborhood.”

The proposed Conditional Use at 1530 S. West Temple is not in conflict with the applicable sections of the Central Community Master Plan featured above. The proposed conditional use is on a site that has a long history of the same use. This is not a new use for the site or for the neighborhood. The proposed structure doesn't increase the impact of the use, rather it is providing indoor storage for the trucks, which are a sizable city investment necessary to maintain the storm drainage and water systems and should be stored in a manner that protects that public investment. Additionally, the proposed conditional use will not create any significant environment impacts.

ATTACHMENT F: ANALYSIS OF STANDARDS

21A.54.080 Standards for Conditional Use

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

Analysis: “Municipal service uses, including city utility uses and police and fire stations”, is listed as a conditional use in the Public Lands (PL) zoning district. The use does comply with applicable zoning standards are discussed in Attachment E (Existing Conditions).

Finding: The proposal complies with this standard.

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

Analysis: Most of the surrounding uses to the west and to the south of the subject parcel are very similar in nature to this proposed use and will be very compatible. The existing use (auto transmission shop) directly east of the proposed vector barn is also highly compatible. The residential uses to the north and east are oriented away from the proposed structure and will be very minimally impacted.

Finding: The proposal complies with this standard.

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

Analysis: The use is consistent with planning policies and the Central Community Master Plan as discussed in attachment E. The master plan supports institutional uses such as this within the area. (Please see Attachment E for a more detailed analysis)

Finding: The proposal complies with this standard.

4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions. (Refer to Detrimental Impacts Chart for details)

Analysis: The detrimental impacts are discussed in the chart on the following page. After analyzing each criteria listed, Planning staff has not found any impact that would cause a detrimental effect.

Finding: The proposal complies with this standard.

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:

Criteria	Finding	Rationale
1. This title specifically authorizes the use where it is located	Complies	Municipal service uses is listed as a conditional use in the PL zone
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 future land use map in the <i>Central Community Master Plan</i> (2005) designates the property as Institutional. As discussed in attachment E, the proposed use and PL zoning is consistent with the master plan policies.
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 use is compatible with the character of the site. The proposed structure is smaller than many of the others on site. The proposed vehicles are already stored on the site. This proposal would construct a building to protect the vehicles from the elements.
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered	Complies	The proposed structure blends in well with the others on the site in both style and design. It also will complement the industrial building to the east in style and orientation. Both buildings face in different directions and have no buildings on the rear walls. The building is not visible from a public street.
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	There will be no changes to the existing access points and driveways.
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic	Complies	This use will not affect the internal circulation system. The parking stalls that are being lost will be replaced in another part of the municipal complex.
7. The site is designed to enable access and circulation for pedestrian and bicycles	Complies	The portion of the site is specifically designed as a space for municipal service vehicles. It is not open to the general public. Pedestrians and bicycles will not be using the site.
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street	Complies	Transportation did not indicate any issues with street level of service. This conditional use will not change traffic going to and from the site.
9. The location and design of off-street parking complies with applicable standards of this code	Complies	The parking stalls that are being lost will be replaced in another part of the municipal complex.
10. Utility capacity is sufficient to support the use at normal service levels	Complies	The site can be served by all necessary utilities.
11. The use is appropriately screened, buffered, or separated	Complies	The use does not require any screening or buffering because it does not abut dissimilar

from adjoining dissimilar uses to mitigate potential use conflicts		uses.
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 site is already fully paved and no new impervious surfaces are being created. There are no foreseen impacts to air quality and it is not anticipated that any hazard or environmental damage to adjacent property. No customers will be using the site so it is not anticipated that smoking will create any issues.
13. The hours of operation and delivery of the use are compatible with surrounding uses	Complies	Hours of operation are 8 AM – 5 PM (Monday–Friday). Those hours of operation are compatible with surrounding uses.
14. Signs and lighting are compatible with, and do not negatively impact surrounding uses	Complies	The proposal does not include any signs or lighting.
15. The proposed use does not undermine preservation of historic resources and structures	Complies	There are no historic sites or features on the property.

ATTACHMENT G: PUBLIC PROCESS AND COMMENTS

Community Council

The following letter was sent to the Ball Park Community Council in the form of an email. There was no response.

TO: Elke Phillips, Chair
Ball Park Community Council

FROM: Christopher Lee
Associate Planner
Planning Division Staff

DATE: July 2, 2014

RE: PLNPCM2014-00415 – 1530 S. West Temple

Applicant **Bridget Elliott**, representing the **Public Utilities Division of Salt Lake City Corporation**, has submitted a conditional use application for the City owned property at 1530 S. West Temple. The conditional use is for a proposed municipal services project consisting primarily of the construction of a building to house vacators (large “vacuum” sewer trucks). The subject parcel is located within the PL (Public Lands) district.

As part of this process, I am required to inquire as to whether the Ball Park Community Council would like to review the conditional use request. The purpose of the Community Council review is to inform the community of the project and solicit comments/concerns they may have with the project. The Community Council may also take a vote to determine whether there is support for the project, but this is not required. The applicant may also present information at the meeting if requested.

However, based upon your posted schedule, it appears that the Ball Park Community Council will not be meeting again until September which falls outside of the 45 day time limit for this type of application. Therefore, I am willing to meet with your executive board to obtain any input that you may have, if you so desire.

You may submit written comments to me via email at: christopher.lee@slcgov.com. You can also submit by mail at: Salt Lake City Planning Division, 451 South State Street, Room 406, SLC, UT 84111; or by fax at (801) 535-6174.

Please feel free to contact me if you have any questions.

Thank you.

CHRISTOPHER LEE
Associate Planner

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

TEL 801-535-7706
FAX 801-535-6174

Mailers

Mailers were sent out to area stakeholders to notify them of the upcoming Planning Commission hearing on 8/13/2014. No comments or inquiries have been received in any form.

ATTACHMENT H: DEPARTMENT REVIEW COMMENTS

Public Utilities (Peggy Garcia):

No comment.

Zoning (Alan Hardman):

“PL zone. An additional accessory building is proposed to be added to the site. Must provide updated parking calculations for all building uses on the site and meet the requirements of 21A.32.070.”

Building (Larry Butcher):

No comment.

Engineering (Scott Weiler):

“No objections to the Vactor CUP. If any sidewalk is defective on West Temple, it is recommended that it be repaired or replaced.”

Transportation (Barry Walsh):

“Transportation requires parking calculations and site plan to show the removal and or relocations of about 30 parking stalls impacted by the proposed (50x180') building. There are no issues shown impacting the existing public transportation roadway functions or ROW.”

Fire (Ted Itchon):

No comment.

Police (Cameron Platt):

No comment.

Sustainability (Vicki Bennett):

No comment.

ATTACHMENT I: Motions

Based on the findings listed in the staff report, it is the Planning Staff's opinion that the project meets the applicable standards for conditional use approval of a municipal services building (vector barn) and therefore recommends that the Planning Commission approve the application as proposed.

Consistent with Staff Recommendation:

Based on the plans submitted, the staff report and testimony provided, I move that the Planning Commission approve PLNPCM2014-00415. No conditions of approval are required because no detrimental or adverse impacts have been identified related to the proposal.

Not Consistent with Staff Recommendation:

Based on the findings listed in the staff report and the testimony and plans presented, I move that the Planning Commission deny PLNPCM2014-00415. Planning Commission should support this determination with findings.