



# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Mayara Lima, Principal Planner  
(801) 535-7118 or [mayara.lima@slcgov.com](mailto:mayara.lima@slcgov.com)

Date: October 9, 2019

Re: PLNPCM2019-00613 – Conditional Use for a Fuel Station

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## Conditional Use

**PROPERTY ADDRESS:** 938 N 900 W

**PARCEL ID:** 08-26-409-009

**MASTER PLAN:** Northwest Community Master Plan & Rose Park Small Area Plan

**ZONING DISTRICT:** CB Community Business

**REQUEST:** A request by Sharanjit Multani, representing the property owner DSM & SONS INC, to allow a gas station on the property located at approximately 938 N 900 W. The gas station will include 4 two-sided fuel dispensers under a 108' by 24' canopy and an underground storage tank. The site currently has a convenience store that will be maintained.

**RECOMMENDATION:** Based on the information in the staff report, Planning Staff recommends that the Planning Commission approve the proposal with the following conditions:

1. Park strip trees shall be provided at the equivalent of at least one tree for each thirty feet (30') of street frontage.
2. Parking stalls located on the north portion of the lot shall be striped and parking lot landscaping shall be provided according to applicable zoning standards.
3. Applicant shall comply with all other department/division requirements.
4. Any modifications to the plans must be consistent with this staff report and must be approved by the Planning Division.

**ATTACHMENTS:**

- A. [Vicinity and Zoning Map](#)
- B. [Site Photographs](#)
- C. [Application Materials](#)
- D. [Master Plan Policies](#)
- E. [Zoning Standards](#)
- F. [Analysis of Standards – Conditional Use](#)
- G. [Public Process and Comments](#)
- H. [Department Review Comments](#)

**PROJECT DESCRIPTION:** This proposal is a request to allow a gas station on the property located at approximately 938 N 900 W. The property currently features a convenience store, a propane tank dispenser and a large parking area. The applicant is proposing to maintain the

convenience store, remove the propane tank dispenser, and build a new canopy with fuel dispensers and underground fuel storage tank.

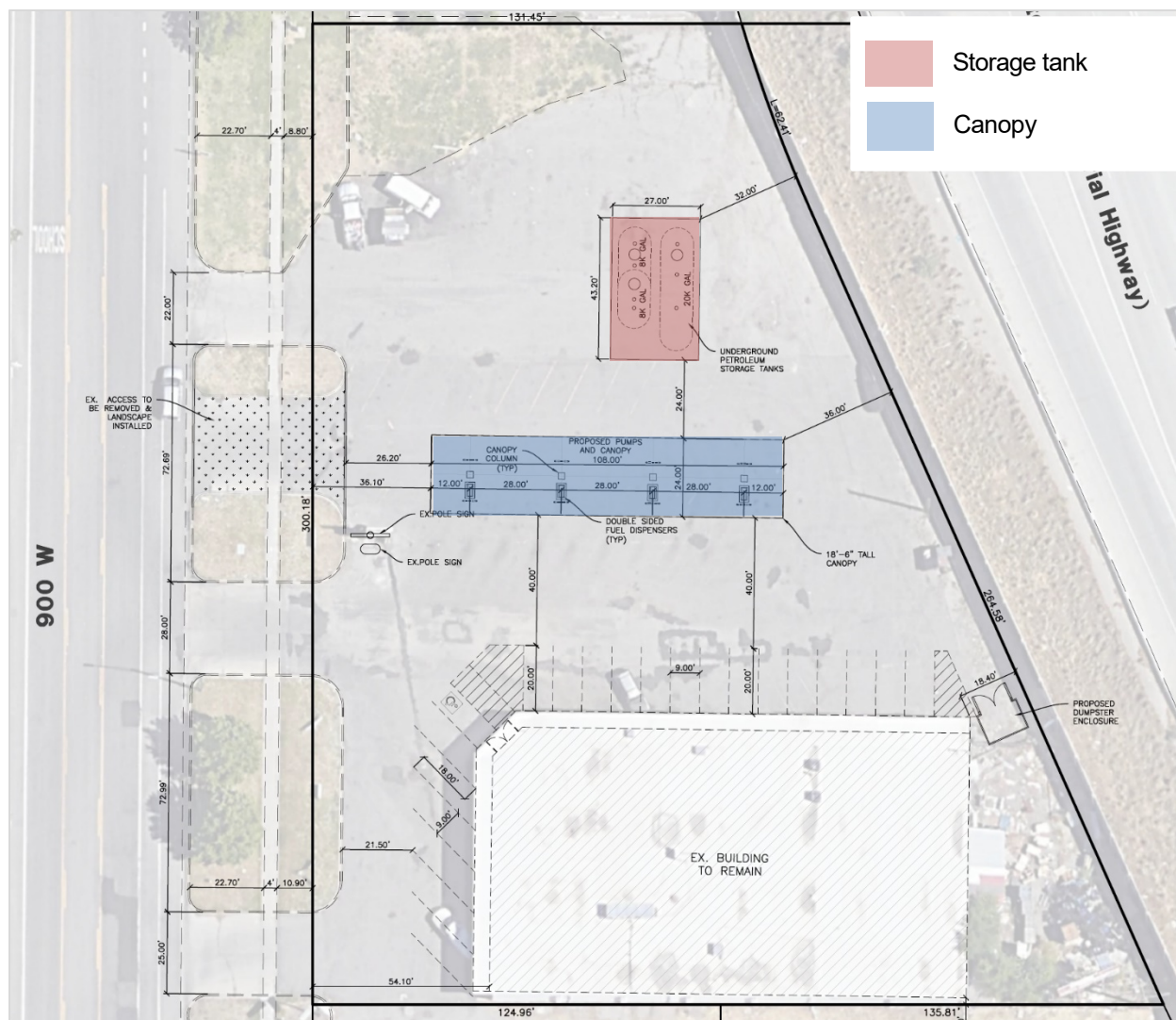


Figure 1 - Proposed site plan

The proposed canopy will be 108 feet deep by 24 feet wide and 18.5 feet high. Underneath the canopy, there will be 4 two-sided fuel dispensers.

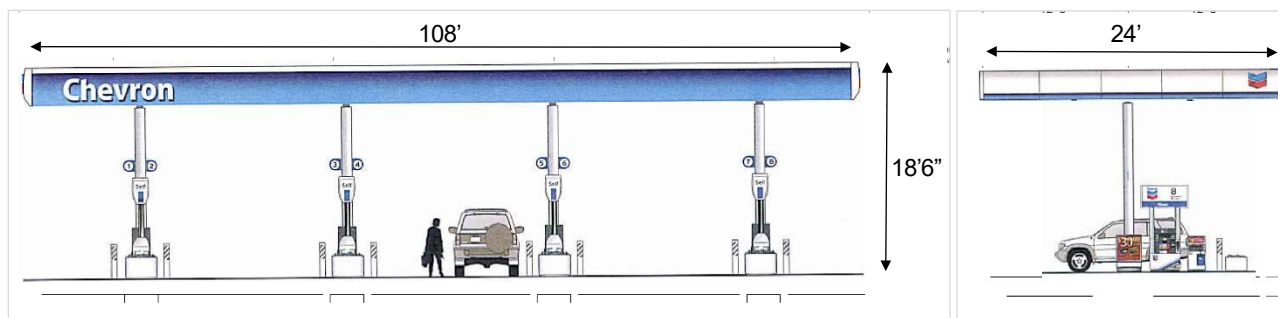


Figure 2 - Proposed elevations

Vehicle stacking lanes will be located parallel to the street and will not obstruct driveway access. The proposed site circulation will not affect the established parking area for the existing convenience store and it is found to be adequate by the Salt Lake City's Transportation Division.



The existing building will remain as-is and will continue to operate as a convenience store.



Figure 3 - Existing building on site will remain as is.

**BACKGROUND AND CONTEXT:** The subject property has been historically zoned and used as commercial. The existing building on site was constructed in 1958 and city records show that it has been consistently occupied by retail uses. Additionally, vending carts and fireworks stands have been approved to be located on the property's surface parking area in the past. The propane tank dispenser was permitted and installed on the property in 2018.

#### KEY CONSIDERATIONS:

##### Consideration 1: Location and Proposed Use

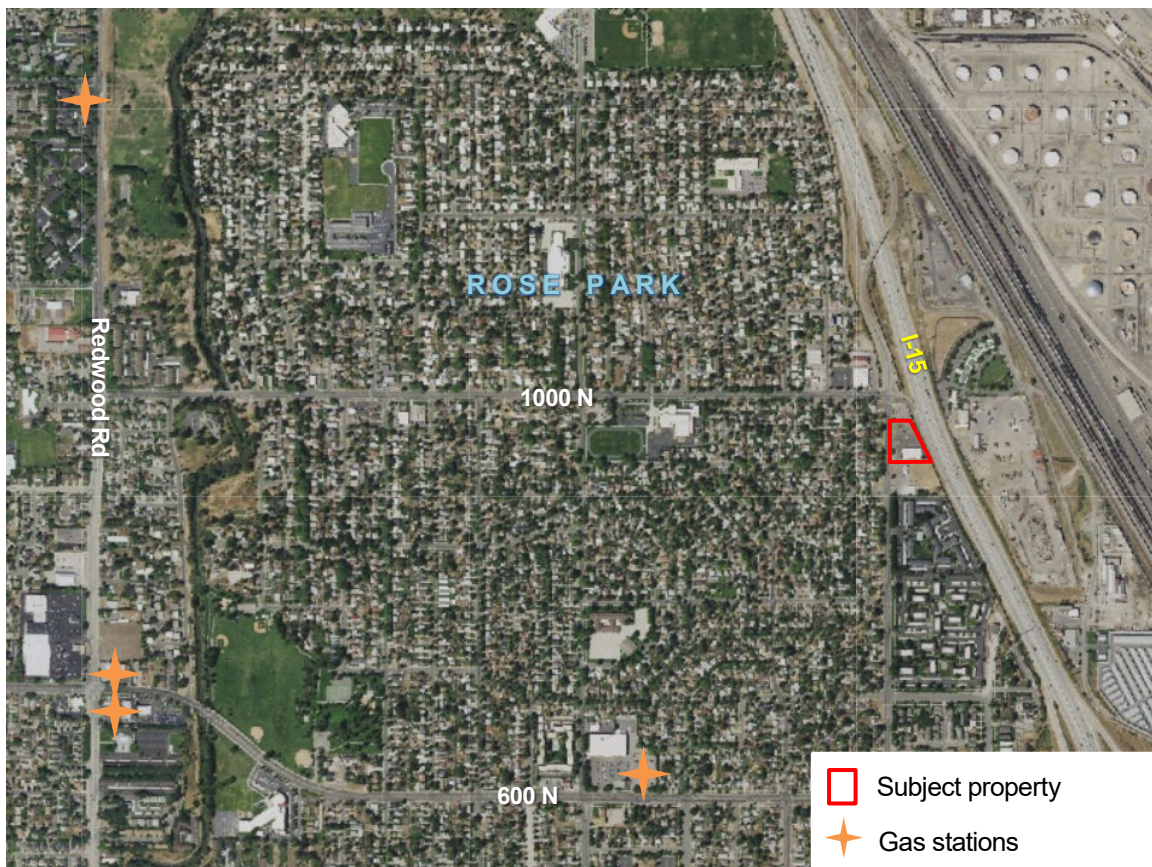


Figure 4 - Aerial view of the neighborhood

An analysis of the surroundings shows that the proposed use of the property as a gas station could potentially benefit drivers travelling on the freeway as well as residents of the immediate area in accessing a gas station. The subject property abuts Interstate I-15 and it is located near the freeway entrance and exit. The subject property is also adjacent to residential properties and it is located on the fringe of the Rose Park neighborhood, which is predominately low-density residential.

Four properties located around and within the Rose Park community currently offer gas service. Three of these gas stations are located on the western boundary of the neighborhood, along Redwood Road, at approximately 2 miles away from the subject property. A fourth gas station is located on the southern boundary of the neighborhood, along 600 N, at approximately 1 mile away from the subject property. While gas service is available at a short distance from any property in the neighborhood, the proposed gas station could increase service access to the eastern part of the neighborhood and to freeway traffic.

### **Consideration 2: Neighborhood Compatibility and Potential Impacts**

The subject property is surrounded by commercial, residential and light manufacturing uses. The properties directly to the north and south are zoned CB Community Business and are currently used as a park and ride lot, a retail establishment and a vacant lot. There are single-family dwellings to the west (across 900 W) and light manufacturing to the east (across I-15). There are also two multifamily complexes, retail establishments and restaurants in the immediate surroundings. The proposed new use will not change the use of the land, which has been historically commercial.

The proposed gas station would be compatible with existing commercial uses but may create visual, noise and traffic impacts to the residential properties across 900 W. To avoid visual pollution, proposed lighting installed under and on the canopy will be directed down and maintained at levels adequate to prevent glare onto residential properties. Likewise, all new signs will comply with sign regulations applicable to the CB zoning district. Traffic may increase during the day time on 900 W and 1000 N - which are arterials streets that can accommodate the new demand - and could slightly intensify traffic noise levels for abutting properties. The proposed business hours from 5:00 AM to 12:00 AM should help by limiting increased noise impacts during the night time.

### **Consideration 3: Master Plan Policies Related to Streetscape and Urban Design**

Both the Northwest Community Master Plan and the Rose Park Small Area Plan discuss the revitalization of commercial nodes to make these areas more attractive to businesses, improve the streetscape and area appearance. The subject area (900 W and 1000 N) is highlighted in the plans as a redevelopment site and an *entrance to the Rose Park Neighborhood and a gateway into the City from Interstate-15*. Developing a gas station on this site would help the area by better utilizing the lot and creating a more cohesive neighborhood. However, the auto-oriented nature of this development should to be addressed in order to create a safe and pleasing pedestrian environment that will enhance the residential character of the neighborhood.

The above-referenced plans emphasize landscaping, street trees and signage to give the neighborhood a *sense of identity*, as well as a *sense of order and organization*. Urban design and streetscapes guidelines for commercial nodes include providing appropriate landscaping, improving parking areas, removing excessive curb cuts, and improving signage. The applicant has proposed to eliminate one of the four curb cuts existing on site and replacing it with additional landscaping. Nonetheless, Planning staff finds that additional street trees, better delineation of the parking areas and on-site landscaping on the north portion of the lot are necessary to create a more attractive environment, minimize the impacts of the new use and ultimately fulfill the goals of the applicable master plans. These elements are therefore listed as conditions of approval for this request.

### **DISCUSSION:**

The proposed use has the potential to provide a service to surrounding residents and drivers travelling on I-15. The subject property is located in an important commercial node to the Rose Park neighborhood and therefore should be carefully designed to serve the community in both function

and appearance. With appropriate landscaping and reorganization of the site, the new use on the property could make better use of the land and enhance the streetscape by providing an improved pedestrian experience in this residential neighborhood.

**NEXT STEPS:**

If the request is approved, the applicant will be required to comply with the conditions of approval and obtain a building permit for the new structure.

If the request is denied, the proposed gas station will not be able to be constructed at this location.



## ATTACHMENT A: Vicinity and Zoning Map

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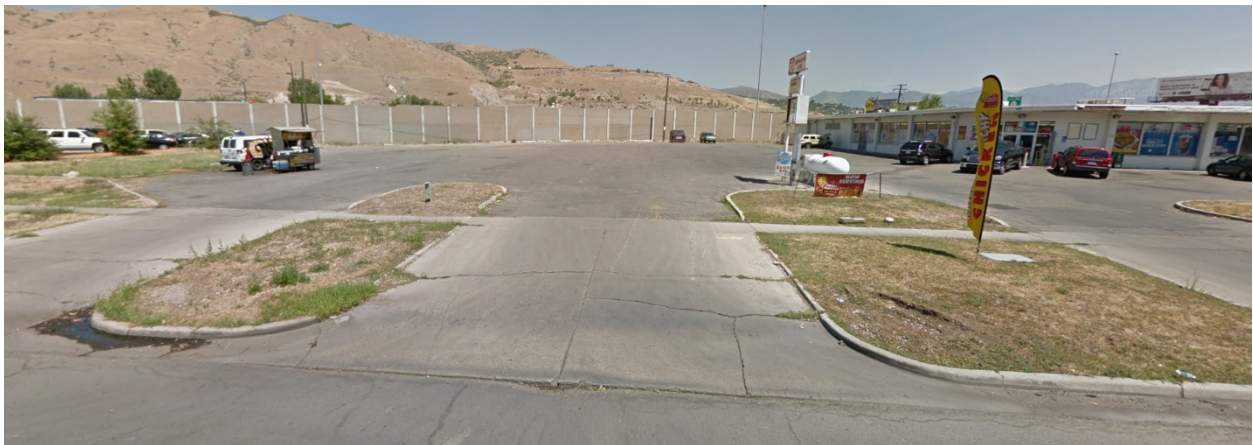


## ATTACHMENT B: Site Photographs

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*Figure 5 - South view of the property from 900 W.*



*Figure 6 - View of the property from 900 W. The propane tank and center curb cut will be removed to better accommodate access to fuel dispensers.*



*Figure 7 - North view of the property from 900 W.*





*Figure 8 - Single-family dwellings located across 900 W.*



*Figure 9 – South view of the intersection between 900 W and 1000 N, which is a commercial node to the Rose Park neighborhood.*



*Figure 8 - View of the properties to the south, which are zone and used as commercial.*



## **ATTACHMENT C: Application Materials**



# Conditional Use

SALT LAKE CITY PLANNING

OFFICE USE ONLY			
Project #:	Received By:	Date Received:	Zoning:
PLP 2019-00613	CHRIS EARL	7/3/2019	CB
Project Name:			
FUEL STATION			
PLEASE PROVIDE THE FOLLOWING INFORMATION			
Request:			
For adding a Fuel Pumps			
Address of Subject Property:			
938 N 900 W Salt Lake city 84116			
Name of Applicant:			Phone:
Sharanjit Multani			[REDACTED]
Address of Applicant:			
[REDACTED]			
E-mail of Applicant:		Cell/Fax:	
[REDACTED]		[REDACTED]	
Applicant's Interest in Subject Property:			
<input type="checkbox"/> Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Architect <input type="checkbox"/> Other:			
Name of Property Owner (if different from applicant):			
E-mail of Property Owner:			
Phone:			
<p>Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.</p>			
AVAILABLE CONSULTATION			
<p>Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.</p>			
WHERE TO FILE THE COMPLETE APPLICATION			
Mailing Address:		In Person:	
Planning Counter PO Box 145471 Salt Lake City, UT 84114		Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700	
REQUIRED FEE			
<p>Filing fee of \$776</p> <p>Plus additional cost of postage for mailing</p>			
SIGNATURE			
<p>If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.</p>			
Signature of Owner or Agent:		Date:	
[Signature]		07/03/19	

Updated 7/1/19



## Project Description

We would like to add a gas station to this existing convenience store. We think this will be a good location with it being right off of I-15. The next closest gas station is about a mile away. We think this would be very beneficial for the neighborhood. Our plan is to install a 20k gallon double wall fiberglass tank for unleaded and a 16k gallon split 8k/8k double wall fiberglass tank for premium and diesel. We are planning on installing a Chevron branded canopy 108' x 24'. We would have (4) 2-sided fuel dispensers under the canopy.



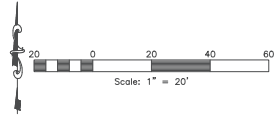
**From:** [sharanjit multani](#)  
**To:** [Lima, Mayara](#)  
**Subject:** Re: 938 N 900 W - Conditional Use  
**Date:** Thursday, August 1, 2019 11:19:03 AM  
**Attachments:** [16314-ELEVATION VIEW.PDF](#)  
[ATT00001.htm](#)

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hi mayara,

- 1- operating hours 5am to midnight 7 days a week .
- 2- we are not using any parking space or land of next door property .
- 3- 2 employees will be working all the time opening to closing .
- 4 - yes i talked to AL smoke next door about my project . he is





**Reeve & Associates, Inc.**  
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
TEL: (801) 421-2300 FAX: (801) 421-2306 [www.ra-inc.com](http://www.ra-inc.com)  
HIGHWAY DESIGNERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

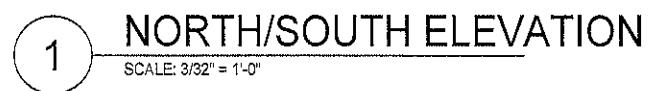
**Quality Quick Stop**  
**938 N 900 W**  
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

**Preliminary Site Plan**

**Preliminary**

**Project Info.**  
Engineer: T. HUNT  
Drafter: J. MEYERS  
Begin Date: AUGUST 2019  
Name: QUALITY QUICK STOP  
938 N 900 W  
Number: 72329-01

Sheet	1
1	Sheets



ALL CONDUITS INSIDE COLUMNS WILL REQUIRE A 3"X3" INSPECTION HOLE TO BE SHOP CUT AND LOCATED WITH ITS CENTERLINE AT THE TOP OF THE SEAL OFF. ALL COLUMNS, WITH OR WITHOUT CONDUITS, WILL HAVE A STANDARD ARNING COVERPLATE INSTALLED AT THE SAME ELEVATION. TOUCH-UP PRIMER AT THE INSPECTION HOLE OPENING AFTER SHOP CUTS HAVE BEEN COMPLETED.

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## ATTACHMENT D: Master Plan Policies

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### Northwest Community Master Plan

The subject property is located within the Northwest Community Master Plan (adopted January 1992) and is designated on the future land use map as "Business/Commercial". The master plan addresses commercial development by focusing on commercial revitalization and redevelopment of nodes. The plan establishes that ***the Northwest Community must combat the decline of neighborhood commercial areas to ensure necessary services.*** The subject area is included as one of five sites for potential neighborhood commercial redevelopment with the following proposed activities:

- ***Support renovation, redevelopment and revitalization, provide appropriate landscaping, improve parking and ingress/egress traffic movement.***
- ***Clean up scattered signs, improve signage, extend landscaped area in setbacks to include signage and utility poles, and general clean up properties.***
- ***Provide adequate buffers for residential uses.***

The master plan encourages revitalization efforts to address streetscape elements and states that ***streetscape elements most in need of improvement are sidewalks, curb cuts, parking strips, landscaped setbacks and general maintenance.*** A section of the plan dedicated to urban design recommends the implementation of urban design principles within neighborhood commercial areas to guide development toward the desired compatibility standards. Guidelines for commercial areas include:

- ***Remove excessive curb cuts and curb cuts that do not meet traffic engineering safety design standards.***
- ***Implement signage guidelines.***
- ***Provide landscaped buffers between commercial and residential uses.***
- ***Parking lots should have delineated appropriate parking layout and traffic flow pattern, landscaping and tress should be used to reduce the impact of large areas of asphalt.***
- ***Street tress should be placed in parking strips to continue the boulevard aspect of the surrounding residential streetscapes.***

**Staff Discussion:** The current zoning of the property is CB Community Business, which is in agreement with the master plan's future land use map. The gas station is also in line with the goal for neighborhood commercial areas as this new use will provide a service to the neighborhood, better utilize the existing site and help achieve redevelopment in the area. The applicant is proposing to add signage that complies with zoning regulations and to remove one of the curb cuts. Planning staff is recommending additional streetscape elements such as street trees, parking delineation and on-site landscaping to further support the revitalization goals of the master plan.

### Rose Park Small Area Plan

The subject property is also located within the Rose Park Small Area Plan (adopted September 2001). This plan provides policies to ***help revitalize neighborhood commercial areas and encourage commercial uses to service the needs of the residents; improve the appearance of the area; improve the gateway into the area and provide land use policy guidelines.*** This plan's goals for neighborhood commercial areas that are relevant to this proposal are related to area appearance, which includes:

- **Signage**, which should be appropriate and complementary to the surrounding residences and contribute to the area's identity.
- **Landscaping**, including of the parkstrip, which will foster aesthetically pleasing development and minimize harmful impacts.
- **Redevelopment of underutilized properties** to provide continuity of the streetscape and help improve the overall desirability of commercial areas.

**Staff Discussion:** As discussed above, the proposed new use will better utilize the current property and, with the recommended conditions of approval, will improve the streetscape.

### **Plan Salt Lake**

This citywide master plan adopted in 2015 provides a vision and policies for the future of Salt Lake City. The goals relevant to this project are related to supporting commercial nodes and providing access to services:

*Guiding Principle: **Neighborhoods that provide a safe environment, opportunity for social interaction, and services needed for the wellbeing of the community therein.***

*Initiatives:*

- **Maintain neighborhood stability and character.**
- **Create a safe and convenient place for people to carry out their daily lives.**
- **Encourage and support local businesses and neighborhood business districts**
- **Support west side business nodes.**

*Guiding Principle: **Growing responsibly, while providing people with choices about where they live, how they live, and how they get around.***

*Initiatives:*

- **Encourage a mix of land uses.**
- **Promote infill and redevelopment of underutilized land.**

*Guiding Principle: **A balanced economy that produces quality jobs and fosters an innovative environment for commerce, entrepreneurial local business, and industry to thrive.***

*Initiatives:*

- **Support the growth of small businesses, entrepreneurship and neighborhood business nodes.**

**Staff Discussion:** The proposed new use will help redevelop and renovate the existing site. It will also create more activity in the area and help create a safer environment for immediate residents. The new use will support the neighborhood commercial node by providing services to residents and improving the streetscape.



## ATTACHMENT E: Zoning Standards

The canopy is considered an accessory structure and therefore, it must comply with **21A.40.050: Accessory Uses, Buildings and Structures: General Yard, Bulk and Height Limitations**. The proposed gas stations must also comply with **21A.40.060: Drive-Through Facility Regulations**, **21A.40.070: Motor Fuel Pump Regulations** and **21A.40.080: Accessory Storage of Flammable Liquids**.

Zoning Standard	Requirement	Proposed	Status
Maximum building height	30 ft	18.5 ft	<b>Complies</b>
Location in front and side yards	Prohibited	No	<b>Complies</b>
Landscaped yards	Front yard	Front yard	<b>Complies</b>
Stacking lane	36 ft between curb cut and nearest gas pump	~40 ft	<b>Complies</b>
Location of fuel pump	Minimum 12 ft from any lot line	36 ft	<b>Complies</b>

### **21A.40.060: Drive-Through Facility Regulations**

The approval of a drive-through facility shall require that the review authority first make all of the following findings:

1. The proposed location of the drive-through facility will not result in adverse impacts upon the vicinity after giving consideration to a litter cleanup plan, the hours of operation, noise and light generation, traffic circulation, and the site plan;

**Analysis:** The use of the proposed fuel dispensers is not excepted to increase litter on the property or the vicinity. However, trash cans will be available on site and employees will oversee on-site trash collection. The gas station will operate from 5:00 AM till 12:00 AM in conjunction with the existing convenience store. Traffic and noise may increase during the day time, but business hours should limit it at night. Light will be contained within the property and as to not impact residential areas.

2. The proposed parking and circulation plan will provide adequate area for safe stacking and maneuvering of vehicles, and the site design will provide adequate buffering of the use from adjoining land uses;

**Analysis:** The city's Transportation Division reviewed the site plan and deemed the proposed on-site circulation adequate. Abutting properties are commercially used and do not require buffering. Planning staff is recommending additional street trees to help buffer the use from single family dwellings located across the street.

3. When a drive-through use adjoins any residentially used or residentially zoned property, a minimum six foot (6') high masonry wall or solid fence shall be erected and maintained along such property line;

**Analysis:** The property does not abut a residential property. However, Planning staff is recommending additional street trees to help buffer the use from single family dwellings located across the street.

4. The site plan meets the accessibility standards required in this section.

**Analysis:** Accessibility to the existing building is not proposed to change.

#### **21A.40.070: Motor Fuel Pump Regulations**

The location of motor fuel pumps at convenience food stores shall be approved by the zoning administrator, where the location of such pumps satisfies the following criteria:

1. Pumps should be visible to the motorist on the street;

**Analysis:** Pumps will be located perpendicular to 900 W and will be visible to drivers on that street.

2. Pumps should be visible from the store;

**Analysis:** The site plan shows that pumps will be visible from the store.

3. Pumps should be located on the site in a manner which does not interfere with easy access into or egress from the site at established driveway entrances;

**Analysis:** The property currently has a large surface parking lot and can accommodate the pumps without interfering in any driveway access.

4. Pumps should be located and oriented so all cars in line for motor fuel can be accommodated on site and not block the sidewalk, the street, or any other portion of the public right of way;

**Analysis:** The property currently has a large surface parking lot and can accommodate the pumps without disturbing sidewalks, street circulation and access to the property.

5. Pumps should be so located to avoid conflict between cars going to motor fuel pumps and those going to parking spaces. On site circulation should be clearly marked and must reflect established design standards for moving aisles, parking dimensions, and turning radii;

**Analysis:** The property currently has a large surface parking lot and can accommodate the pumps without interfering with the convenience store parking area. Additionally, the city's Transportation Division reviewed the site plan and deemed the proposed on-site circulation adequate.

6. Pump location, and vehicular access to and exit from pumps, should not conflict with established pedestrian or bicycle approaches to the store; and

**Analysis:** No changes are being proposed to established access to the convenience store. Additionally, the city's Transportation Division has reviewed the site plan and deemed the proposed on-site circulation adequate.

7. Lighting shall be oriented so as not to cast direct light onto adjacent properties.

**Analysis:** All proposed lighting installed under and on the canopy will be directed down and maintained at levels adequate to prevent glare onto residential properties.

#### **21A.40.080: Accessory Storage of Flammable Liquids**

Storage of flammable liquids shall be permitted as accessory to a permitted or conditional use subject to the following conditions:



A. Storage facilities shall not be located in any required landscaped area;

**Analysis:** The underground storage tank will be wholly within the buildable area of the lot.

B. Storage facilities shall not be located in a manner that will interfere with parking and vehicular circulation areas; and

**Analysis:** The storage tank will be underground and therefore will not interfere with above ground circulation.

C. The location and size of flammable liquid storage facilities shall be subject to Salt Lake City fire department approval.

**Analysis:** If approved, the proposed canopy and associated fuel dispensers and storage tank will require a building permit. Fire will review the building plans submitted for compliance with applicable regulations.

**Staff Discussion:** The proposed gas station complies with applicable zoning regulations.

## **ATTACHMENT F: Analysis of Standards - Conditional Use**

### **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:** The property is located in the CB Community Business District, where a Gas Station is allowed as a conditional use. [Attachment E](#) shows that the proposed use generally complies with zoning standards.

**Finding:** If approved by the Planning Commission, the proposed use complies with the applicable provisions of the Salt Lake City Zoning Ordinance.

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

**Analysis:** The subject property is surrounded by commercial, residential and light manufacturing uses. The properties directly to the north and south are zoned CB Community Business and are currently used as a park and ride lot, a retail establishment and a vacant lot. There are single-family dwellings to the west (across 900 W) and light manufacturing to the east (across I-15). There are also two multifamily complex, retail establishments and restaurants in the immediate surroundings.

**Finding:** The proposed use is located in a commercial node and within a diversity of uses. The gas station will be accessory to the convenience store and will not change the use of the land, which has been historically commercial. Therefore, the proposed use is expected to operate compatibly within the context of its location.

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

**Analysis:** The proposed use is allowed as a conditional use in the zoning district and the applicable master plans encourage the redevelopment of this underutilized site as observed in [Attachment D](#). Planning staff is recommending conditions of approval to help achieve the urban design goals of the applicable master plans.

**Finding:** The proposed use is consistent with applicable adopted city planning policies, documents, and master plans. Staff's recommended conditions of approval will further master plans goals.

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

### **21a.54.080B Detrimental Effects Determination**

In analyzing the anticipated detrimental effects of a proposed use, the planning commission shall determine compliance with each of the following:

Criteria	Finding	Rationale
1. This title specifically authorizes the use where it is located	<b>Complies</b>	Gas Station is allowed as a conditional use in the CB Community Business 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	<b>Complies</b>	The proposed use complies with the applicable provisions of the Salt Lake City Zoning Ordinance and is consistent with goals of the Northwest Community Master Plan, Rose Park Small Area Plan and Plan Salt Lake as discussed in <a href="#">Attachment D</a> .
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	<b>Complies</b>	The subject property is located in a commercial node and within a diversity of uses. It will be accessory to the convenience store and will not change the use of the land, which has been historically commercial. Given the context of its location and nature of business operations, the proposed use is in character with its surroundings.
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered	<b>Complies</b>	No changes are proposed to the existing building. The design of the proposed canopy is typical of gas stations and appropriate for the use and nature of its operation.
5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows	<b>Complies</b>	No grading of the site is proposed, except for the removal of a curb cut and replacement with a landscaped parkstrip. All other driveways will continue to direct traffic flows onto 900 W.
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic	<b>Complies</b>	The abutting properties are a park and ride lot, a retail establishment with a large parking lot and a vacant lot. Therefore, the increased motorized traffic drawn by the new use is not expected to create adverse impacts on these properties. Given the nature of the proposed use, non-motorized and pedestrian traffic on site is not expected to increase.
7. The site is designed to enable access and circulation for pedestrian and bicycles	<b>Complies</b>	Due to nature of operations, the new use is not expected to increase pedestrian and bicycle traffic on site. Nonetheless, the property is served by city sidewalks that connect to the neighborhood and allow for easy and safe pedestrian access. Current access to the existing convenience store is not proposed to change.
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street	<b>Complies</b>	900 W and 1000 N are arterial streets that can accommodate the potential increase in traffic flow. Additionally, the city's Transportation division reviewed the proposal and provided no objections to the new use.



<b>9.</b> The location and design of off-street parking complies with applicable standards of this code	<b>Complies with conditions</b>	The parking lot around the convenience store is not proposed to change and will continue to provide adequate parking for that use. The north portion of the lot is a large paved area with no parking stalls striped. Planning staff is recommending as a condition of approval that the parking stalls on the north portion of the lot be striped according to zoning standards.
<b>10.</b> Utility capacity is sufficient to support the use at normal service levels	<b>Complies with conditions</b>	The Public Utilities department reviewed the proposal and provided no objections regarding utility capacity. Other Public Utilities standards will need to be met at the time of permitting as observed in <a href="#">Attachment H</a> and included as conditions of approval.
<b>11.</b> The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts	<b>Complies with conditions</b>	Abutting properties are commercially used and do not require buffering. Planning staff is recommending additional street trees to help buffer the use from single family dwellings located across the street.
<b>12.</b> 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	<b>Complies</b>	The proposed use does not significantly impact sustainability plans nor does it encroach onto a stream or water way.
<b>13.</b> The hours of operation and delivery of the use are compatible with surrounding uses	<b>Complies</b>	The gas station will have the same hours of operation as the existing convenience store. Proposed hours of operation are also compatible with surrounding commercial uses.
<b>14.</b> Signs and lighting are compatible with, and do not negatively impact surrounding uses	<b>Complies</b>	Proposed lighting installed under and on the canopy will be directed down and maintained at levels adequate to prevent glare onto residential properties. All new signs will comply with sign regulations applicable to the CB zoning district.
<b>15.</b> The proposed use does not undermine preservation of historic resources and structures	<b>Complies</b>	There are no designated historic resources or structures on this site nor in the surrounding area.

**Finding:** In analyzing the anticipated detrimental effects of the proposed use, Planning Staff finds that the request complies with the criteria listed above and that the proposed use, if approved with conditions, will have no significant detrimental effects to the surrounding neighborhood.

## **ATTACHMENT G: Public Process and Comments**

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The following is a list of public meetings that have been held, and other public input opportunities, related to this project:

### **Public Notices:**

- Notice of the project and request for comments sent to the Chairs of the Capitol Hill and Rose Park Community Councils on August 20, 2019 in order to solicit comments. The 45-day recognized organization comment period expires on October 4, 2019.
- Open House notice was mailed on September 6, 2019.
- Open House was held at the City & County Building on September 19, 2019. No members of the public attended the Open House.

### **Public Hearing Notice:**

- Public hearing notice mailed on September 27, 2019.
- Public hearing notice posted on City and State websites on September 27, 2019.
- Sign posted on the property on September 27, 2019.

### **Public Comments:**

- The Community Council Chairs did not ask staff to attend a meeting to present the project and did not provide any public comment.
- At the time of the publication of this staff report, no public comments were received. Any comments received will be forwarded to the Planning Commission.

## **ATTACHMENT H: Department Review Comments**

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The following comments were received from other City divisions/departments with regards to the proposed development:

### **Zoning – Alan Michelsen**

- 1) Motor Fuel Pump Stacking Lane Requirements, as per 21A.40.060.D.1.a: A minimum of thirty-six feet (36') of stacking lane is required between a curb cut and the nearest gasoline pump. Compliance with stacking lane standards shall be illustrated and dimensioned on the site plan to show that there is adequate on-site maneuvering and circulation for the new fuel pumps and existing parking areas and ensure that stacking vehicles does not impede traffic on abutting streets, and that stacking lanes will not have nuisance impacts on abutting residential lots.
- 2) Motor Fuel Pump Location as per 21A.40.070:
  - A. Location: No motor fuel pumps or islands shall be erected closer than twelve feet (12') to any lot line, required landscape yard, front or side yard or within any "sight distance triangle" as defined in chapter 21A.62 .
  - B. Safety Curbs Required: All uses for which motor fuel pumps or islands shall be made a part, shall erect a safety curb around the perimeter of all paved areas. All such curbs shall be of approved construction. The curbs shall be located so that no vehicle overhangs any public right of way or adjoining property.
  - C. Gas Pumps at Convenience Food Stores: In addition to the requirements of subsections A and B of this section, the location of motor fuel pumps at convenience food stores shall be approved by the zoning administrator, where the location of such pumps satisfies the following criteria:
    1. Pumps should be visible to the motorist on the street;
    2. Pumps should be visible from the store;
    3. Pumps should be located on the site in a manner which does not interfere with easy access into or egress from the site at established driveway entrances;
    4. Pumps should be located and oriented so all cars in line for motor fuel can be accommodated on site and not block the sidewalk, the street, or any other portion of the public right of way;
    5. Pumps should be so located to avoid conflict between cars going to motor fuel pumps and those going to parking spaces. On site circulation should be clearly marked and must reflect established design standards for moving aisles, parking dimensions, and turning radii;
    6. Pump location, and vehicular access to and exit from pumps, should not conflict with established pedestrian or bicycle approaches to the store; and
    7. Lighting shall be oriented so as not to cast direct light onto adjacent properties.
- 3) Fuel Storage Location as per 21A.40.080:
  - A. Storage facilities shall not be located in any required landscaped area;
  - B. Storage facilities shall not be located in a manner that will interfere with parking and vehicular circulation areas; and
  - C. The location and size of flammable liquid storage facilities shall be subject to Salt Lake City fire department approval.

### **Public Utilities - Jason Draper**

- Groundwater is likely high in this area and will need to be evaluated for construction
- Conditional use does not provide building or utility permits
- if there will be any food prep or service at the gas station, grease removal will be required. The existing sewer lateral will need to be evaluated for reuse.
- Stormwater will need to be treated prior to discharge. The site may require storm drain installation and will require a technical drainage study and stormwater detention.
- Public Utility standards, policies and ordinances must be met for all improvements.



**Building Code - Timothy Burke**

No Building Code related comments related to this Conditional Use Permit. There may be comments for the building permit review.

**Fire - Douglas Bateman**

No fire comments related to this Conditional Use Permit. Additional comments may follow at building permit review.

**Engineering - Scott Weiler**

No objections.

**Transportation - Michael Barry**

No issues from Transportation.

**Police - Scott Teerlink**

The Police Department approves of the project as it may help improve the public safety in the area. We recommend that they increase lighting so that eyes can see what is going on at the gas station, but make sure the light pollution does not go into the windows of the neighbors across the street. The lighting should be similar to other gas stations. If it is still dark, it will likely attract the wrong crowd.