



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: December 20, 2017

NAME OF PROJECT: Chaney Carpentry and Woodworking Shop

NAME OF APPLICANT: Clifford and Victoria Chaney

AGENDA ITEM: Conditional Use Permit

LOCATION OF ITEM: 30 East 100 South

ZONING DESIGNATION: C-2

ITEM: 4

Clifford and Victoria Chaney are requesting a Conditional Use Permit for a carpentry and woodworking shop. The property is located at 30 East 100 South and is in the C-2 zone.

BACKGROUND:

Carpentry and woodworking shops (no outside storage)

Clifford and Victoria Chaney are requesting a Conditional Use Permit (CUP) for a carpentry and woodworking shop. The property is located at 30 East and 100 South and is located on 0.25 acres in the C-2 zone. This use is allowed as conditional use in this zone. A conditional use should be reviewed as a permitted use that reasonable conditions may be required based on the impact to the surrounding area.

The applicants are proposing a structure that is 4,416 sq. ft. In the structure there is a woodworking area, storage area, bathroom and office. There is also a mezzanine over part of the storage area. The site plan has two parking stalls. The parking requirement,

based on information provided by the applicant, requires one stall. The parking calculation is one stall for every two employees based on the largest shift. The applicant will be the only employee for the time being. It appears that a third stall could easily be added if needed. The parking itself is located to the side of the main area of the structure, though it is in front of the woodworking area. The code requires that all parking is located to the side or behind the main building on a commercial parcel. It is debatable if the parking complies with this section of the code. Staff's analysis is the parking is to the side of the main area of the structure and is setback behind the minimum setback for the building and appears would be acceptable with the proper landscaping. At this point, minimal information has been provided regarding landscaping. A landscaping plan will need to be submitted and reviewed by the Visual and Architectural Committee (VAC) before the proposal is taken before the City Council. Any signage will need to be reviewed by the VAC also.

The building itself is similar to a barn design with some decorative features that will be added such as, decorative wood arches beneath the eaves. It will also have a full dust collection system and will be completely insulated for sound deadening.

This item has been noticed in the local newspaper for two weeks and in the State's website for the Planning Commission meeting. Mailed notice will be sent out to all property owners within 600' before the public hearing before the City Council.

ANALYSIS:

The comments in italicized represent Planning Staff's comments pertaining to compliance or lack of compliance with the findings the Planning Commission must make in considering this request. Section 16.26.120 requires specifically the Planning Commission to find that:

1. The proposed use is conditionally permitted within the Land Use Title, and would not impair the integrity and character of the intended purpose of the subject zoning district and complies with all of the applicable provisions of this Code; *planning staff believes that the proposal will not have a significant impact on the neighborhood. Also, staff has analyzed the proposal and it appears that it will comply with the provisions of the Code.*
2. The proposed use is consistent with the General Plan; *no issues have been identified.*
3. The approval of the conditional use or special exception permit for the proposed use is in compliance with the requirements of state, federal and Midway City or other local regulations; *the applicant is required to apply and receive approval of a business license before they will be allowed to open for business. This license requires the applicant to register with the State for tax purposes, have their dwelling inspected by the building inspector, fire marshal, and health inspector.*

4. There will be no potential, significant negative effects upon the environmental quality and natural resources that could not be properly mitigated and monitored; *no issues have been identified.*
5. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses with the general area in which the proposed use is to be located and will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare to the City; *the proposed use is a CUP for the zone and the traffic counts for the local streets will fall within established traffic count standards.*
6. The subject site is physically suitable for the type and density/intensity of the proposed use; *it appears that the proposal is suitable based on the proposed use.*
7. There are adequate provisions for public access, including internal and surrounding traffic flow, water, sanitation, and public utilities, and services to insure that the proposed use would not be detrimental to public health and safety; *no detrimental impacts have been identified.*

POSSIBLE FINDINGS:

- The proposed use is a conditional use in the C-2 zone.
- The property complies with the parking and setback requirements
- Traffic will increase in the neighborhood, but the increased traffic will still fall within established traffic count standards.

ALTERNATIVE ACTIONS:

1. Recommendation of Conditional Approval. This action can be taken if the Planning Commission feels that conditions placed on the approval can resolve any outstanding issues.
 - a. Accept staff report
 - b. List accepted findings
 - c. Place condition(s)

2. Recommendation of Continuance. This action can be taken if the Planning Commission feels that there are unresolved issues.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for continuance
 - i. Unresolved issues that must be addressed
 - d. Date when the item will be heard again

3. Recommendation of Denial. This action can be taken if the Planning Commission feels that the request does not meet the intent of the ordinance.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

POSSIBLE CONDITION(S):

- 1.

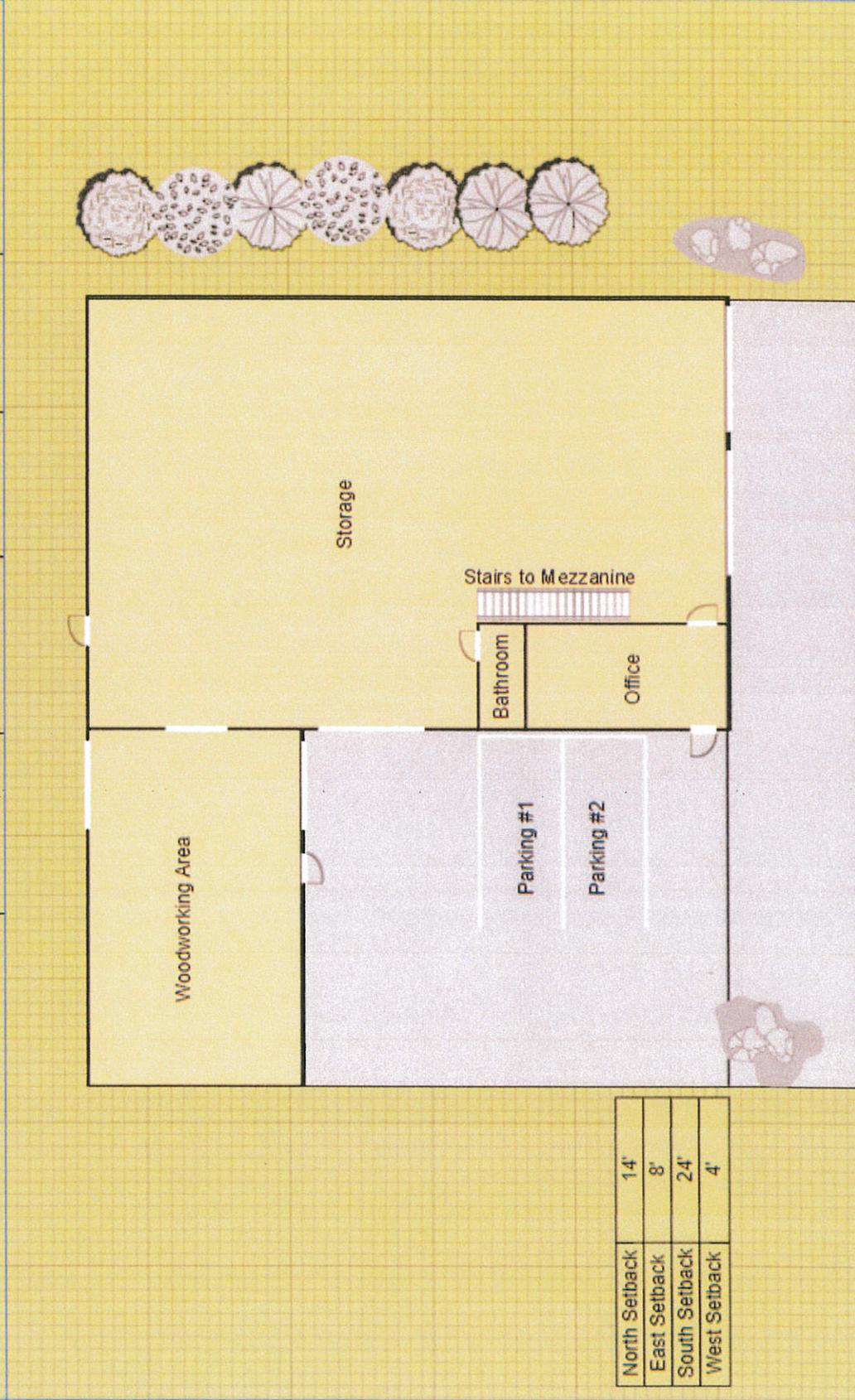
In keeping with the vision of Midway City, the purpose of the building to be located on 30 East 100 South is to support local artisanal woodworking, primarily in the craftsmanship of specialty furniture and decorative accents including arches and trestles.

The barn, which has been designed to complement the surrounding Swiss-inspired architecture, will feature decorative wood arches beneath the eaves (not yet shown in the plans). The landscape will include drought resistant planting beds left and right of the main structure. The building will also have a full dust collection system and will be completely insulated for sound deadening. As the sole employee, and with parking located on the side of the barn, the impact on local traffic will be low, if not nonexistent.

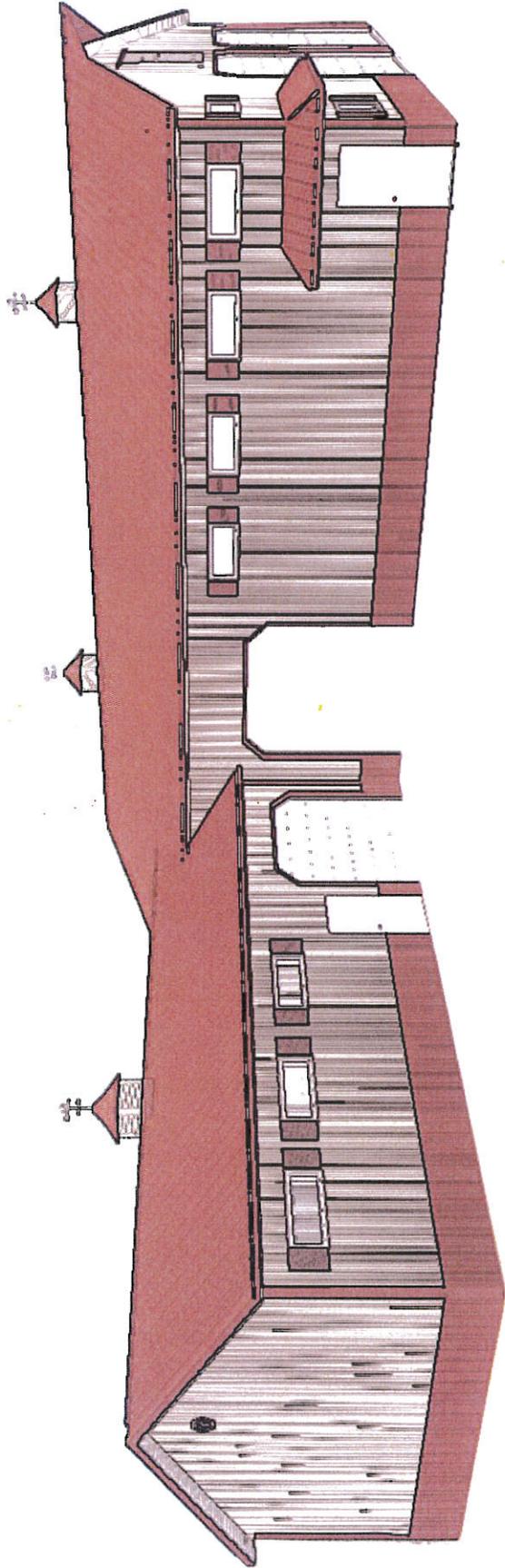
As a full-time resident who has long since benefitted from our beautiful city and its small town values, I am excited and eager to contribute back to the community.

Thank you for your time!

Site: Bill's Woodworking Shop
 Title: Initial Proposal
 Drawing: #001
 Scale: 1/4" = 4'0"
 Project: 0000416
 Date: 10/31/2017
 Drawn: Phillip
 Rev: A
 Notes:
 Morton Buildings

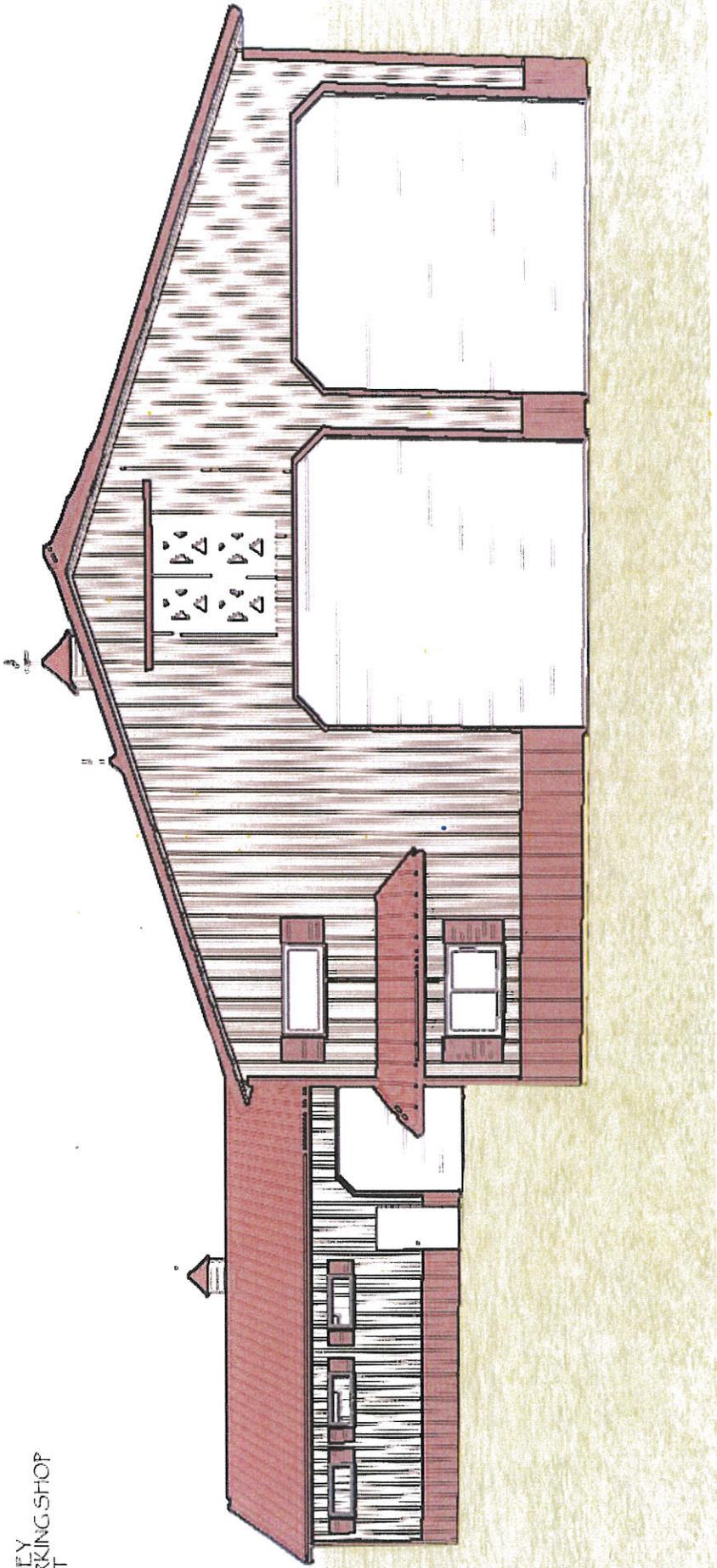


North Setback	14'
East Setback	8'
South Setback	24'
West Setback	4'

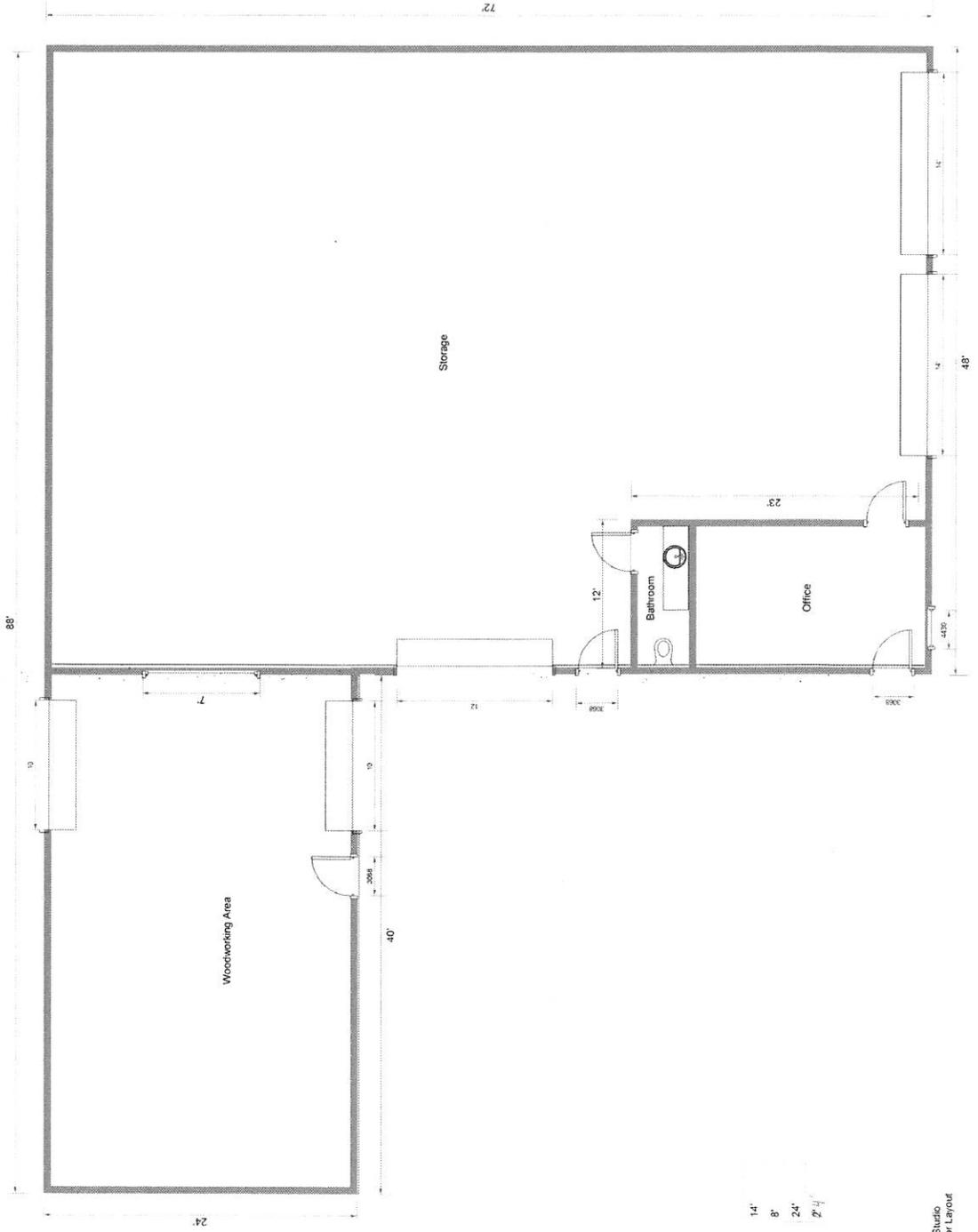


BILL CHANEY
WOODWORKING SHOP
MIDWAY, CT





BILL CHANEY
WOODWORKING SHOP
MIDWAY, UT



- North Setback 14'
- East Setback 8'
- South Setback (To Sidewalk) 24'
- West Setback 2'

Bill Choney
Morway, Utah
Commercial Woodworking Studio
Exterior Plan with Future Interior Layout