



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: April 20, 2016

NAME OF PROJECT: Midway Self Storage and Office

NAME OF APPLICANT: Mark Steven Banks Jr.

AGENDA ITEM: Conditional Use Permit

LOCATION OF ITEM: 525 E Main Street

ZONING DESIGNATION: C-2

ITEM: 4

Mark Steven Banks is proposing a Conditional Use Permit for a mixed use development that would include one residential unit, a commercial building, and warehousing and mini-storage units. The property is approximately located at 525 East Main Street and is in the C-2 zone.

BACKGROUND:

This request for a Conditional Use Permit (CUP) by Mark Steven Banks is for a mixed use project that will include two commercial buildings, a residential unit, and commercial storage units. The parcel on which the project is proposed is zoned C-2. The parcel is 6.17 acres in size of which the office/retail/caretaker area is 1.19 acres and the storage unit area is 4.98 acres.

Last year the Planning commission and the City Council reviewed the permitted and conditional uses in the C-2 and C-3 zones. During that revision there were some additional requirements added to the code regarding warehousing and storage units. Those new requirements are the following:

The following requirements apply to Warehousing and Mini-Storage Units in zones where they are allowed:

A. All Warehousing and Mini-Storage Units shall have a setback of 150' from any public road.

B. The colors used on Warehousing and Mini-Storage Units structures shall be neutral and will be reviewed by the VAC.

C. All storage, including vehicles, of any items in Warehousing and Mini-Storage Units facilities shall be located under a roof.

D. All applicants for Warehousing and Mini-Storage Units shall be required to propose and build on the site one or more additional structures not used for storage, to be located within the 150' setback area, in order to reasonably screen the Warehousing and Mini-Storage Units from view from the frontage of the property. Such structures shall be built prior to or concurrently with construction of the Warehousing and Mini-Storage Units and shall be subject to review by the VAC.

E. A combination of a fence and appropriate landscaping shall be used on all sites of a Warehousing and Mini-Storage Unit facility to screen the structures from view and provide security for the property. The fencing and landscaping plan shall be proposed by the applicant and reviewed and approved by the City as part of the conditional use process.

The proposal does include the 150' setback for the 630 storage units. This provision was added to the code for multiple reasons. One was to allow other uses to buffer the storage units from view from public roads, especially Main Street. Another reason was to have more active uses such as retail and restaurants occupy the area along Main Street which meets the General Plan's goal of creating an active and vibrant Main Street. On 12-8-2015 the VAC reviewed preliminary plans of the project. Many suggestions regarding architecture and landscaping were made and another meeting was held 12-15-2015. All aspects for the proposal were reviewed and the architect for the project, Clayton Vance, presented new renderings at that second meeting. The VAC did recommend approval of the project on the previous site as depicted in the renderings from the second meeting that are attached to this staff report. The proposal does have all storage located under a roof. The purpose of this provision was to avoid seeing stored items such as boats and RVs when viewing Midway from vantage points from Wasatch Mountain State Park and especially from Memorial Hill. Item four in above code requires that additional structures in the 150' setback are built before or concurrently with and storage units. The developers have proposed three buildings in the 150' setback which include a caretaker dwelling, a two-story office building, and a larger two-story commercial building that will have offices on the upper floor and the bottom floor could have a restaurant, health clinic, or retail space. The final item in the code requires landscaping and fencing to screen the storage unit area of the proposal. The developer has submitted drawings that have landscaping throughout the project and some fencing. Along the north, east, and west sides of the storage unit area the backs of the structures will act as the fencing.

There will also be landscaping along most of the perimeter of the development except for part of the east side.

There are 45 on-site parking stalls on the proposed site plan. Because it is still unknown the exact uses in the commercial buildings it is impossible to calculate the number of stalls required by the code. For most uses the code requires a stall for every 250 sq. ft. of public accessible space and two stalls for each residential unit. Based on the 45 stalls on the plan, two stalls would be assigned for the caretaker dwelling and the public accessible space could be up to 10,750 sq. ft.

The City would like to extend the Main Street road profile that is found from 300 East to 200 West all along Main Street to the Hamlet Park. The proposed project is located in this improvement area. The developer will need to construct curb, gutter, park strip, and sidewalk along the frontage of the property to comply with this plan.

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 was sent out to all property owners within 600' before the public hearing by the City Council.

ANALYSIS:

The comments in italicized represent Planning Staff's comments pertaining to compliance or lack of compliance with the findings the City Council 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 impair the integrity and character of the C-2 zone. The proposal appears to comply with the requirements specific to storage units as listed earlier in this report. The design of the project does generally follow the architectural guidelines listed for commercial development in the C-2 zone; the VAC has reviewed the project on the previous site and made a recommendation for approval. Also, as staff has analyzed the proposal it appears that it will comply with the provisions of the Code.*
2. The proposed use is consistent with the General Plan; *the City has recently debated if this use is consistent with the General Plan and it was determined that this use is consistent with the General Plan as long as there is a 150' setback and other uses occupy that setback area and the structures comply with the architectural requirements the City has adopted. The office space and retail/restaurant that will be located near Main Street also do comply with the vision of the General Plan.*

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 businesses that will be located in the development are required to have approved business licenses with the City. The businesses will need to apply for licenses and they will be issued once all the requirements are met such as the issuance of the Conditional Use Permit among other requirements.*
4. There will be no potential, significant negative effects upon the environmental quality and natural resources that could not be properly mitigated and monitored; *the proposal will be engineered for drainage and all increased runoff will be captured and stored in sumps or detention ponds that will be installed on site.*
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 uses will create more traffic for the area and that is expected in the commercial zone. Traffic will increase to the property and on the surrounding roads. The storage unit business should be relatively quiet because of the infrequent visits to the storage units that are expected but because of the quantity of storage units (630) it is expected that there will be steady traffic to the development.*
6. The subject site is physically suitable for the type and density/intensity of the proposed use; *it appears that the location is suitable for this type of business.*
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; *UDOT will need to approve the driveway locations since Main Street is a state road.*

POSSIBLE FINDINGS:

- The proposed use is a conditional use in the C-2 zone.
- The proposal will increase traffic to the area.
- The VAC has recommended approval of the proposed renderings on the previous

site of the structures and landscaping.

WATER BOARD RECOMMENDATION:

The Water Board recommended that 27 acre feet of water (nine Midway Irrigation shares) are placed in escrow with the City until the uses in the commercial buildings are determined. Once the commercial uses in the buildings are decided an accurate water use calculation will be determined and the shares will be taken from escrow and put in the City's name. It is possible there will be extra shares or even that more shares will be needed, this will be determined once all the water use information has been gathered.

ALTERNATIVE ACTIONS:

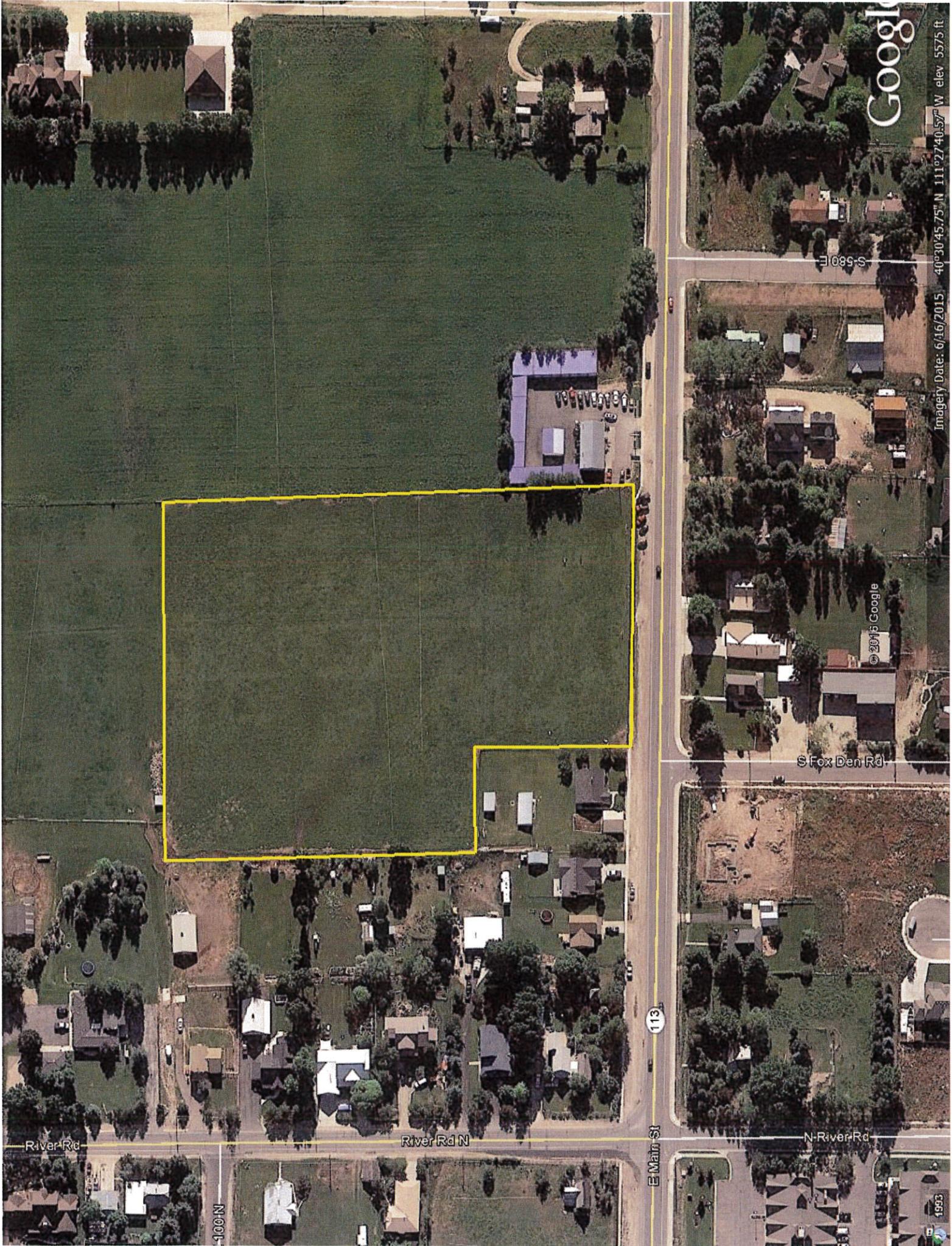
1. Recommendation of Approval (conditional). This action can be taken if the Planning Commission feels that conditions placed on the approval can resolve any outstanding issues.
 - a. Accept staff report
 - b. List accepted findings
 - c. Place condition(s)

2. 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

PROPOSED CONDITIONS:

1. Construction plans will need to be approved by the City Engineer before construction of any improvements.
2. UDOT must approve of the proposed driveway locations before site improvements are commenced.
3. Midway Sanitation District must review the plans for the project before approval is granted.



Google

© 2015 Google

Imagery Date: 6/16/2015 40°30'45.75" N 111°27'40.57" W elev. 5575 ft.

S 580 E

S Fox Den Rd

N-River Rd

113

E Main St

River Rd N

River Rd

100N

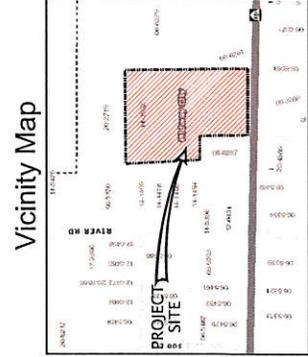
1993

Legend

Unit Type	Unit Count
5x5	38
5x10	96
10x10	177
10x15	157
10x20	99
10x25	22
10x30	20
15x55	21
	630

Project Size

Storage Area - 4.98 Acres
 Commercial Area - 1.19 Acres
PROJECT TOTAL - 6.17 Acres



DRAWN BY: SCS
 REVIEWED BY: JAC
 ISSUE DATE: 4/1/2018

SUMMIT ENGINEERING GROUP INC.
 1000 S. 1000 E. SUITE 100
 MIDWAY, UT 84049
 TEL: 801-225-1100
 FAX: 801-225-1101
 WWW.SUMMITENGINEERING.COM



LOCATED IN THE SECTION
 13, TOWNSHIP 03 SOUTH,
 RANGE 04 EAST, SUBM
 MIDWAY CITY
 WASATCH COUNTY, UTAH

CONCEPT SITE PLAN

PREPARED FOR: Steven Banks
 PROJECT: MIDWAY STORAGE UNITS
 SHEET: 1



Rendas