

ADVANCE AUTO PARTS – 4306 South State Street & 86 East Fireclay Avenue – Project #15-69

Laura Mondrick was the applicant present to represent this request. Mr. Hall reviewed the location and request for a Conditional Use Permit to allow an Auto Parts Store for the properties addressed 4306 South State Street and 86 East Fireclay Avenue. Municipal Code Ordinance 17.160 allows Auto Parts Sales (LU 5520) within the C-D-C zoning district subject to Conditional Use Permit approval. Representatives of Advance Auto Parts have requested a Conditional Use approval to allow an auto parts store on this property. The building is approximately 11,385 square feet of retail and storage space. The storage makes up the bulk of the building. Both properties comprising the site are located within the C-D-C, commercial zone. The zoning allows auto parts sales as a conditional use. The applicants have indicated normal business hours, and uses limited to the retail and related storage. The retail access is on the east, from State Street. The retail area of the building is typical of other sites that Advance Auto parts will be opening in the region, but the warehousing area is slightly larger because this location is intended to serve as a hub for other retail locations in this area. The plans indicate that the building will be comprised of 2,192 square feet of retail space, with an accompanying 9,193 square feet of storage. The parking regulations require 1 space per 200 square feet of retail and 1 space per 750 square feet of storage, bringing the total required stalls to 24. The site plan currently shows 24 stalls. Parking stalls are provided on three sides of the building; west, east and south. Parking spaces on the east and west are 90 degree, single rows parked against the building. The parking on the south side of the building is 45 degree angled parking, with a 13 foot wide access connecting the parking fields at the east and west ends. Section 17.72 requires a minimum backing distance of 15 feet directly behind 45 degree angled parking. The site plan will need to be adjusted to accommodate that requirement. A proposed 30 foot access is shown at the south end of the property from State Street, shared with the adjoining property to the west. This access as proposed will require UDOT approval, and formal agreements for the shared access should be provided and recorded. The site plan also proposes a 24 foot wide access at the west end of the frontage on Fireclay Avenue. Commercial accesses are required to be a minimum of 25 feet wide. The site plan will have to be modified in order to comply with that standard. Building setbacks of 20 feet from the property lines are required on street frontages. In this case, the property fronts both State Street and Fireclay Avenue.

- State Street: The building is setback 60 feet from State Street. The first 10 feet adjacent to the right of way are shown as landscaping as required by the ordinance. The remainder of the setback to the building is utilized for access and several parking stalls along the east façade of the building.
- Fireclay Avenue: The building is setback approximately 17 feet from the property line along Fireclay Avenue. The City Engineer has indicated that an additional 6 feet of property will be required as a dedication with the installation of improvements on Fireclay Avenue. After the required dedication by the applicants, the building setback will be reduced to 11 feet. The site plan will have to be adjusted to provide

2. The parking areas shall conform to all standards of the zoning ordinance as provided in Section 17.72, including appropriate backing distances behind parking stalls.
3. A landscaping plan meeting the requirements of Section 17.68 shall be submitted with building permit applications.
4. The project shall meet all current building and fire codes.
5. The applicants shall provide a stamped and sealed soils report from a geo-technical engineer for review and approval by the Building Division.
6. The applicant shall provide plans stamped and sealed by appropriate design professionals for Building Division approval, including code analysis and egress plans.
7. The applicant shall install a 6' sidewalk along Fireclay Avenue and dedicate right-of-way as required by the City Engineer for the installation.
8. The applicant shall repair any damaged sidewalk along the State Street frontage.
9. The applicant shall repair any damaged curb and gutter along Fireclay Avenue.
10. The applicant shall obtain UDOT approval for the proposed access on State Street, and shall provide a shared access agreement with the adjacent property owner for review and approval.
11. The applicant shall meet all city requirements for storm drainage including on-site detention.
12. The applicants shall complete the lot combination process with Murray City and Salt Lake County prior to the issuance of any building permits.

Seconded by Mrs. Daniels.

Call vote recorded by Brad McIlrath.

A\_\_\_\_Karen Daniels  
A\_\_\_\_Scot Woodbury  
A\_\_\_\_Phil Markham  
A\_\_\_\_Buck Swaney  
A\_\_\_\_Travis Nay  
A\_\_\_\_Gary Dansie  
A\_\_\_\_Tim Taylor

LAND USE ORDINANCE TEXT AMENDMENT – Section 17.68.030 Landscaping - Project # 15-74

Jared Hall stated that the Community and Economic Development Office has received requests over the years from business owners for façade upgrades to existing businesses in commercial, manufacturing and office zones. The current landscaping chapter of the zoning ordinance (17.68) contains a general provision requiring that when any project's costs exceed 25% of the building's assessed value, the property must be brought into compliance with current landscaping requirements. This can increase costs dramatically in many cases and sometimes make the improvement prohibitive.

The purpose of this proposed amendment to the text of 17.68 is to assure that the requirement for landscaping improvements, while beneficial itself, does not become an impediment to businesses making improvements to their exteriors or other smaller remodeling projects that can be of real benefit to the maintenance and general condition of the city's commercial and manufacturing areas. To achieve this, Staff is proposing an increase in the project cost allowance from 25% to 50% of the assessed building value, and an exclusion from the requirement entirely for those projects which are exterior only improvements. The intent is to allow businesses to make small updates to their buildings, and completely upgrade and improve a building façade without the concern that required landscaping compliance will stifle those other needed improvements which are very beneficial to the city.

The following are descriptions of the existing text of Section 17.68.030, and the proposed changes.

CURRENT LAND USE ORDINANCE TEXT

The current Land Use Ordinance Municipal Code 17.68.030: A. General Provisions reads:

- A. Installation of Landscape and Related Improvements: Landscape and related Improvements required by this chapter shall be installed if:
1. The cost of construction or remodeling exceeds 25 percent (25%) of the market value of the structure; or
  2. A conditional use permit is required; or
  3. A site plan review is required.

For purposes of this subsection A, market value of a structure shall be determined according to the most recent county property tax rolls, or at the applicant's option and sole expense, by an appraisal from a state certified general appraiser, as defined in Utah Code Annotated Title 61, Chapter 2g.

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This item was withdrawn from the agenda.

OTHER BUSINESS

Mr. Hall stated that he has been speaking with Mr. Riggs with Castle of Chaos. Mr. Riggs' partners have bought him out and it will no longer be Castle of Chaos. Mr. Riggs is still interested in pursuing and he is hoping to get some pertinent information to staff before August 2<sup>nd</sup>, 2015. Mr. Hall stated that the General Plan update is going well. There will be an open house in October at Cottonwood High. Tentative date is October 7<sup>th</sup>, 2015.

Meeting adjourned at 7:04 p.m.

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Jared Hall, Manager  
Community and Economic Development