



7505 South Holden Street
Midvale, UT 84047
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www.midvalecity.org

MIDVALE PLANNING AND ZONING COMMISSION MEETING AGENDA FEBRUARY 10, 2016

GENERAL SESSION
COUNCIL CHAMBERS
7:00 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC HEARING(S)

1. CUP-21-25-128-004; AHERN DANCE STUDIO; 7127 SOUTH 400 WEST, SUITE 10; CONDITIONAL USE PERMIT FOR COMMERCIAL RECREATION FACILITY; CLEAN INDUSTRIAL ZONE; CAROLINA AHERN (APPLICANT)

DISCUSSION

2. UPCOMING AGENDA ITEMS

MINUTES

3. REVIEW AND APPROVE MINUTES OF DECEMBER 9, 2015 AND JANUARY 13, 2016

ADJOURN

The workshop meeting is open to the public; however, there is no public participation. This meeting includes City Staff briefing Commission Members on the technical aspects of the agenda items. Members of the public will be given an opportunity to address the Commission during public hearing items in the general session. The Commission reserves the right to amend the order of the agenda if deemed appropriate. No item will be heard after 10:00pm without unanimous consent of the Commission. Items not heard will be scheduled on the next agenda. In accordance with the Americans with Disabilities Act, Midvale City will make reasonable accommodations for participation in the meeting. Request assistance by contacting the CED Administrative Assistant at (801) 567-7211, providing at least three working days advance notice of the meeting.

A copy of the foregoing agenda was provided to the news media by email and/or fax; the agenda was posted in the City Hall Lobby, the 2nd Floor City Hall Lobby, on the City's website at www.midvalecity.org and the State Public Notice website at <http://pmn.utah.gov>. Commission Members may participate in the meeting via electronic communication. Commission Members' participation via electronic communication will be broadcast and amplified so all Commission Members and persons present in the Council Chambers will be able to hear or see the communication.

Lesley Burns, City Planner

Dated this 3rd Day of February, 2016

Midvale City
Department of Community Development
Planning and Zoning

Planning and Zoning Commission Staff Report

APPLICATION:	AHERN DANCE STUDIO
LOCATION:	7127 South 400 West, Suite 10
APPLICANT:	Carolina Ahern
FILE #:	CUP-21-25-128-004
REQUEST:	Conditional Use Permit Approval
MEETING DATE:	February 10, 2016
ZONING DESIGNATION:	CI
AUTHOR:	Lesley Burns, City Planner
APPLICABLE ORDINANCE (S):	17-7-13.9
AGENDA #:	1

SUMMARY:

Carolina Ahern is requesting a Conditional Use Permit in order to operate a children's dance studio at 7127 South 400 West, Suite 10. This location is a small office warehouse space in a 12 unit building with various businesses, including an auto sales use next door. The business includes a single dance class with up to 12 students and one instructor at a time. Hours of operation are Monday through Friday from 4-8pm. The tenant space includes an approximate 260 square foot office/reception area and approximately 800 square feet of warehouse space which will be used as the dance studio.

This property is located in the Clean Industrial (CI) zone district. The CI zone allows commercial recreation facilities as a conditional use. In order to approve a Conditional Use Permit, the following must be found:

1. The application complies with all applicable provisions of the zoning ordinance, state and federal law;
2. The structures associated with the use are compatible with surrounding structures in terms of use, scale, mass and circulation;
3. The use is not detrimental to the public health, safety and welfare;
4. The use is consistent with the Midvale City General Plan, as amended;
5. Traffic conditions are not adversely effected by the proposed use including the existence of or need for dedicated turn lanes, pedestrian access, and capacity of the existing streets;
6. Sufficient utility capacity;
7. Sufficient emergency vehicle access;

8. Location and design of off-street parking as well as compliance with off-street parking standards provided for in §17-7-13.7;
9. Fencing, screening, and landscaping to separate the use from adjoining uses and mitigate the potential for conflict in uses;
10. Compatibility of the proposed mass, bulk, design, orientation, and location of the structures on the site; including compatibility with buildings on adjoining lots and to the street; and
11. Exterior lighting that complies with the lighting standards of the zone and is designed to minimize conflict and light trespass with surrounding uses.

The business will be conducted within the existing development and tenant space. No modifications to the building or site are proposed to be made. The existing office/warehouse complex has sufficient utility capacity and emergency vehicle access for this proposed use, and the use will not significantly impact traffic and the capacity of the existing streets.

For commercial recreation uses, the required parking ratio is 1 space per 3 people or 5 spaces per 1,000 square feet. Based on the proposed class size and area of the tenant space, the zoning ordinance requires 5 parking spaces for the use. There are 29 parking spaces for the overall building. The auto sales use requires 4 spaces under its conditional use permit, and the other 10 tenant spaces require 20 spaces (2 spaces per suite based on the required office/warehouse parking ratio). With this proposed use, the parking required for the overall building is 29. In addition, this business is proposed to mostly operate when other businesses in the building are closed, and there is some on street parking across the street.

Provided the conditions recommended below are satisfied, Staff does not anticipate any adverse impacts being created by the proposal.

STAFF RECOMMENDATION:

Based on compliance with the Conditional Use Permit criteria and the above analysis, Staff would recommend that the Planning Commission approves the Conditional Use Permit for the Ahern Dance Studio, a commercial recreation facility use, to be located at 7127 South 400 West, Suite 10 with the following conditions:

1. All employee and customer parking shall occur within legal parking spaces. If insufficient parking becomes an issue, the applicant shall re-evaluate class schedules and size to reduce the number of people coming to the facility at any one time.
2. All requirements of the Building Official and Fire Marshal shall be met.
3. The applicant shall obtain and maintain a Midvale City Business License in order to operate at this location.
4. All signage shall comply with the sign requirements for the CI zone and sign permits obtained.

RECOMMENDED MOTION:

“Based on the proposal’s compliance with the Conditional Use Permit criteria, I move that we approve the Conditional Use Permit for the Ahern Dance Studio, a commercial recreation facility use, to be located at 7127 South 400 West, Suite 10 with the following conditions:

- 1. All employee and customer parking shall occur within legal parking spaces. If insufficient parking becomes an issue, the applicant shall re-evaluate class schedules and size to reduce the number of people coming to the facility at any one time.*
- 2. All requirements of the Building Official and Fire Marshal shall be met.*
- 3. The applicant shall obtain and maintain a Midvale City Business License in order to operate at this location.*
- 4. All signage shall comply with the sign requirements for the CI zone and sign permits obtained.”*

ADJACENT LAND USES:

North: CI (Clean Industrial)

South: CI (Clean Industrial)

East: CI (Clean Industrial)

West: CI (Clean Industrial)

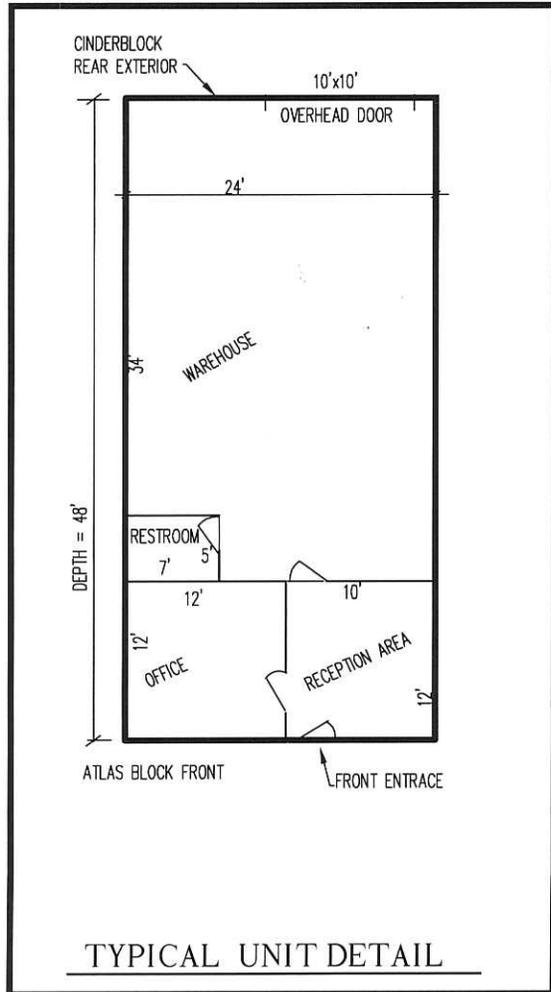
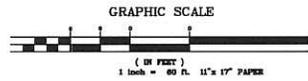
ATTACHMENTS:

- Vicinity Map
- Site Plan/Floor Plan

PUBLIC NOTICE: No Yes



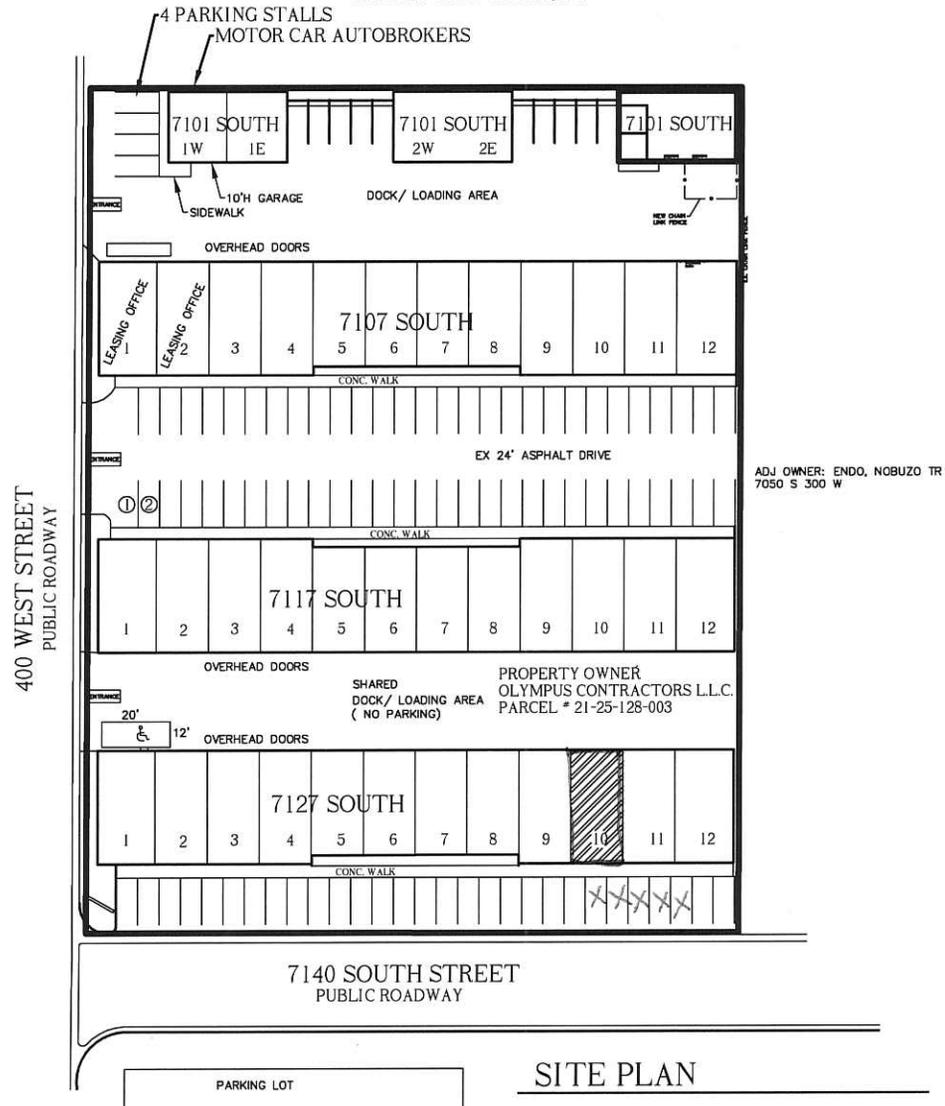
**Ahern Dance Studio
7127 South 400 West**



OLYMPUS CONTRACTORS

MIDVALE UTAH

ADJ OWNER: CAPITOL INDUSTRIES, INC.



PETERSON ENGINEERING, P.C.
CONSULTING ENGINEER AND SURVEYORS
7107 SOUTH 400 WEST #1100
PHOENIX, ARIZONA 85042
TEL: 602-352-3003

OLYMPUS CONTRACTORS
7127 #10 W - SITE PLAN

OVERALL SITE PLAN
NAME: CAROLINA AHE'

C 1.0

PROPERTY OWNER

AFFIDAVIT

7101 SOUTH
1W 1E

7101 SOUTH
2W 2E

7101 SOUTH

ENTRANCE

10'H GARAGE
SIDEWALK

DOCK/ LOADING AREA

NEW CHAIN
LINK FENCE

OVERHEAD DOORS

LEASING OFFICE
1

LEASING OFFICE
2

3

4

7107 SOUTH

5

6

7

8

9

10

11

12

ENTRANCE

EX 24' ASPHALT DRIVE

① ②

7117 SOUTH

1

2

3

4

5

6

7

8

9

10

11

12

OVERHEAD DOORS

SHARED
DOCK/ LOADING AREA
(NO PARKING)

PROPERTY OWNER
OLYMPUS CONTRACTORS L.L.C.
PARCEL # 21-25-128-003

ENTRANCE

20'



12'

OVERHEAD DOORS

51903

Protective Serv.

2

3

52395 - JCS Glazing

4

50020 - Boss Fine

5

6

49298 - Stone Pos. Sys.

7

45633 - Cleaning Acctg.

8

52521 - Falcon Auto

9

10

11

12

FA FA FA FA

X X X X X

BY CHAIN LINK FENCE