

**Zoning Administrator Meeting of
February 16, 2021**

Agenda Item No. 1

REQUEST FOR ZONING ADMINISTRATOR ACTION

SUBJECT: The applicant is requesting Administrative Conditional Use Permit approval to operate an outdoor storage yard within the M-1 zoning district.

SUMMARY: B. Jackson Construction; 7022 South Airport Road; Administrative Conditional Use Permit; M-1 Zone; Bart Jackson (applicant) [Mark Forsythe #23292; parcel 21-30-126-002]

STAFF RECOMMENDATION: Staff recommends that the Zoning Administrator approve the Administrative Conditional Use Permit for B. Jackson Construction, located at 7022 South Airport Road in an M-1 zoning district, with the Conditions of Approval listed on page 2 of this staff report.

RECOMMENDED DECISION: “Based on the positive findings set forth in this staff report, I, as the Zoning Administrator, approve the Administrative Conditional Use Permit for B. Jackson Construction, located at 7022 South Airport Road in an M-1 zoning district, with the Conditions of Approval listed on page 2 of this staff report.”

Prepared by:



Mark Forsythe
Assistant Planner

Reviewed by:



Larry Gardner (Feb 4, 2021 13:45 MST)

Larry Gardner, AICP
City Planner

Reviewed by:



Nate Nelson (Feb 8, 2021 16:32 MST)

Nate Nelson
City Engineer

Reviewed by:



Duncan Murray (Feb 4, 2021 14:51 MST)

Duncan Murray
Assistant City Attorney

I. CONDITIONS OF APPROVAL:

1. *Any changes to the site shall be consistent with the Application, Letter of Intent, and Site Plan. Deviations from these plans must be reviewed by the City of West Jordan.*
2. *Slats providing opaque screening must be installed on all chain link fencing. Any damaged slats must be repaired or replaced.*
3. *The gates on the east and north walls shall be solid metal.*
4. *All materials, equipment, tools, trailers, excavating vehicles, etc. must be stored inside the buildings or within the fenced-in storage yard at all times.*
5. *Material stacks, vehicles or equipment that have a total height that is taller than the fence shall be set back a minimum of 20 feet from all walls and fences.*
6. *Motor vehicles must be parked or stored on a paved asphalt or concrete surface at all times. Trailers, non-motorized equipment or other equipment that will not leak any chemicals may be stored on a gravel or paved surface.*
7. *The outdoor storage yard shall be kept clear of weeds, trash and debris.*
8. *Storage of hazardous or toxic materials or any material defined by City ordinance or State law to be a nuisance is prohibited.*
9. *Chemical containers shall be stored and contained inside a building or on a paved asphalt or concrete surface at all times, and shall be prevented from infiltrating the soil.*
10. *All lighting shall be directed away from the neighborhood on the west side of the railroad tracks and shall be shielded to reduce or eliminate uplighting.*
11. *Light poles within 150 feet of the property boundary of the residential neighborhood to the west shall not exceed 15 feet in total height. Other light poles shall not exceed 25 feet in height.*
12. *The Administrative Conditional Use Permit is subject to review and/or revocation in accordance with Section 13-7E-10 of the West Jordan Municipal Code.*

II. BACKGROUND:

B. Jackson Construction has been operating from their current headquarters location at 4188 West Nike Drive for the past 23 years, which they have outgrown. The company will be moving to their newly constructed headquarters facility on the subject property, which is located on the southwest corner of 7000 South and Airport Road. As of the date of this report, the site construction is 95% complete, with only landscaping and some of the wall/fence improvements

unfinished. This development received site plan approval on June 23, 2020. Prior to construction, the property was entirely vacant. The property is Lot 13 of The Industrial Park at Jordan Landing subdivision, which was approved and recorded in 2000.

III. GENERAL INFORMATION & ANALYSIS

The subject property's surrounding zoning and land uses are as follows:

	Future Land Use	Zoning	Current Use
North	Research Park	M-1(ZC)	Rent-A-Shop (under construction) Hot Rod Storage (self-storage warehouse) Intermountain Sweeper Co. (wholesale & warehousing)
South	Light Industrial	M-1	Extra Space Storage (self-storage warehouse)
East	Public Facilities	A-SP	South Valley Regional Airport
West	Parks and Open Land	M-1	Railroad tracks

The applicant is requesting approval of an Administrative Conditional Use Permit to authorize an outdoor storage yard covering 70% of the property at 7022 South Airport Road. The approved site plan for this development was designed to accommodate an outdoor storage yard, with walls facing the streets and a chain link fence comprising the remainder of the yard's border. Roughly half of the yard will be paved, while the other half will be covered in gravel. The purpose of the outdoor storage yard will be to store business vehicles, trailers, and excavation tools and equipment. B. Jackson Construction will operate during business hours on weekdays only and will have roughly 50 employees report to this facility.

IV. FINDINGS OF FACT

Section 13-7E-8: Conditional Use Criteria.

Prior to approving any application for an Administrative Conditional Use, the Zoning Administrator shall find that the use meets the following criteria:

Criteria 1: *The proposed use is consistent with the intent of the goals and policies of the General Plan and the purpose of the zone district in which the site is located.*

Discussion: The Future Land Use Map of the General Plan has designated the area in which the site is located as Light Industrial. Concerning such areas, the General Plan encourages implementation of adequate buffers between residential neighborhoods (pg. 49), limiting uses to "light" industrial with few detrimental emissions (pg. 51) and incorporating a high level of design and appearance (pg. 50). The proposed outdoor storage yard will be screened by masonry walls and slatted fencing, which will maintain the aesthetic value of the neighborhood. The use of the yard will be for storing vehicles, equipment and materials, which will be light on impact and not generate a high level of particulate emissions other

than the occasional vehicle moving in or out of the yard. The General Plan also specifically addresses outdoor storage and promotes enforcement of strict development standards on outdoor storage (pg. 50), Conditional Use Permit review of such yards (pg. 50) and keeping outdoor storage areas limited (pg. 51). The outdoor storage yard will comply with all screening and location requirements and is currently undergoing Conditional Use Permit review as required by the zoning ordinances. Although the storage yard will occupy a larger percentage of the site, outdoor storage is not found within a quarter-mile radius of the property. Therefore, the goal of limiting outdoor storage in this area of the city will be met.

The subject property is located within the M-1 (*Light Manufacturing*) zone, which is intended to accommodate higher-intensity uses that are buffered from less-intensive zones. Outdoor storage yards are common within such areas, and the M-1 zone is one of the few zones in which this use is allowed. The proposed yard will store non-hazardous materials in a location that is separated from the nearest residential area by a railroad right-of-way, which will meet the purpose of the M-1 zone. The site is also located within the boundaries of the Horizontal (AH) zone of the Airport Overlay District. This overlay district primarily regulates structure height and any impacts that could interfere with approaching or departing aircraft. The stored materials will not generate any smoke, dust, lighting, reflections or electrical charges that could interfere with aircraft, thus meeting the purpose of this overlay district.

Finding: The proposed use is consistent with the intent of the goals and policies of the General Plan and the purpose of the zone district in which the site is located.

Criteria 2: *The proposed use will not be materially detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use or have an adverse effect on the property, adjacent properties, the surrounding neighborhood or the City as a whole as a result of the type of use or hours of operation.*

Discussion: The outdoor storage yard will be located in a manufacturing district adjacent to the South Valley Regional Airport and will not affect any aircraft coming to or going from said airport. The surrounding businesses consist of self-storage warehouse units and a distribution warehouse, which will be unaffected by a construction-based outdoor storage yard. The nearest residential structure is located 130 feet to the west of the storage yard on the opposite side of the railroad tracks and will be buffered from said storage yard by an existing 6 feet tall masonry wall and a small row of mature trees and shrubs.

The outdoor storage yard will be fully screened from all sides with a 6 feet tall slatted chain link fence or masonry wall. The wall will run fully along the sides facing 7000 South and Airport Road, and the access gates will be opaque metal for full visual screening. The chain link fence will run along the west and south sides of the property and will have slats installed to provide additional screening. These walls and fences will be equipped with automatic locking mechanisms to prevent theft, vandalism or intrusion. If any materials stored within the yard are taller than the fence, they will need to be pushed back at least 20 feet away from the fence to reduce visual impact on neighboring properties.

Although there is no lighting specified on the approved site plan, the applicant will need to meet specific requirements if they decide to install light poles or building-mounted lighting in the future. These requirements restrict the height of the light poles to 15 feet if they are within 150 feet of a residential property, which would apply to the west side of the storage yard. Other light poles outside of this range may extend up to 25 feet. Lighting fixtures will also need to be oriented away from the residential area to the west to eliminate lighting impacts on these residents.

Finding: The proposed use will not be materially detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use or have an adverse effect on the property, adjacent properties, the surrounding neighborhood or the City as a whole as a result of the type of use or hours of operation.

Criteria 3: *The proposed site is adequate in size and shape to accommodate the proposed use and that all requirements for the zone district, including, but not limited to, setbacks, parking, on site circulation, screening, buffering and landscaping, are being met.*

Discussion: The subject property has a total area of 3.85 acres. The outdoor storage yard will occupy 107,633 square feet of that area, which is roughly 64% of the site. All areas of the storage yard will be located behind the front façade of a 14,333 square foot office/warehouse building, which complies with the placement and building requirements of the zoning ordinance.

The storage yard will have 41,714 square feet of paved asphalt parking and maneuvering area, which will comprise 39% of the storage yard area. This area will need to be preserved for parking company vehicles, motorized equipment or other equipment that could potentially leak oils or chemicals. The applicant has explained that 30 vehicles will be using this site. Staff has calculated that roughly 100 vehicles could potentially be parked on this paved space, which should be sufficient.

All landscaping, parking and setback requirements were met at the time of site plan approval. Improvements pertaining to these standards will be inspected prior to issuance of a Certificate of Occupancy.

Finding: The proposed site is adequate in size and shape to accommodate the proposed use and that all requirements for the zone district, including, but not limited to, setback, parking, on site circulation, screening, buffering and landscaping, are being met.

Criteria 4: *The proposed site has adequate access to public streets and highways to carry the type and quantity of traffic which may be generated by the subject use and on site circulation is adequate to permit driveways, parking and loading requirements in a manner which is safe and efficient.*

Discussion: The B. Jackson Construction site is located on the southwest corner of 7000 South and Airport Road. Both of these roads are classified as collector roads, which will be more than sufficient to handle the traffic generated by the proposed use. The outdoor storage yard will have direct access onto 7000 South via a 35 feet wide driveway, while Airport Road will be accessed through the front parking lot entrance. This parking lot driveway will be shared with the Extra Space Storage parking lot driveway to the south. Since Extra Space Storage generates very little traffic, this shared access should not be a problem, especially considering the direct access onto 7000 South. No traffic generated by the proposed use will cut through a residential neighborhood.

Roughly 40% of the storage yard will be paved with asphalt and will contain 51 striped parking stalls for company vehicles. The remainder of the outdoor storage yard will be covered in gravel to be reserved for storing materials and any equipment that will not leak chemicals. Per the zoning ordinances, vehicles are prohibited from parking on any surface other than paved asphalt or concrete. Concerning overall parking, the development met all current parking requirements at the time of site plan approval, and the outdoor storage yard will be sufficient to meet parking needs.

Finding: The proposed site has adequate access to public streets and highways to carry the type and quantity of traffic which may be generated by the subject use and on site circulation is adequate to permit driveways, parking and loading requirements in a manner which is safe and efficient.

Criteria 5: *The proposed use will ensure compatibility with surrounding uses and will use building materials that are in harmony with the area.*

Discussion: The surrounding properties consist of a regional municipal airport, warehouses and railroad tracks, which will be compatible with a new outdoor storage yard that is fully screened and will not harbor any dangerous or toxic materials. Outdoor storage yards are common in industrial areas throughout the city and are commonly surrounded by warehouse uses.

The masonry wall that will border the north and east sides of the outdoor storage yard have already been installed and consist of pre-cast concrete panels and pillars that resemble gray natural stone. This material and color blends well with the tilt-up concrete panels of the building and provides a more visually appealing look than solid metal. The gates will consist of solid iron doors, which will offer a superior look, durability and screening than chain link slats.

Finding: The proposed use will ensure compatibility with surrounding uses and will use building materials that are in harmony with the area.

Criteria 6: *Adequate conditions or stipulations have been incorporated into the approval of the Conditional Use Permit to ensure that any anticipated detrimental effects can be mitigated.*

Discussion: Conditions of Approval are included on page 2 of this report. These conditions will ensure that the outdoor storage yard will comply with applicable ordinances, specifically pertaining to screening materials, proper storage of vehicles and materials, and controls on storage of chemicals and hazardous materials. Other conditions pertain to preventing lighting impacts on the residential neighborhood to the west, if and when the applicant decides to install such lighting in the future.

Finding: Adequate conditions or stipulations have been incorporated into the approval of the Conditional Use Permit to ensure that any anticipated detrimental effects can be mitigated.

Criteria 7: *Where applicable, the proposed use will have appropriate connections to the city water and sewer utility systems, and its water meter and pipe design shall be reviewed by the city engineer with due regard to the public health, safety and welfare.*

Discussion: No new water or sewer connections will be needed for the outdoor storage yard, and none are required. The City Engineer has reviewed the proposed storage yard, and has no concerns.

Finding: The proposed use has appropriate connections to the city water and sewer utility systems, and its water meter and pipe design have been reviewed by the city engineer with due regard to the public health, safety and welfare.

V. CONCLUSION:

The proposed outdoor storage yard satisfies the requirements for approval of the Administrative Conditional Use Permit, provided that all of the Conditions of Approval listed on page 2 of this staff report are met.

VII. ATTACHMENTS:

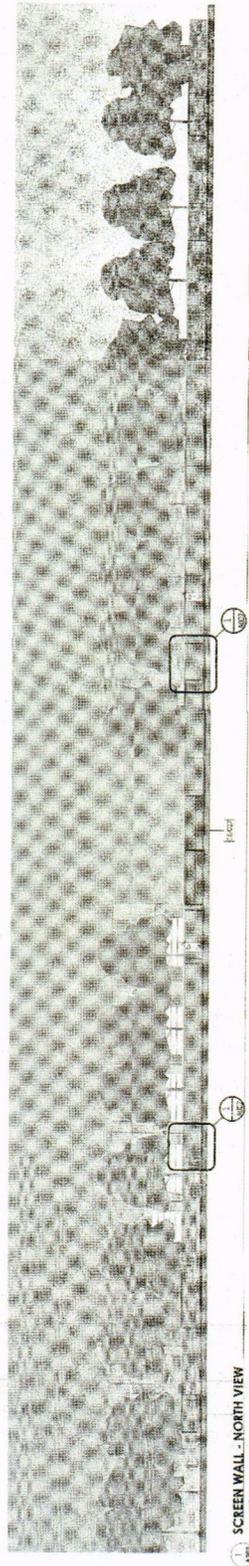
- Exhibit A – Aerial Map
- Exhibit B – Zoning & Future Land Use Map
- Exhibit C – Site Plan
- Exhibit D – Wall Elevations
- Exhibit E – Letter of Intent



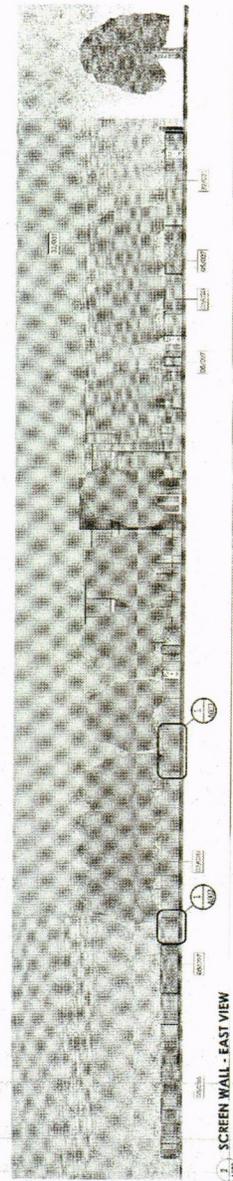
Aerial Map

Exhibit A

PROJECT NO. 2023-001
 DATE 08/15/2023
 DRAWN BY JACOBSON
 CHECKED BY JACOBSON
 PROJECT TITLE: B. JACKSON CONSTRUCTION PERMIT
 PROJECT ADDRESS: 12345 MAIN ST, JACKSON, MI 48226



1. SCREEN WALL - NORTH VIEW
DATE: 08/15/23



2. SCREEN WALL - EAST VIEW
DATE: 08/15/23

NOTE:
 SEE CIVIL FOR SITE PLAN.
 LANDSCAPING ELEMENTS ARE APPROXIMATE. REFER TO LANDSCAPING PLANS.

Exhibit D

Wall Elevations

City of West Jordan
8000 South Redwood Road
West Jordan, Utah 84088

RE: Conditional Use Permit/Letter of Intent

January 25, 2021

Property Address: 7022 South Airport Road West Jordan, Utah 84084

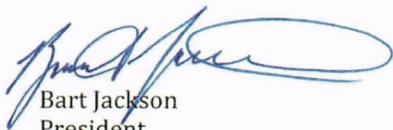
City Officials,

B. Jackson Construction and Engineering LLC's intended use of the property located at 7022 South Airport Road will be as follows:

- The new building will act as a headquarters facility for B. Jackson Construction LLC and replace our current 4188 West Nike Drive facility that we have outgrown.
- B. Jackson Construction and Engineering LLC hours of operation will be 7:00AM thru 5:00PM, Monday to Friday, excluding holidays.
- B. Jackson Construction and Engineering LLC has at any given time, 120-140 employees. 20 of which are office staff employees, the remainder are field employees. Approximately 30 of the non-office, field employees, will report to this facility. The remainder report to 8022 South Welby Park Road.
- The facility will be our primary facility for all office, accounting, estimating and employee training functions.
- The shop portion of the building will perform general routine maintenance on all trucks, trailers, light and heavy equipment. The shop is equipped with an oil burning furnace to facilitate the safe disposal and beneficial use of all of our waste oils.
- The 3.86 acre lot will facilitate all employee parking needs as well as adequate overnight parking for all company vehicles in a safe, secure, well lit and security camera monitored area.
- With the railroad tracks to the West of the property, the newly constructed 7000 South to the North and the existing Airport Road, there will be adequate ingress and egress to and from the property with limited impact to neighboring businesses due to noise or traffic generation.
- All lighting will be primarily down lighting to negate any potential concerns with light pollution for residential neighbors. The nearest residential building is located approximately 400 feet directly West of the new facility.

In summary, I believe our new facility we will be in full compliance with the City of West Jordan codes and land use. More importantly we will be good conscientious neighbors in our new location as we have been at our other West Jordan facilities since 2000.

Respectfully,



Bart Jackson
President
B. Jackson Construction and Engineering LLC

Letter of Intent

Exhibit E