

SOUTH SALT LAKE

PLANNING COMMISSION STAFF REPORT

MEETING DATE: February 1, 2024
PROJECT NUMBER: C-22-006
REQUEST: An application for a Conditional Use to operate an Indoor Climate Controlled Storage Facility.
ADDRESS: 2385 South 300 West
PARCEL NUMBER: 15-24-257-002-0000
PROPERTY OWNER: A8-South Salt Lake, LLC
APPLICANT: A8-South Salt Lake, LLC, represented by Jarod Hall
TYPE OF APPLICATION: Administrative – Conditional Use Permit

STAFF RECOMMENDATION:

Staff recommends approval for a Conditional Use Permit, C-22-006, to operate an Indoor Climate Controlled Storage Facility, located at 2385 South 300 West.

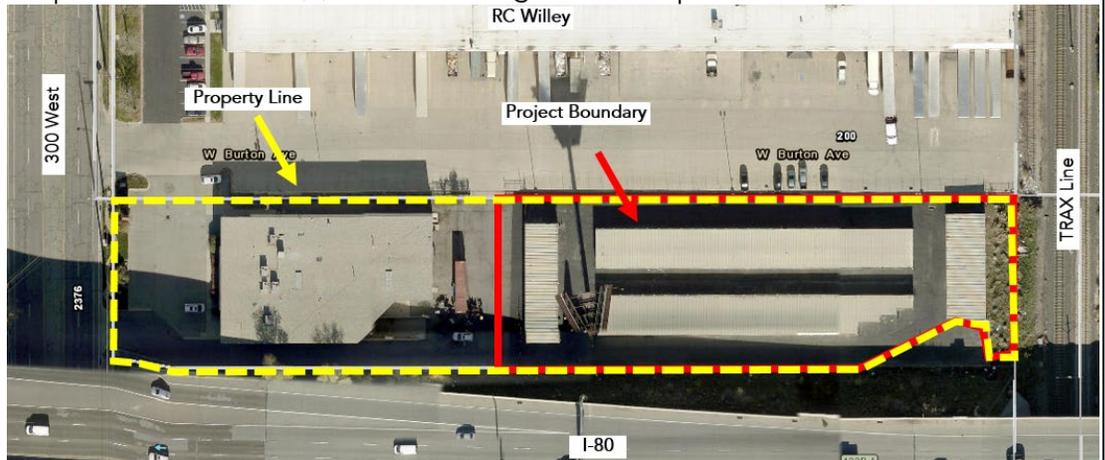
SYNOPSIS:

On July 13, 2022, Jarod Hall submitted an application for a Conditional Use Permit (“CUP”) on behalf of A8-South Salt Lake, LLC to operate an Indoor Climate Controlled Storage Facility located at 2385 South 300 West.

The proposed development is located on the east portion of the parcel, which currently has an exterior loaded storage facility. The existing 140-unit self-storage building will be demolished and will be replaced with the Indoor Climate Controlled Storage Facility. The existing building that fronts 300 West will remain in place. The proposed development will be four (4) stories totaling 110,000 square feet.

There is a two-step application process for this project. 1) A Plat application and 2) a CUP application.

The Planning Commission is the Land Use Authority for all Conditional Use Permits.



EXISTING ZONING	EXISTING LAND USE	SURROUND ZONING	SITE IMPROVEMENTS	SIZE OF PROPERTY
Downtown District – Retail Destination Subdistrict	West portion of Parcel – Warehouse / Retail East portion of Parcel – Self-Storage	North – Downtown District South – TOD East – Downtown District West – Downtown District	Demolish existing 140-unit self-storage and replace with new Indoor Climate Controlled Storage Facility	2.31 acres

GENERAL INFORMATION:

Location: 2385 South 300 West
Proposed Project Size: 2.31 Acres
Surrounding Land Use Districts: North – Downtown District
South – TOD
East – Downtown District
West – Downtown District

Figure 1: Existing Parcel Lines

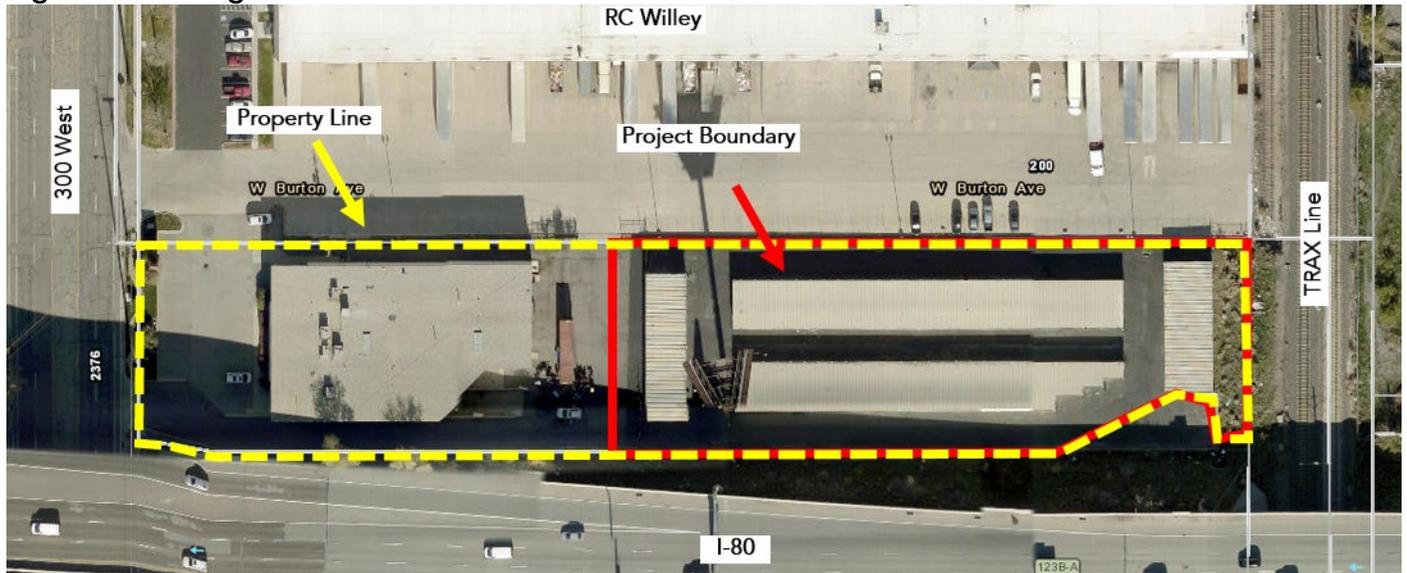


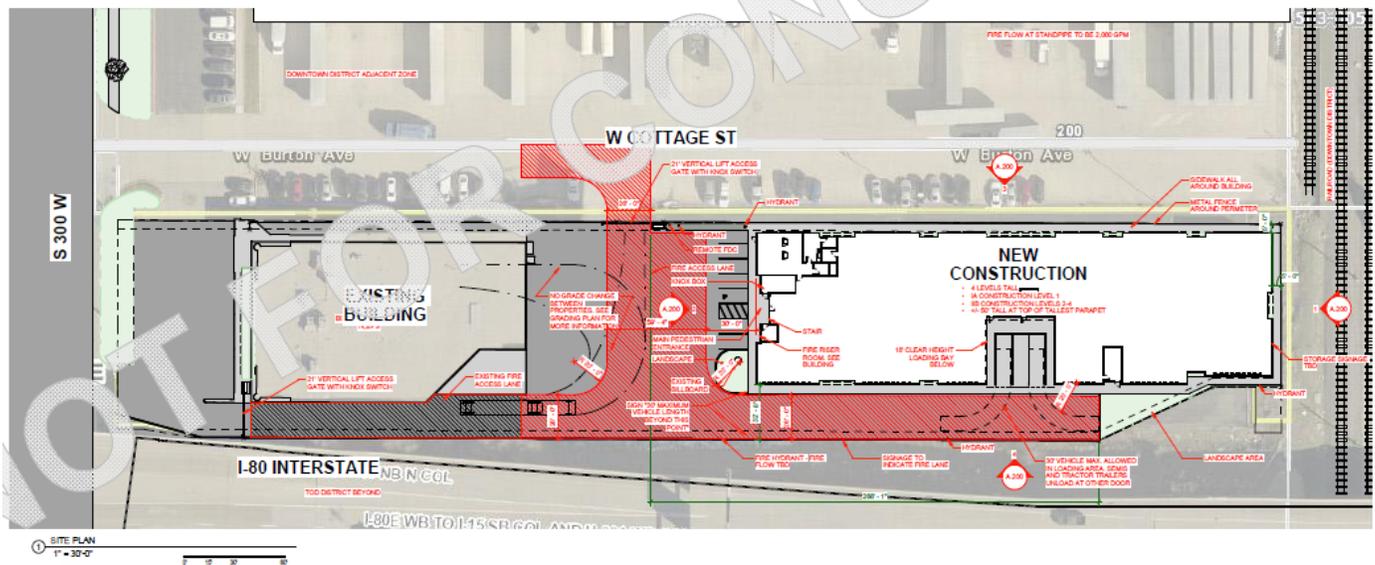
Figure 2: Existing Building Elevations



Figure 3: Proposed Building Renderings



Figure 4: Proposed Site Plan



PLANNING COMMISSION AUTHORITY:

17.11.030. Land use authority designations.

Pursuant to state law, the following administrative land use authority designations are made:

- A. **Planning Commission.** The planning commission is the land use authority on issues of: subdivision and subdivision plat approval, vacating, altering or amending a Subdivision Plat; **Conditional Use Permit Applications**; design review for Building Heights as established in this Title; design review for projects on Parcels where any portion of the Parcel abuts any residential district; and the issuance of a Building or demolition permit in a Historic and Landmark district.

CONDITIONAL USE REVIEW STANDARD:

Utah Code Ann. § 10-9a-507(2) sets forth the following standard of review for conditional uses by stating:

- (a) (i) A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.
- (a) (ii) The requirement described in Subsection (2)(a)(i) to reasonably mitigate anticipated detrimental effects of the proposed conditional use does not require elimination of the detrimental effects.
- (b) If a land use authority proposes reasonable conditions on a proposed conditional use, the land use authority shall ensure that the conditions are stated on the record and reasonably relate to mitigating the anticipated detrimental effects of the proposed use.
- (c) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the land use authority may deny the conditional use.

South Salt Lake Municipal Code §17.05 sets forth the following standard for review for conditional uses by stating:

- A. A person seeking approval of a Conditional Use must file a Complete Application, using the forms established by the Community Development Department, and include payment of all fees. For any Application to construct a Building or other improvement to property for a Use that is defined by this Code as allowed in the zoning district in which the Building is proposed, the Community Development Department and the City Engineer must review the Application to determine whether the proposal:
 - a. Is allowed within the district where it is proposed;
 - b. Is proposed for Development on a legally subdivided Lot;
 - c. Can be adequately serviced by Dedicated roads, improved to City Standards and existing or proposed utility systems or lines;
 - d. Complies with all applicable Development requirements of that district, including Building Height, Setbacks, and Lot Coverage;
 - e. Meets the applicable Development Standards requirements;
 - f. Conforms to the Design Guidelines and the design review process established for that district;
 - g. Requires additional conditions of approval;
 - h. Complies with the Construction Codes; and
 - i. Pertains to land for which all tax assessments have been paid
- B. The Community Development Department staff shall notify the Applicant of any specific deficiencies in the proposal.
- C. No permit or license issued shall be valid if any of the criteria listed in this Section have not been met.
- D. The Planning Commission is the land use authority for Conditional Use Applications.

GENERAL PLAN CONSIDERATIONS:

Land Use & Neighborhoods Strategy 3: Require a high level of design in areas transitioning to new uses and densities.

Analysis: There is a high level of design for Indoor Climate Controlled Storage Facilities in South Salt Lake. These design elements include all four sides of the facilities containing the same level of architectural detail and ensuring that a minimum of 40% of the primary façade contains windows. When the design standards were adopted, the City wanted to ensure this building form was not just a big box with no windows. This property is on the edge of the Downtown District, which is the area with the highest concentrated development and density.

Land Use & Neighborhoods Strategy 8: Appropriately seek the redevelopment of legal non-conforming uses, properties, and structures to be more conforming over the long term.

Analysis: South Salt Lake no longer allows externally loaded storage units, like what currently exists on the site. The redevelopment of this property, will allow for a new conforming project and building.

Economic Development Strategy 2: Strengthen Downtown South Salt Lake.

Analysis: The proposed development will provide secure storage units for residents and businesses throughout the city and valley. This will be a great amenity for all of the new redevelopment occurring in the Downtown District. It will be the first Indoor Climate Controlled Storage building in the Downtown District and in South Salt Lake.

ORDINANCE ANALYSIS:

Ordinance	Finding	Condition of Approval
Title 17 – Land Use and Development		
17.05.020 – General Conditional Use Standards		

In reviewing an Application for a Conditional Use Permit, the land use authority shall consider whether the application:

- A. Identifies the maximum intensity of the proposed Development and Use;
- B. Complies with all provisions of the Code; and
- C. Compared to Permitted Uses and Development within the district, substantially mitigates the adverse impacts that are reasonably anticipated from the magnitude and intensity of the Development and Use, as proposed considering the following:

<p>1. The size and location of the site.</p>	<p>The proposed business is located at 2385 South 300 West. The facility will be four (4) stories and about 110,000 square feet. The development will be located on the eastern portion of the 2.31-acre property, where the existing self-storage units are located.</p>	
<p>2. Traffic generation, timing, and nature of traffic impacts and the existing condition and capacity of the Streets in the area.</p>	<p>The proposed new construction will replace existing storage units, so the timing and nature of traffic will be similar. An increase in the number of storage units in the new development will cause an increase in traffic. However, traffic generation for self-storage facilities is relatively low, especially compared to the traffic generated by the adjacent RC Willey to the north.</p>	<p>The applicant shall maintain the seven (7) parking stalls for guest and employee parking for the proposed development. The applicant shall also maintain the designated loading area.</p>
<p>3. Utility demand and available capacity, including storm water retention.</p>	<p>All utilities are currently on-site. An existing storm water pipe will be relocated as part of this development.</p>	<p>The applicant shall relocate the storm water pipe to the standards and satisfaction of the City Engineer and Storm Water Manager.</p>
<p>4. Emergency vehicle access and anticipated average and peak day demand.</p>	<p>All vehicle access into the development will be through access-controlled gates. One gate is located at the driveway in the southwest of the parcel. The other gate is on the north side of the parcel accessed via an access agreement with the RC Willey lot. An emergency vehicle turn-around and knock switches for gate access will be provided.</p>	
<p>5. Location and amount of off-Street parking.</p>	<p>The required (1) stall per employee plus (3) stalls of off-street parking are located in front of the registration area on the west side of the new development. The building on the west side of the property has enough parking, and their stalls are not counted towards that parking for the proposed development.</p>	<p>The applicant shall maintain the seven (7) parking stalls for guest and employee parking for the proposed development.</p>

6. Internal vehicular and pedestrian circulation system, including delivery vehicles, loading and unloading.	Loading areas have been configured to separate moving truck loading/unloading from customer parking at the registration area.	The applicant shall maintain the designated loading area.
7. Fencing, Screening, and Landscaping to separate the Conditional Use from adjoining property and Uses.	An 8-foot metal picket style perimeter fencing will be provided to separate the conditional use from adjoining properties. Note that adjoining properties consist of I-15 to the south, TRAX train tracks to the east, and the rear of an RC Willey to the north.	The applicant shall maintain the 8-foot fencing around the property.
8. Building mass, bulk, design, and orientation, and the location of Buildings on the site including orientation to Buildings on adjoining Lots or Parcels.	The proposed new development is oriented facing west towards 300 West, but design elements such as changes in color/material, stepped parapets, and facade depth variations apply to all sides of the building. This will create better visual interest from I-15. The view from I-15 currently looks to the backside of RC Willey.	
9. Usable open space.	There will be approximately 1,500 square feet of landscaped open space that will be provided.	
10. Signs and lighting.	The existing billboard sign on site will remain. Signage for the building is anticipated. Site lighting will be provided for safety and security and has been reviewed and approved by the City Engineer.	A sign permit will be required for any new signage. The sign shall comply with Downtown Code.
11. Physical design and Compatibility with surrounding structures in terms of mass, Scale, style, design, and architectural detailing.	The proposed mass, scale, style, design, and architectural detailing will be compatible with and will enhance the surrounding area. The development will meet all of the standards in Title 17 and in the Downtown Form Based Code.	The applicant shall comply with all applicable International Building Codes and International Fire Codes and must obtain and complete a South Salt Lake building permit
12. Noise, vibration, odors, steam, or other factors that might adversely affect people and property off-site.	No new noise, vibration, odors, or steam is anticipated in the operation of this building.	
13. Control of delivery and service vehicles, loading and unloading zones.	All access to the site will be controlled by access-control gates and the building will be monitored with security cameras.	
14. Generation and Screening of waste.	Trash will be collected and held inside the building within one of the storage units until pick-up by waste management.	The applicant shall be responsible to remove any trash that is on the property.

15. Recycling program and pickup areas.	Recycling will be collected and held inside the building within one of the storage units until pick-up by waste management.	
16. The potential adverse impacts arising from the conduct of patrons, guests, employees, occupants, or their affiliates.	No adverse impacts are anticipated. The upgrading of the existing storage facilities to an indoor climate-controlled storage facility will provide better monitoring, maintenance and security of the site.	
17. The impacts of the Use on public property and environmentally sensitive lands.	Not Applicable	
18. Hours of operation, delivery, and activity.	Hours of operation are yet to be determined, but would be similar to other self-storage facilities.	
19. Special hazards arising from the Use or from its reasonably anticipated secondary effects, including its potential to attract criminal behavior.	An 8-foot metal picket perimeter fence will be installed. There will also be on-site security and management.	
20. Demand for public infrastructure or services.	This development is part of the PID agreement. The City Engineer has reviewed the proposed demand on the public infrastructure and has found no capacity issues on the public infrastructure or services.	

17.05.040 – Conditional Uses with Specific Standards

1. Comply with all Commercial Design Standards found in 17.07	The proposed project complies with all design standards.	
2. Comply with all Development Standards found in 17.06	The proposed project complies with all development standards.	
3. Conduct all business operations within an enclosed structure		All business operations must be conducted within the enclosed structure.
4. Provide on-site management and security.	A professional third party manager will oversee access and security for the facility. Hours of operation are yet to be determined, but would be similar to other self-storage facilities.	On-site security and management shall be provided. Staff shall review and approve the on-site management and security plan.
5. Provide, implement and maintain a security plan to prevent the deterioration of public health and public safety	This project replaces old existing exterior self-storage structures. This project will improve the security, public health, and public safety relative to its current condition. An 8' tall metal picket style perimeter fencing will be provided to separate the conditional use from adjoining properties. Site lighting will be	Staff shall review and approve the on-site management and security plan

	provided and facility management will maintain the public health and public safety relative to this facility.	
6. Provide, implement and maintain an outdoor lighting plan that adequately screens lighting to mitigate its impact on surrounding Uses	Site lighting will be provided for safety and security. There will be 16 full-cutoff wall packs on the exterior of the building, which will light the site. See attached site photometric plan for more specs.	
7. Provide, implement and maintain best management practices to minimize the production, accumulation, disposal, and transportation of solid waste	Trash and recycling will be collected and held inside the building within one of the storage units until pick-up by waste management.	
8. Provide, implement, and maintain a loading and services plan, including fire access	All vehicle access into the development will be through access-controlled gates and will be monitored with security cameras. One gate is located at the driveway in the southwest of the parcel and the other is on the north side of the parcel accessed via an access agreement with the RC Willey lot. Loading areas have been configured such as to separate moving truck loading/unloading from customer parking at the registration area. Emergency vehicle turn-around and Knox switches for gate access will be provided. The Fire Marshal has reviewed and approved the emergency access strategy for the property.	
9. Provide, implement, and maintain an energy efficiency plan.	This facility will utilize a much wider comfort range than a typical building, which will reduce the energy consumption for heating and cooling. Lights will be on occupancy sensors to reduce light usage. The building will comply with COMcheck requirements.	

17.07.180 – Indoor Storage Climate Controlled Building

1. Materials	The proposed building elevations comply with the Primary and Secondary materials and percentages. The main materials proposed are insulated metal paneling and colored CMU.	The applicant shall comply with all design and development standards found in Title 17 and in the Downtown Form Based Code.
2. Facades	The proposed building meets all of the façade requirements with the	The applicant shall comply with all design and development

	different depth variations, weather protection, no exterior ground floor overhead doors on the Primary Façade, etc.	standards found in Title 17 and in the Downtown Form Based Code.
3. Windows	The proposed building has 40% windows on the Primary Façade and at least 20% windows on the other facades. This complies with the code.	The applicant shall comply with all design and development standards found in Title 17 and in the Downtown Form Based Code.
4. Fencing	An 8-foot metal picket perimeter fence will be provided to separate the conditional use from adjoining properties.	The applicant shall comply with all design and development standards found in Title 17 and in the Downtown Form Based Code. The applicant shall maintain the 8-foot fencing around the property.
5. Loading Areas	There is a loading area shown on the site plan. This is a separate area from the customer parking and the pedestrian areas. This loading area complies with the code.	The applicant shall maintain the 8-foot fencing around the property. The applicant shall maintain the loading area and it shall remain a designated loading area.

STAFF RECOMMENDATION:

Staff recommends approval of a Conditional Use Permit, C-22-006, to operate an Indoor Climate Controlled Storage Facility, located at 2385 South 300 West, based upon the information submitted by the applicant, the general plan considerations, and ordinance analysis and proposes the following Findings of Fact, Conclusions of Law and Conditions of Approval.

Findings of Fact:

1. On July 13, 2022, Jarod Hall submitted an application for a Conditional Use Permit (“CUP”) on behalf of A8-South Salt Lake, LLC to operate an Indoor Climate Controlled Storage Facility located at 2385 South 300 West.
2. The subject location, 2385 South 300 West, is located in the Downtown District – Retail Destination subdistrict.
3. There are currently two businesses located at 2385 South 300 West, they are:
 - a. Self-Storage on the East Half of Property.
 - b. Warehousing/Retail on the West Half of Property.
4. The proposed development will have access along 300 West.
5. The proposed development will be four (4) stories and be about 110,000 square feet.
6. Section 17.03.010 of the City Code classifies Indoor Climate Controlled Storage Facilities as Conditional Uses subject to Planning Commission approval.
7. The proposed business is required to have at least four (4) off-street parking stalls. They will have access to seven (7) off-street parking stalls.

8. The trash and recycling bins will be collected and held inside one of the storage units. A waste management company will come and remove the trash and recycling from the site.
9. There are no environmentally sensitive lands on site.

Conclusions of Law:

1. The use, as specifically conditioned below, is consistent with the South Salt Lake City General Plan.
2. The use, as specifically conditioned below, is compatible in use, scale, and design with allowed uses in the Downtown District – Retail Destination Subdistrict.
3. The use, as specifically conditioned below, does not compromise the health, safety, or welfare of: Persons employed within or using the proposed development; Those residing or working in the vicinity of the proposed use or development; or Property or improvements in the vicinity of the proposed use or development.
4. As there are no environmentally sensitive lands on site, no impact to environmentally sensitive lands is expected to occur as part of the business.
5. The use, as specifically conditioned below does not impose disproportionate burdens on the citizens of the city.
6. No specific hazards or adverse impacts are expected due to the proposed use.

Conditions of Approval:

1. The applicant shall comply with all of the conditions of approval below and within the Conditional Use Permit prior to the release of a South Salt Lake building permit;
2. The proposed indoor climate controlled storage facility shall meet all requirements of the South Salt Lake Community Development Department, South Salt Lake Fire Marshal, the South Salt Lake Building Official, and the South Salt Lake Engineering department;
3. The applicant shall relocate the storm water pipe to the standards and satisfaction of the City Engineer and Storm Water Manager;
4. The applicant shall comply with all applicable International Building Codes and International Fire Codes and must obtain a South Salt Lake building permit and a Certificate of Completion;
5. The applicant shall obtain a South Salt Lake City sign permit prior to any sign installation;
6. The applicant shall maintain seven (7) parking spaces on-site for the proposed development;
7. The applicant shall maintain the designated loading area;
8. The applicant shall maintain the 8-foot fencing around the property;
9. The applicant shall apply for and receive a South Salt Lake Commercial Business License application;
10. All business shall be conducted within an enclosed structure;

11. The applicant shall remove any trash and solid waste that builds up on the property;
12. The applicant shall provide on-site management and security;
13. Staff shall review and approve the on-site management and security plan;
14. The applicant shall provide, implement and maintain a security plan to prevent the deterioration of public health and public safety;
15. The applicant shall provide, implement and maintain an outdoor lighting plan that adequately screens lighting to mitigate its impact on surrounding Uses;
16. The applicant shall provide, implement and maintain best management practices to minimize the production, accumulation, disposal, and transportation of solid waste;
17. The applicant shall provide, implement and maintain a loading and services plan, including fire access;
18. The applicant shall provide, implement and maintain an energy efficiency plan; and
19. All items of the staff report.

PLANNING COMMISSION OPTIONS:

Option 1: Approval

Move to approve the application submitted for a Conditional Use Permit, C-22-006, to operate an Indoor Climate Controlled Storage Facility, located at 2385 South 300 West, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as outlined in the staff report and enumerated on the record.

Option 2: Denial

Move to deny the application submitted for a Conditional Use Permit, C-22-006, to operate an Indoor Climate Controlled Storage Facility, located at 2385 South 300 West, based on the reasoning set forth in the record.

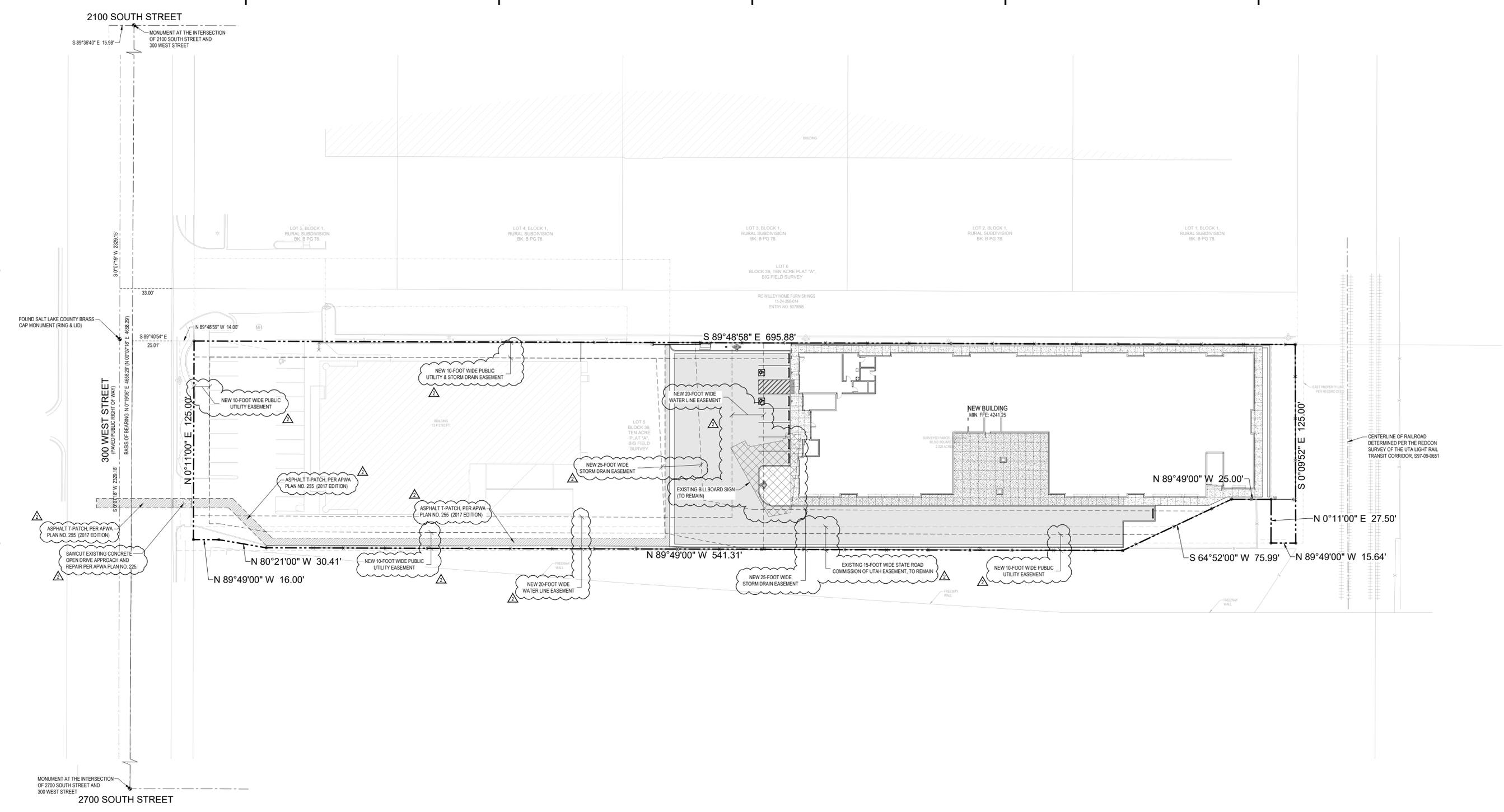
Option 3: Continuance

Move to table the decision on the application submitted for a Conditional Use Permit, C-22-006, to operate an Indoor Climate Controlled Storage Facility, located at 2385 South 300 West, to a date certain to allow the Applicant and Staff time to respond to specific inquiries or concerns raised by the Planning Commission, or to allow the Planning Commission more time to consider the proposal.

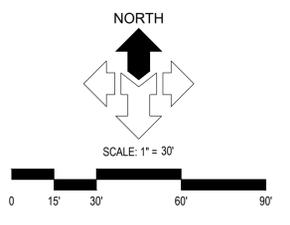
Attachments:

1. Proposed Site Plan
2. Proposed Building Elevations and Renderings
3. Photometric Study
4. Conditional Use Permit: C-22-006

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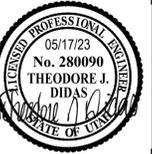
NOTES:
NO PROJECT IMPROVEMENTS ARE WITHIN A FEMA DESIGNATED FLOODPLAIN.



Blue Stakes of UTAH811
Bluestakes.org

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

McNEIL ENGINEERING
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS



A8 STORAGE

2385 SOUTH 300 WEST
SOUTH SALT LAKE CITY, 84115
LOCATED IN THE NORTHEAST 1/4 OF SECTION 24, T1S, R1W, S1B&M

REV	DATE	DESCRIPTION
1	11/28/22	PER SLLC COMMENTS
2	03/21/23	PER SLLC COMMENTS

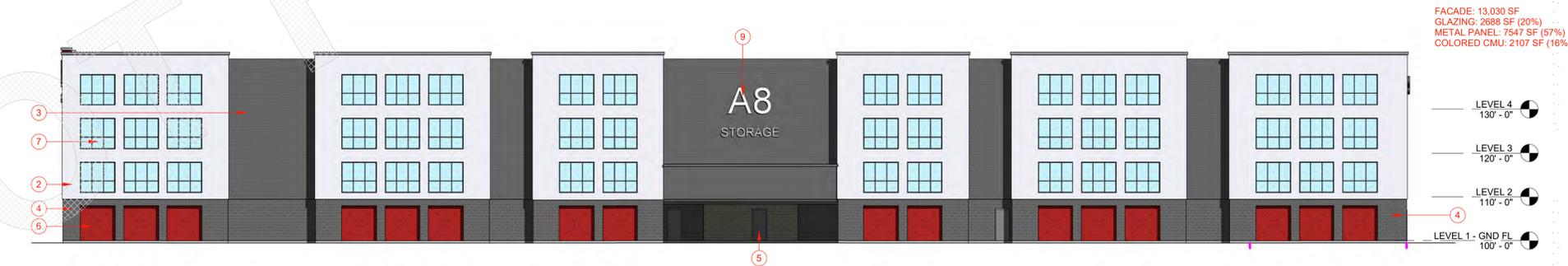
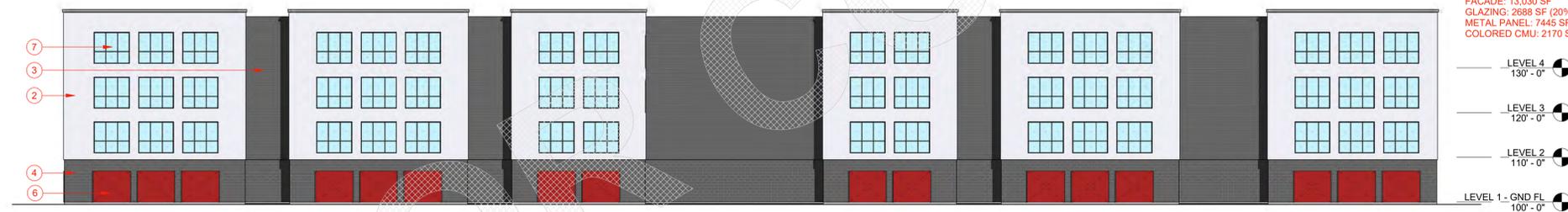
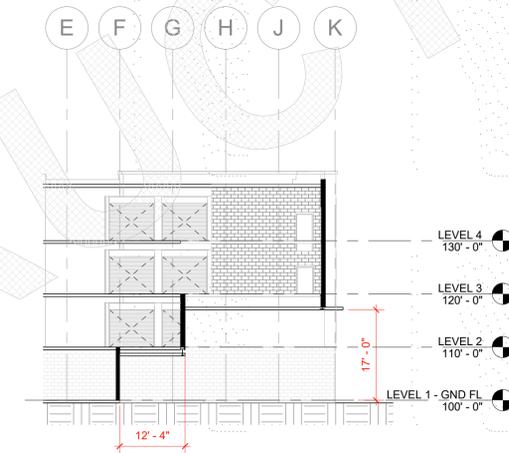
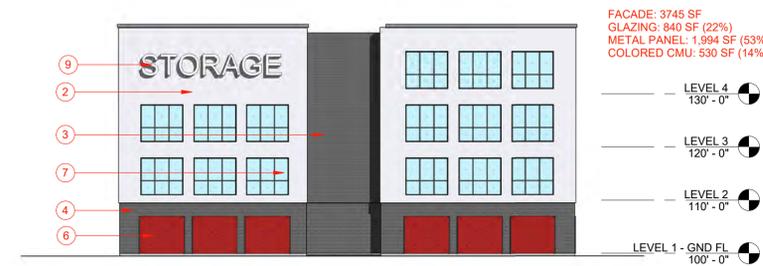
PROJECT NO: 21607
DRAWN BY: JHF
CHECKED BY: TJD
DATE: JULY 07, 2022

OVERALL CIVIL SITE PLAN

C1.00

KEYNOTES

- 1 INSULATED METAL PANEL - ACCENT
- 2 INSULATED METAL PANEL - GRAY
- 3 INSULATED METAL PANEL - BLACK
- 4 CMU - CHARCOAL
- 5 MAN DOOR
- 6 OVERHEAD COILING DOOR
- 7 ALUMINUM STOREFRONT GLAZING SYSTEM - BLACK FRAME
- 8 ILLUMINATED CHANNEL LETTER BUILDING SIGNAGE



A8 STORAGE

No.	Date	Description

OWNER: WHITE BUFFALO
PROJECT ADDRESS: 2385 S 300 W SOUTH SALT LAKE CITY, UT 84115
CITY PERMIT #:
ARCH PROJECT #: 21-02
A.O.A.: JDH
PHASE: PLANNING SUBMISSION
PUBLISH DATE: 12 MAY 2021
SHEET SCALE: 1/16" = 1'-0"
SHEET NAME: ELEVATIONS & SECTIONS
SHEET NUMBER: A.200
9/13/2022 12:07:55 PM

ELECTRICAL SYMBOLS					
SYMBOL	EXPLANATION	SYMBOL	EXPLANATION	SYMBOL	EXPLANATION
---	BRANCH CIRCUIT CONCEALED IN CEILING OR WALL	F1	FIXTURE TYPE SYMBOL		TAMPER AND FLOW
---	BRANCH CIRCUIT CONCEALED IN GROUND OR FLOOR		LINIER FIXTURE (TYPICAL)	[FACP]	FIRE ALARM CONTROL PANEL
A-1,3	BRANCH CIRCUIT HOMERUNS TO PANEL		EMERGENCY LIGHTING UNIT	[RFAA]	REMOTE FIRE ALARM ANNUNCIATOR PANEL
[135]	ROOM NUMBER		SURFACE OR PENDANT MOUNTED FIXTURE	[NAC]	FIRE ALARM NAC PANEL
	MECHANICAL EQUIPMENT SYMBOL		RECESSED FIXTURE	[VOICE]	FIRE ALARM VOICE PANEL
	KEYED NOTE REFERENCE		WALL MOUNTED FIXTURE	[DZH]	DOOR HOLDER
[42X]	FEEDER TAG (SEE FEEDER SCHEDULE)		WALL PACK	[FZS]	FIRE/SMOKE DAMPER
	LIGHTING AND POWER PANELBOARD		STRIP FIXTURE	[]	FIRE ALARM PULL STATION
	NON-FUSED DISCONNECT SWITCH		TRACK LIGHTING	[]	FIRE ALARM STROBE
	NON-FUSED DISCONNECT SWITCH WITH MOTOR STARTER		EMERGENCY LIGHTING UNIT	[]	FIRE ALARM HORN/STROBE
	MOTOR STARTER		WALL MOUNTED EXIT LIGHT (SINGLE FACE)	[]	FIRE ALARM HORN/STROBE (LF = LOW FREQUENCY)
[VFD]	VARIABLE FREQUENCY DRIVE		WALL MOUNTED EXIT LIGHT (DOUBLE FACE)	[]	FIRE ALARM HORN/STROBE WITH PROTECTIVE COVER
C	CONDUIT STUB		CEILING MOUNTED EXIT LIGHT	[]	FIRE ALARM SPEAKER/STROBE
J	JUNCTION BOX		CEILING MOUNTED EXIT LIGHT (DOUBLE FACE)	[]	FIRE ALARM SPEAKER/STROBE (LF = LOW FREQUENCY)
	ELECTRIC VEHICLE CHARGING STATION		EXIT LIGHT WITH PROTECTIVE COVER	[]	FIRE ALARM SPEAKER
	WIRELESS ACCESS POINT CEILING MOUNTED		SINGLE POLE SWITCH (SUBSCRIPT AS INDICATED BELOW)	[]	FIRE ALARM SPEAKER (LF = LOW FREQUENCY)
	DUPLIX RECEPTACLE OUTLET	2	TWO POLE SWITCH	[]	FIRE ALARM HORN
	QUAD RECEPTACLE OUTLET	3	3-WAY SWITCH	[]	FIRE ALARM HORN (LF = LOW FREQUENCY)
	SPLIT WIRED DUPLIX RECEPTACLE OUTLET	4	4-WAY SWITCH	[]	FIRE ALARM HORN (LF = LOW FREQUENCY)
	220V RECEPTACLE OUTLET	D	DIMMER SWITCH	[]	FIRE ALARM STROBE CEILING MOUNTED
	ISOLATED GROUND RECEPTACLE	K	KEYED SWITCH	[]	FIRE ALARM HORN/STROBE CEILING MOUNTED
	RECEPTACLE FLOOR DEVICE	T	TIMER SWITCH	[]	FIRE ALARM HORN/STROBE CEILING MOUNTED (LF = LOW FREQUENCY)
	CEILING MOUNTED DEVICE	M	MANUAL STARTER WITH THERMAL OVERLOAD	[]	FIRE ALARM HORN CEILING MOUNTED (LF = LOW FREQUENCY)
	SPECIAL RECEPTACLE	F	PADDLE FAN SPEED CONTROL (CANARM "CN" SERIES)	[]	FIRE ALARM HORN CEILING MOUNTED (LF = LOW FREQUENCY)
	MOTOR OUTLET	OC	OCCUPANCY SENSOR SWITCH	[]	FIRE ALARM HORN CEILING MOUNTED (LF = LOW FREQUENCY)
	EXHAUST FAN	LV	LOW VOLTAGE CONTROL SWITCH	[]	FIRE ALARM HORN CEILING MOUNTED (LF = LOW FREQUENCY)
	THERMOSTAT OUTLET	LV/D	LOW VOLTAGE CONTROL SWITCH WITH DIMMER	[]	FIRE ALARM HORN CEILING MOUNTED (LF = LOW FREQUENCY)
	REMOTE SENSOR OUTLET	OC/D	OCCUPANCY SENSOR CONTROL SWITCH WITH DIMMER	[]	FIRE ALARM HORN CEILING MOUNTED (LF = LOW FREQUENCY)
	TELEPHONE OUTLET	OC/2	DUAL RELAY OCCUPANCY SENSOR CONTROL SWITCH	[]	FIRE ALARM HORN CEILING MOUNTED (LF = LOW FREQUENCY)
	COMPUTER DATA OUTLET (#) INDICATES JACK QUANTITIES		DOUBLE GANG SWITCH	[]	SMOKE DETECTOR (SUBSCRIPT AS INDICATED BELOW)
	NETWORK AND VOICE OUTLET		LOW VOLTAGE MULTI BUTTON CONTROL SWITCH (LETTER INDICATES CONTROL OF CORRESPONDING FIXTURES)	[]	SMOKE ALARM BATTERY-BACKED
	WIRELESS ACCESS POINT CEILING MOUNTED		CONTROLLING SWITCH (LETTER INDICATES CONTROL OF CORRESPONDING FIXTURES)	[]	SMOKE/ALARM BATTERY-BACKED
	TELEVISION OUTLET		OCCUPANCY SENSOR (CEILING MOUNTED)	[]	DUCT SMOKE DETECTOR
			DUAL TECHNOLOGY OCCUPANCY SENSOR (CEILING MOUNTED)	[]	SMOKE DETECTOR WITH ADDRESSABLE RELAY
			PASSIVE INFRARED OCCUPANCY SENSOR (CEILING MOUNTED)	[]	SMOKE DETECTOR WITH SOUNDER BASE
			ROOM CONTROLLER	[]	HEAT DETECTOR
			DAYLIGHT SENSOR	[]	GAS DETECTOR
			PHOTOCELL	[]	CARBON MONOXIDE DETECTOR
			VOLUME CONTROL	[]	CARBON MONOXIDE/NITROGEN DIOXIDE SENSOR (GARAGE)
			WALL SPEAKER	[]	ADA TWO-WAY COMMUNICATIONS SYSTEM
			CEILING SPEAKER	[]	ACCESS CONTROL KEY PAD
			SURVEILLANCE CAMERA	[]	ACCESS CONTROL CARD READER
			SURVEILLANCE DIGITAL VIDEO RECORDER	[]	ACCESS CONTROL DOOR STRIKE
			NURSE CALL ANNUNCIATOR PANEL	[]	ACCESS CONTROL MAG LOCK
			NURSE CALL EMERGENCY CALL DEVICE	[]	ACCESS CONTROL DOOR SENSOR
			NURSE CALL EMERGENCY CALL LIGHT	[]	ACCESS CONTROL REQUEST TO EXIT
				[]	PUSHBUTTON
				[]	BELL

NOTE: ALL SYMBOLS MAY NOT BE USED.

ABBREVIATIONS INDEX							
#	NUMBER	DC	DIRECT CURRENT	KW	KILOWATT	PT	POTENTIAL TRANSFORMER
9	PHASE	DISP	DISPOSAL	LRA	LOCKED ROTOR AMPS	PV	PHOTOVOLTAIC
1ø	SINGLE PHASE	DRY	DRYER	LTG	LIGHTING	PVC	POLYVINYL CHLORIDE
2P	TWO-POLE	DW	DISHWASHER	MATV	MASTER ANTENNA TELEVISION	(R)	RELOCATE
3ø	THREE PHASE	DWG	DRAWING	MAX	MAXIMUM	RECP	RECEPTACLE
4P	FOUR-POLE	EC	EMPTY CONDUIT	MB	MAIN BUS	REF	REFRIGERATOR
AC	ALTERNATING CURRENT	EM	EMERGENCY	MCB	MAIN CIRCUIT BREAKER	REQ	REQUIRED
AF	ABOVE FINISHED FLOOR	EMG	EMERGENCY GENERATOR	MCC	MOTOR CONTROL CENTER	RLA	RATED LOAD AMPS
AFG	ABOVE FINISHED GRADE	EMT	ELECTRICAL METALLIC TUBING	MCM	1000 CIRCULAR MILLS	RMS	ROOT MEAN SQUARE
AFP	ARC FAULT PROTECTOR	EPO	EMERGENCY POWER OFF	MH	MANHOLE	SE	SERVICE ENTRANCE
AHJ	AUTHORITY HAVING JURISDICTION	EWC	ELECTRIC WATER COOLER	MIC	MICROPHONE	SPD	SURGE PROTECTION DEVICE
AIC	AMP INTERRUPTING CURRENT (SYMMETRICAL)	EW	ELECTRIC WATER HEATER	MIN	MINIMUM	SPEC	SPECIFICATION
AL	ALUMINUM	(E)	EXISTING	MLO	MAIN LUGS ONLY	SPK	SPEAKER
AM	AMPS METER	(F)	FUTURE	MNF	MANUFACTURER	SS	SELECTOR SWITCH
AMP	AMPERE	FA	FIRE ALARM	MTG	MOUNTING	SW	SWITCH
ANN	ANNUNCIATOR	FACP	FIRE ALARM CONTROL PANEL	MTR	MOTOR	SWBD	SWITCHBOARD
ATS	AUTOMATIC TRANSFER SWITCH	FC	FOOT CANDLE	MW	MICROWAVE	SWGR	SWITCHGEAR
AUX	AUXILIARY	FLA	FULL LOAD AMPS	(N)	NEW	TTB	TELEPHONE TERMINAL BOARD
AWG	AMERICAN WIRE GAUGE	FT	FOOT	N/A	NOT APPLICABLE	TBC	TELEPHONE TERMINAL CABINET
BC	BARE COPPER	FRZ	FREEZER	NC	NORMALLY CLOSED	TV	TELEVISION
BFG	BELOW FINISH GRADE	FS	FUSED SWITCH	NEC	NATIONAL ELECTRICAL CODE	TYP	TYPICAL
C	CONDUIT	GFAF	DUAL FUNCTION GFCI/AFCI CIRCUIT BREAKER	NEMA	NATIONAL MANUFACTURING ASSOCIATION	UG	UNDERGROUND
CAB	CABINET	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	NFC	NATIONAL FIRE CODE	UNO	UNLESS NOTED OTHERWISE
CATB	COMMUNITY ANTENNA TELEVISION	GFEF	GROUND-FAULT EQUIPMENT PROTECTION	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION	UPS	UNINTERRUPTIBLE POWER SUPPLY
CATV	CABLE TELEVISION	GFP	GROUND FAULT PROTECTOR	NFS	NON FUSED SWITCH	V	VOLT (KV-KILOVOLT)
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	GRC	GALVANIZED RIGID CONDUIT	NIC	NOT IN CONTRACT	VA/R	VOLT-AMPS/REACTIVE
CKT	CIRCUIT	GRD	GROUND	NL	NIGHT LIGHT	VM	VOLT METER
CLG	CEILING	HP	HORSE POWER	NO	NORMALLY OPEN	W	WATTS
CNTR	CONTRACTOR	HZ	HERTZ	NTS	NOT TO SCALE	W/	WITH
CO	CONVENIENCE OUTLET	IG	ISOLATED GROUND	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED	WASH	WASHER
CRT	COMPUTER TERMINAL	IMC	INTERMEDIATE METALLIC CONDUIT	OFOI	OWNER FURNISHED OWNER INSTALLED	WH	WITH/OUT
CT	CURRENT TRANSFORMER	IN	INCH	OS&Y	OUTSIDE SCREW AND YOKE	W/O	WITHOUT
CU	COPPER	J-BOX	JUNCTION BOX	PB	PUSH BUTTON	WP	WEATHER PROOF
C/W	CONDUIT WITH	KV	KILOVOLT	PF	POWER FACTOR	XFMR	TRANSFORMER
(D)	DEMOLISH/DELETE	KVA	KILOVOLT AMPERES	PFR	PHASE FAILURE RELAY	XFMR-SW	TRANSFORMER SWITCH
DB	DECIBEL	KVAR	KILOVAR	PNL	PANEL	XP	EXPLOSION PROOF

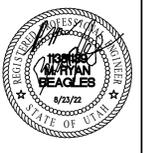
NOTE: THIS IS A TYPICAL ABBREVIATION LIST. NOT ALL ABBREVIATIONS MAY BE USED ON THIS PROJECT.

DESIGN CONTACTS	
ELECTRICAL ENGINEER:	RYAN BEAGLES
ELECTRICAL TEAM LEAD:	JOE HUTCHINGS
ELECTRICAL DESIGNER:	CALVIN BARLOW

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
E0.1	COVER SHEET
E0.2	PHOTOMETRIC SITE PLAN



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REVISIONS:

SOUTH SALT LAKE STORAGE
2385 S 300 W
SOUTH SALT LAKE CITY, UT 84115

DRAWING TITLE:
COVER SHEET

DRAWN BY: JCB
CHECKED BY: JH

DATE PLOTTED:
08/23/2022

PROJECT #:
J22274.00

E0.1

LIGHT FIXTURE SCHEDULE

FIXTURE NUMBER	FIXTURE MANUFACTURER	FIXTURE CATALOG #	LAMPS		FIXTURE		DESCRIPTION	REMARKS
			TYPE	QTY.	VOLTS	WATTS		
F1	TRULY GREEN SOLUTIONS	WPF-27W-40K-U-D	LED 4000 KELVIN 3755 LUMENS 80 CRI	16	120	27	SURFACE WALL	LED WALL PACK

ELECTRICAL KEYED NOTES:

ILLUMINANCE INDICATED IN FOOT-CANDLES.



TRULY GREEN SOLUTIONS

SKU#: _____ PROJECT NAME: _____ DATE: _____

WPF Full-Cutoff Wall Pack

DESCRIPTION
The WPF full-cut off wall pack provides high performance outdoor illumination in a familiar form factor. An advanced polycarbonate lens provides uniform illumination and reduces glare when compared to traditional lighting sources. The WPF wall pack luminaire is suitable for wet locations and is ideal for pathway illumination, building entrances, vehicle ramps, schools, tunnels, stairways, and loading docks.

APPLICATIONS
Commercial, Retail, Institution, Warehouse, and Industrial

FEATURES

Construction
Rugged, die-cast housing suitable for indoor or outdoor application. Available in Dark Bronze finish. 3G vibration compliant according to ANSI C136.31.

Optical System
Polycarbonate optical lens providing a Type III distributions.

Warranty
5 Year Warranty. See warranty documentation for more information.

Electrical
Input Voltage: 120-277VAC
8W Emergency backup driver available (Only for 27W/45W/70W/90W)

Installation/ Mounting
J-Box Mounting and Surface Mounting 1/2" NPT surface mounted conduit.

Controls/Dimming
Photocell option available. Bi-level Occupancy/Daylight Harvesting Sensor available.

WPF

27W (3,750 lm)
45W (6,100 lm)
70W (9,450 lm)
90W (12,200 lm)
135W (18,000 lm)

Reported L70: 50,000 hours
Warranty: 5 Years
Efficacy: 100+ LpW

120-277VAC Suitable for Wet Location

Motion Sensor Option Photocell Option

Ordering Information

EXAMPLE: WPF-45W-50K-U-D

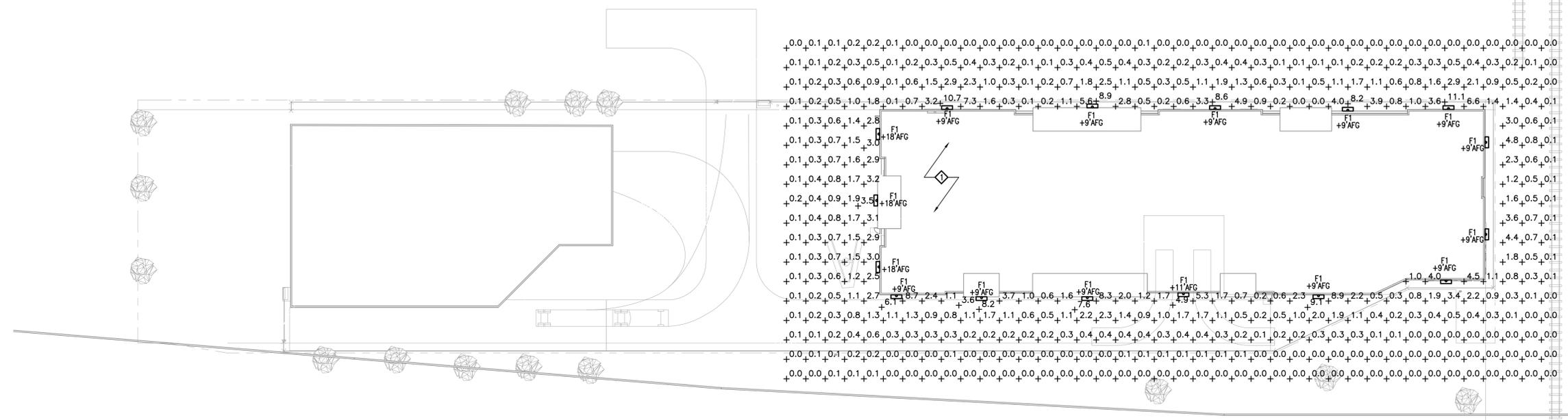
Series	Wattage	CCT	Input Voltage	Finish
WPF	27W 45W 70W 90W 135W	50K-5000K 40K-4000K	U-120-277VAC	D-Dark Bronze

Control Option/Accessories

WP-PH (Photocell)
WPF-MS (Bi-level Occupancy/Daylight Harvesting Sensor)
RC-RC-100 (TGS-Wireless Configuration Tool)
WPF-EM (8W Emergency Battery Backup - for 45W/70W/90W)

Specifications and Dimensions subject to change without notice.
***MOQ and longer lead times may apply, please contact customer service for more information.**

1 12032021 9601 Variel Ave | Chatsworth, CA 91311 | Ph: (818) 206-4404 | trulygreensolutions.com © 2021 Truly Green Solutions. All rights reserved.



PHOTOMETRIC SITE PLAN
SCALE: 1"=30'-0"

ROYAL ENGINEERING
MECHANICAL ELECTRICAL
1837 S. EAST BAY BLVD.
PHOENIX, AZ 85024
PHONE: 602.375.2228
FAX: 602.375.2676

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REVISIONS:

SOUTH SALT LAKE STORAGE
2385 S 300 W
SOUTH SALT LAKE CITY, UT 84115

DRAWING TITLE:
PHOTOMETRIC SITE PLAN

DRAWN BY: JCB CHECKED BY: JH
DATE PLOTTED: 08/23/2022
PROJECT #: J22274.00

WHEN RECORDED PLEASE RETURN TO:

SOUTH SALT LAKE CITY
220 E. MORRIS AVE SUITE 200 SOUTH
SALT LAKE CITY, UT 84115

CONDITIONAL USE PERMIT

Location: 2385 South 300 West
Use: Indoor Climate Controlled Storage
Zone: Downtown District – Retail Destination
APN:
Legal Description: Lot 1 of A8 Storage Subdivision
Fee Title Owner: A8-SOUTH SALT LAKE, LLC
File Number: C-22-006
Date: February 1, 2024

Permit Issued to: A8-SOUTH SALT LAKE, LLC
2385 South 300 West
SSL, Utah 84115

Findings of Fact:

1. On July 13, 2022, Jarod Hall submitted an application for a Conditional Use Permit (“CUP”) on behalf of A8-South Salt Lake, LLC to operate an Indoor Climate Controlled Storage Facility located at 2385 South 300 West.
2. The subject location, 2385 South 300 West, is located in the Downtown District – Retail Destination subdistrict.
3. There are currently two businesses located at 2385 South 300 West, they are:
 - a. Self-Storage on the East Half of Property.
 - b. Warehousing/Retail on the West Half of Property.
4. The proposed development will have access along 300 West.
5. The proposed development will be four (4) stories and be about 110,000 square feet.
6. Section 17.03.010 of the City Code classifies Indoor Climate Controlled Storage Facilities as Conditional Uses subject to Planning Commission approval.
7. The proposed business is required to have at least four (4) off-street parking stalls. They will have access to seven (7) off-street parking stalls.
8. The trash and recycling bins will be collected and held inside one of the storage units. A waste management company will come and remove the trash and recycling from the site.
9. There are no environmentally sensitive lands on site.

Conclusions of Law:

1. The use, as specifically conditioned below, is consistent with the South Salt Lake City General Plan.
2. The use, as specifically conditioned below, is compatible in use, scale, and design with allowed uses in the Downtown District – Retail Destination Subdistrict.
3. The use, as specifically conditioned below, does not compromise the health, safety, or welfare of: Persons employed within or using the proposed development; Those residing or working in the vicinity of the proposed use or development; or Property or improvements in the vicinity of the proposed use or development.
4. As there are no environmentally sensitive lands on site, no impact to environmentally sensitive lands is expected to occur as part of the business.
5. The use, as specifically conditioned below does not impose disproportionate burdens on the citizens of the city.
6. No specific hazards or adverse impacts are expected due to the proposed use.

Conditions of Approval:

1. The applicant shall comply with all of the conditions of approval below and within the Conditional Use Permit prior to the release of a South Salt Lake building permit;
2. The proposed indoor climate controlled storage facility shall meet all requirements of the South Salt Lake Community Development Department, South Salt Lake Fire Marshal, the South Salt Lake Building Official, and the South Salt Lake Engineering department;
3. The applicant shall relocate the storm water pipe to the standards and satisfaction of the City Engineer and Storm Water Manager;
4. The applicant shall comply with all applicable International Building Codes and International Fire Codes and must obtain a South Salt Lake building permit and a Certificate of Completion;
5. The applicant shall obtain a South Salt Lake City sign permit prior to any sign installation;
6. The applicant shall maintain seven (7) parking spaces on-site for the proposed development;
7. The applicant shall maintain the designated loading area;
8. The applicant shall maintain the 8-foot fencing around the property;
9. The applicant shall apply for and receive a South Salt Lake Commercial Business License application;
10. All business shall be conducted within an enclosed structure;
11. The applicant shall remove any trash and solid waste that builds up on the property;

12. The applicant shall provide on-site management and security;
13. Staff shall review and approve the on-site management and security plan;
14. The applicant shall provide, implement and maintain a security plan to prevent the deterioration of public health and public safety;
15. The applicant shall provide, implement and maintain an outdoor lighting plan that adequately screens lighting to mitigate its impact on surrounding Uses;
16. The applicant shall provide, implement and maintain best management practices to minimize the production, accumulation, disposal, and transportation of solid waste;
17. The applicant shall provide, implement and maintain a loading and services plan, including fire access;
18. The applicant shall provide, implement and maintain an energy efficiency plan; and
19. All items of the staff report.

Exhibits (available on file with South Salt Lake City Community Development Department):

- EXHIBIT A: Site Plan
- EXHIBIT B: Staff Report
- EXHIBIT C: Management & Security Plan

FOR SOUTH SALT LAKE CITY:

Planning Commission Chair

Community Development

FOR THE OWNER/APPLICANT:

A8-SOUTH SALT LAKE, LLC