

STORAGE UNIT DISCUSSION

The City Council has asked the Planning Commission to review and make recommendations for improvements to the storage unit requirements. We have two ongoing annexations that are requesting storage units. (Property by the city entrance sign & behind the Phillips 66) We are also getting other requests for possible locations. The Council did put a hold on approving any new units until we have some changes made to the code. We called around to see how many storage unit's other cities on the south end of the valley had. Here is what we found out:

Nibley- No storage units

Millville- No storage units

Providence- Gerald Knight has two locations

Leon Jensen has two locations

Hyrum-

A+ Storage- 26 West Main- Lance Gunnell

AA Access Storage- 295 West Main- Kelly Johnson

Bybee Storage- 145 East Main- Florence Bybee

CEL Storage- 35 South Center- Charles LaBau

Elk Mountain Storage- 188 North 800 East- Scott & Kim Nydegger

Winger Storage Units- 370 West 200 South- Dave Winger

Ed Banum- 400 West

Of the Hyrum Locations they really vary in appearance. Some you don't even know they are there. The one on 200 South has not been maintained and is an example of what hasn't worked very well.

If changes are made to the storage unit requirement's it needs to include appearance standards not just location restrictions. The City Council is recommending requiring larger setbacks on highways and main roads. Possibly 400 feet or only 200 feet if another business or larger landscaping feature is in front of the units. Landscaping berms could be made a requirement at all storage unit facilities. Some of the factors to consider: how does this effect current owners, outside storage vs enclosed, storage facilities added near large developments needing these facilities, how many does the city need, etc.

Chapter 17.44: Additional Development Standards

§17.44.010. Purpose

This chapter is intended to provide development standards for specific categories of land uses for which conventional development standards of this Title need to be supplemented.

17.44.020. Self Storage

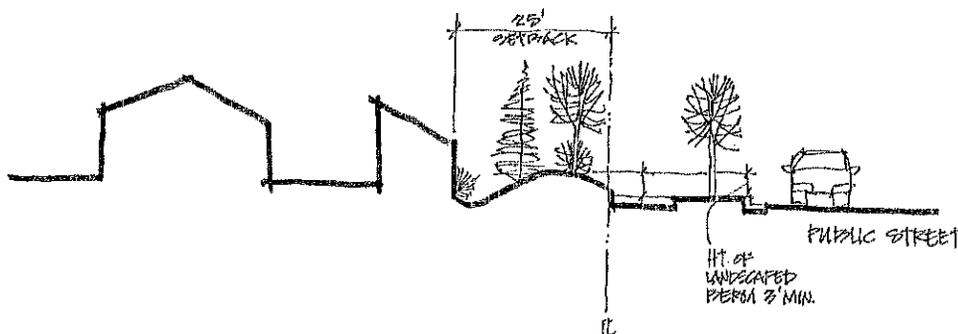
A. Purpose.

The additional requirements for Self Storage uses are intended to ensure that this type of project is developed to reduce adverse consequences on surrounding properties and requires that the long-term appearance of storage units is maintained.

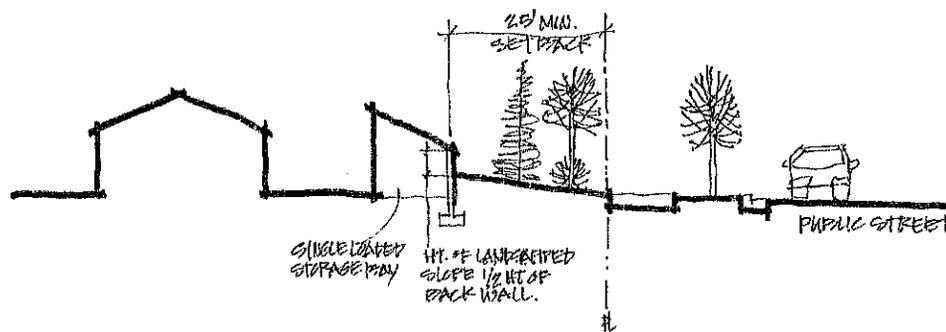
B. Standards.

The following additional development standards are required for Self Storage developments:

1. Standard screening and setback requirements shall be increased by 100%. Storage of any kind is prohibited in required setbacks.
2. All outside storage shall be located at the rear of the property, completely screened from public view by a solid screen fence approved through a design review permit.
3. Storage units adjacent to any public roadway shall be single loaded with the back of the units facing the street and doorways of the units facing inward toward other storage units.
4. Front yard setbacks shall be landscaped and screened with a combination of deciduous and coniferous trees and shrubs to cause at least a 50% screen within 5 years. Trees must be planted at 2½" caliper while shrubs must be planted with at least 5 gallon nursery stock.
5. All side yard and rear yard setbacks shall be landscaped and screened with a combination of deciduous and coniferous trees and shrubs to cause at least a 25% screen within 5 years. Trees must be planted at 1½" caliper while shrubs must be planted with at least 1 gallon nursery stock.
6. All setbacks are required to be irrigated by an automatic sprinkler irrigation system.
7. The developer shall landscape and grade the street facing frontage using one of the following options:



STORAGE YARD STANDARD
OPTION A



STORAGE BAY STANDARD
OPTION B

§17.44.030. Adult-Oriented Businesses

A. Purpose.

The purpose of this section is to establish reasonable and uniform regulations to prevent the concentration of adult-oriented businesses or their location in areas deleterious to the City, regulate the signage of such businesses, control the adverse affects of such signage, and prevent inappropriate exposure of such businesses to the community. The Chapter is to be construed as a regulation of time, place, and manner of the operation of these businesses, consistent with the United States and Utah Constitutions.

B. Location of Businesses – Restrictions.

1. Adult oriented business shall be conditionally permitted in the Industrial Zoning District subject to the provisions of this Chapter.
2. No adult-oriented business shall be located:
 - a. Within 1,000 feet of any school, public park, library, or religious institution;
 - b. Within 1,000 feet of any residential use (no matter which zoning district) or residential zoning boundary;
 - c. Within 600 feet of any other adult-oriented business; and
 - d. Within 600 feet of any gateway or gateway corridor as identified in this Title and the General Plan. The distance shall be measured from the edge of the right-of-way.