

**3 BEARS
SPECIAL USE
PERMIT
RENEWAL
3223 E MAIN STREET**

2020/12/01
09:07

DECEMBER 28, 2020



- On **August 18, 2015**, Special Use Permit (SUP) was approved by the City Council for 3 Bears Truck Parking facility located at 3223 E Main Street with conditions.
- On **December 13, 2016**, the SUP was renewed.
- On **July 17, 2018**, the SUP was renewed.

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COMPLIANCE HISTORY

- **12/01/2020 : CIT** issued for the following violations:
 1. The parking lot has not been marked as required in the conditions of the SUP Inoperable vehicle storage
 2. There were vehicles observed parking on non-approved surface and are a violation of the conditions of the SUP.
 3. The Parking lanes have not been marked (20X80) spaces and vehicles were parked on non approved surface gravel and is non-compliant with the conditions of the SUP.
 4. Lighting as a required condition of the SUP has not been installed.
- **07/30/2020: CIT** issued for parking on non-paved surface, failure to comply with conditions of the SUP (no hydrant/fence installed and inoperable vehicle storage) and a large pile of salvage vehicle parts stored improperly.
- **07/30/2020: CIT** issued for failure to clean up the spills and outside storage of tires without rims.
- **03/19/2020: CIT** issued for non-approved use of the SUP (holding inoperable vehicle) and improper storage of vehicle parts
- **09/23/2019: CIT** issued for improper deposit of oils or greases to the ground and outside storage of tires without rims
- **09/04/2019: CIT** issued for operating without certificate of occupancy and failure to comply with the conditions of the Specific Use Permit and prohibitions.

COMPLIANCE HISTORY

- **06/18/2018:** NOV issued for failure to clean spills immediately and no dumpster on property.
- **06/05/2018:** CIT issued for failure to clean spills immediately and for outside storage of tires without rims.
- **04/02/2018:** NOV issued for outside storage of tires without rims, failure to clean up spills immediately, and no dumpster on site.
- **02/16/2018:** CIT issued for operating without a certificate of occupancy and failure to comply with the specific operating conditions of the Specific Use Permit and for adding structures without valid permit.
- **01/25/2018:** CIT issued for failure to characterize and dispose of waste properly, failure to cleanup spills immediately, and outside storage of materials used in automotive repair.
- **01/25/2018 :** CIT issued for no certificate of occupancy and failure to comply with the specific operating conditions of the Specific Use Permit.
- **12/15/2017:** NOV issued for no certificate of occupancy and failing to operate within the specific operating conditions of the Specific Use Permit.

SUP REQUIREMENT VS. CURRENT CONDITION

SUP Expectation:

A chain link fence shall be installed to prevent drivers from maneuvering their vehicles on the gravel.

Condition observed during inspection:



SUP REQUIREMENT VS. CURRENT CONDITION

SUP Expectation:

All vehicles shall be parked on city approved surfaces, and completely within clearly marked parking spaces. as shown on the approved site plan.

Condition observed during inspection:



SUP REQUIREMENT VS. CURRENT CONDITION

SUP Expectation:

Truck parking spaces shall measure 20ft by 62ft and standard passenger vehicle parking spaces shall measure 9ft by 18ft;

Condition observed during inspection:



SUP REQUIREMENT VS. CURRENT CONDITION

SUP Expectation: Adequate lighting shall be required. Lighting plans shall be approved by the chief planner.

Condition observed during inspection:

- Lighting plan has not been submitted and there is no adequate lighting onsite.



SUP REQUIREMENT VS. CURRENT CONDITION

SUP Expectation: Must install a fire hydrant for access to this site, as approved by the fire Marshall.

Condition observed during inspection:

- Fire hydrant has not been installed.



SUP REQUIREMENT VS. CURRENT CONDITION

SUP Expectation:

Paving replacement, as determined by the building official or chief planner, shall conform to the current standards of the unified development code.

Condition observed during inspection:

- Vehicles parked on gravel and grassy area.



SUP REQUIREMENT VS. CURRENT CONDITION

SUP Condition Expectation:

All paved surfaces shall be kept free and clear of gravel, dirt and debris.

Condition observed during inspection:



SUP REQUIREMENT VS. CURRENT CONDITION

SUP Condition Expectation:

- This site shall be required to meet the property maintenance standards of the automotive related business regulations.
- There shall be no inoperable vehicles parked onsite; must practice all best management practices listed in its storm water pollution prevention plan.

Condition observed during inspection:

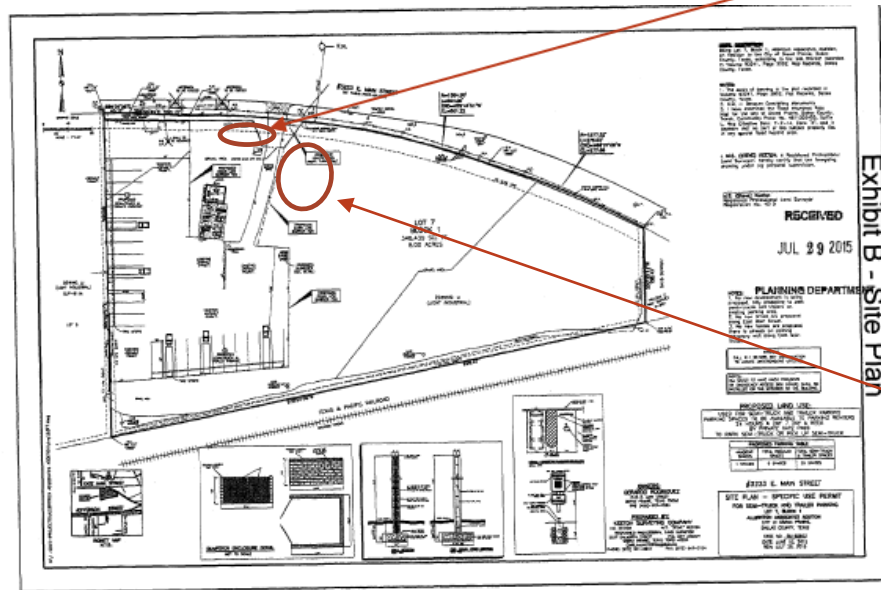


SUP REQUIREMENT VS. CURRENT CONDITION

SUP Condition Expectation:

- Future changes to the parking or expansions to this facility will require the submittal of a revised site plan for review and approval to the Planning Department

Condition observed during inspection:



CONCLUSION:

- Environmental Quality does not recommend renewing the Special Use Permit for this business while an Automotive Related Business permit is issued. It has not met the conditions of SUP and the City's ordinance in the last four years.