

# **SOUTH JORDAN CITY PLANNING COMMISSION REPORT**

**Meeting Date: 11/12/2024**

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**Issue:** SOJO STORAGE  
**SITE PLAN AND CONDITIONAL USE AMENDMENT**  
**Address:** 10907 S. Jordan Gateway  
**File No:** PLSPR202400183  
**Applicant:** Jeffrey Bernson

**Submitted by: Damir Drozdek, Planner III**  
**Jared Francis, Senior Engineer**

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**Staff Recommendation (Motion Ready):** I move that the Planning Commission **approve** application PLSPR202400183 amending the site plan and conditional use approval to expand a self-storage facility on property generally located at 10907 S. Jordan Gateway.

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<b>ACREAGE:</b>	Approximately 1 acre
<b>CURRENT ZONE:</b>	C-F (Commercial - Freeway) Zone
<b>CURRENT USE:</b>	Vacant and Unimproved Land
<b>FUTURE LAND USE PLAN:</b>	EC (Economic Center)
<b>NEIGHBORING ZONES/USES:</b>	North – C-F / RMP Substation South – C-F / Jordan Gateway West – C-F / Railroad tracks East – C-F / Commercial Uses

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## **STANDARD OF REVIEW:**

All proposed commercial, office, industrial, multi-family dwelling or institutional developments and alterations to existing developments shall meet the site plan review requirements outlined in chapter 16.24 and the requirements of the individual zone in which a development is proposed. All provisions of titles 16 & 17 of the City Code, and other city requirements, shall be met in preparing site plan applications and in designing and constructing the development. The Planning Commission shall receive public comment regarding the site plan and shall approve, approve with conditions or deny the site plan.

## **CONDITIONAL USE REVIEW:**

A use is conditional because it may have unique characteristics that detrimentally affect the zone and therefore are not compatible with other uses in the zone, but could be compatible if certain conditions are required that mitigate the detrimental effect.

To impose a condition on a use, the detrimental effect must be identified and be based on upon substantial evidence, not simply a suspicion or unfounded concern. Any condition must be the least restrictive method to mitigate the detrimental effect.

The Planning Commission shall approve a conditional use permit application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed conditional use in accordance with applicable standards. *See City Code § 17.18.050.F.1.*

The Planning Commission may deny a conditional use permit application 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. *See City Code § 17.18.050.F.1.* Further, City Code § 17.18.050 provides:

**I. COMPLIANCE AND REVOCATION:**

1. A conditional use may be commenced and operated only upon:
  - a. compliance with all conditions of an applicable conditional use permit;
  - b. observance of all requirements of this title relating to maintenance of improvements and conduct of the use or business as approved; and
  - c. compliance with all applicable local, state, and federal laws.
2. A conditional use permit may be revoked by the City Council at any time due to the permittee's failure to commence or operate the conditional use in accordance with the requirements of subsection A of this section.

**BACKGROUND:**

The Sojo Self Storage is an existing business generally located at 10901 S. Jordan Gateway. This self-storage facility contains various size indoor storage units. This application seeks to expand on this use. Rocky Mountain Power (RMP) owns a parcel of land immediately abutting the facility from the east. The property is currently vacant and unimproved. However, high voltage overhead transmission lines run across the property making it more difficult to develop.

The applicant seeks to develop approximately one acre of this property as an outside storage and parking for RVs, boats and other recreational vehicles. An 8' rock simulated fence built by RhinoRock will enclose the site. A gate will be installed at the north end. It will provide access for RMP to do maintenance and some repairs. Storm water will be collected and retained in underground chambers located below the parking surface at the south end.

**STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:**

**Findings:**

- Sojo Self Storage received a site plan and conditional use permit approval from the Planning Commission on January 12, 2016 as application SP-2015.30.

- This application will amend the original site plan and conditional use permit approval.
- “Self-Storage: C-F Zone: Self-storage uses shall not exceed six (6) total acres in the C-F Zone, and shall not be located on any property with a General Plan designation of TOD or on property located east of 250 West Street.” (See §17.18.030.050:B.13.) – The current self-storage facility is approximately 4.5 acres and this addition will be a little less than an acre totaling just under six acres. No other self-storage facilities are located in this zone.
- Staff is not able to identify any substantial detrimental effects to the adjacent properties or the general area or welfare with the proposed use.

**Conclusion:**

- The proposed project will meet the requirements of the Subdivision and Development (Title 16) and the Planning and Zoning (Title 17) Codes. The proposed use does not appear to violate any health, safety or welfare standards. Planning staff recommends approval of the project.

**Recommendation:**

- Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and **approve** the Application, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

**ALTERNATIVES:**

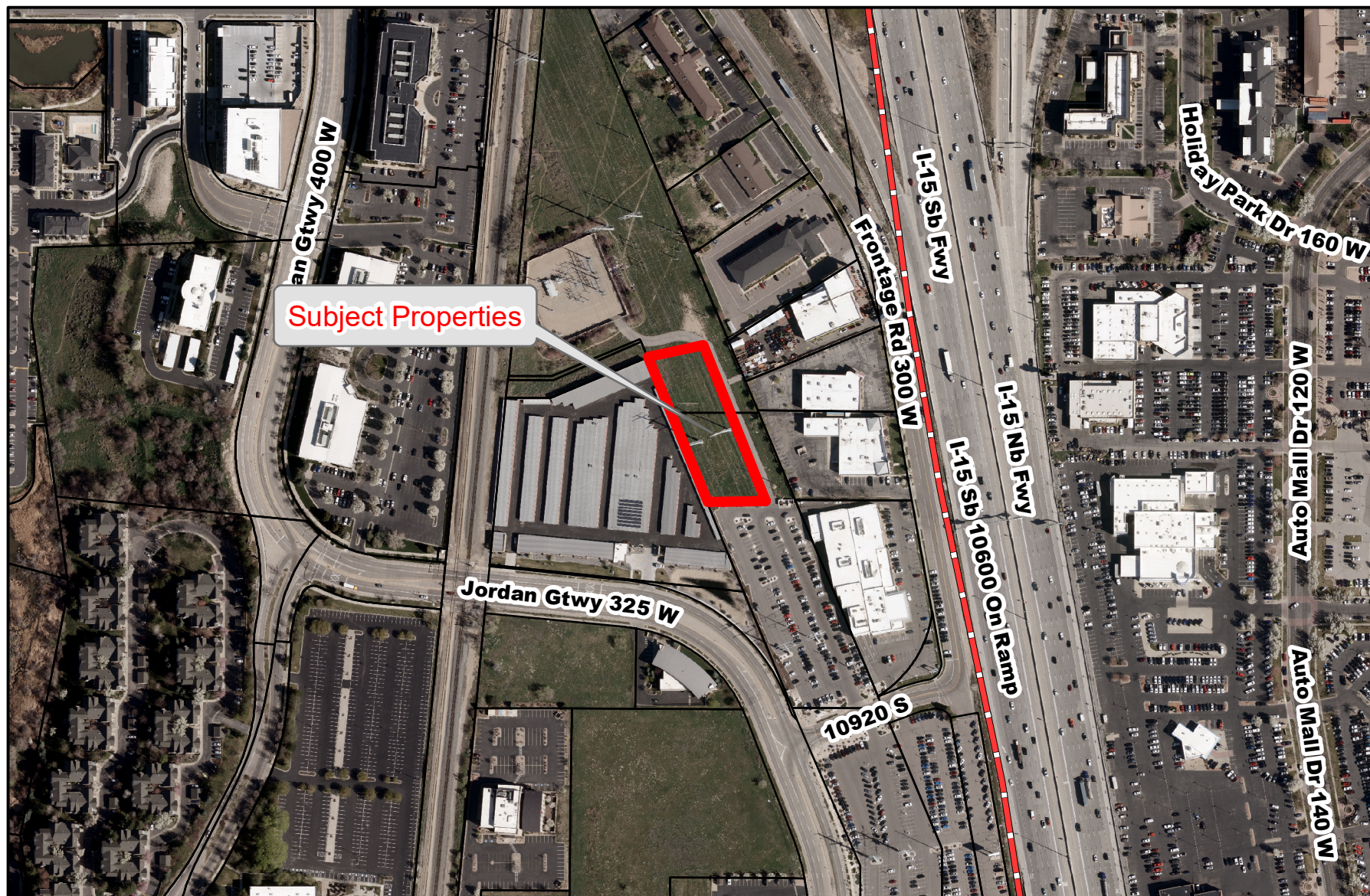
- Approve an amended Application.
- Deny the Application.
- Schedule the Application for a decision at some future date.


**SUPPORT MATERIALS:**

- Aerial Map
- Zoning Map
- Site Plan
- Drainage Plan
- Operations Plan

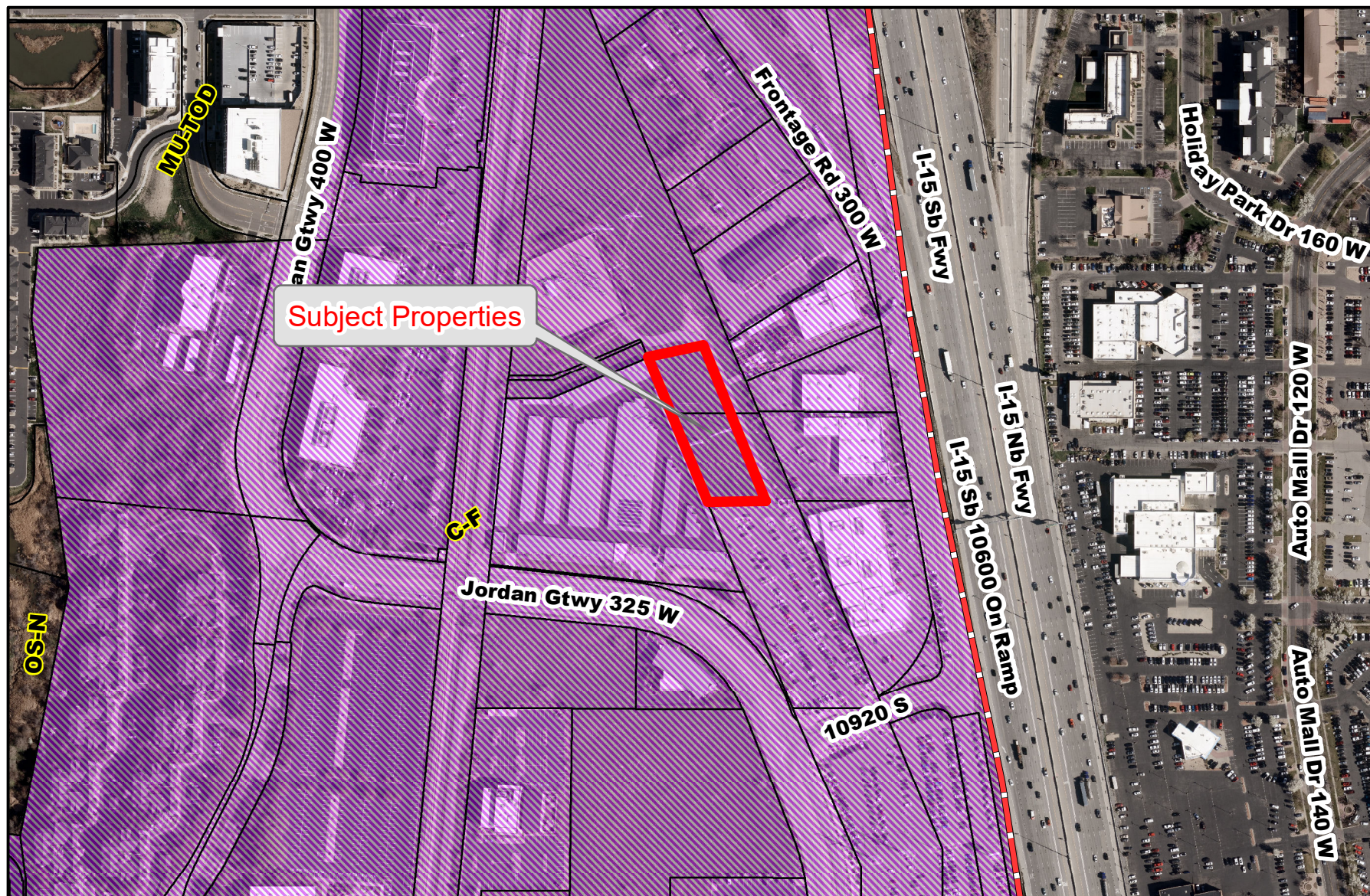
  
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 Damir Drozdek, AICP  
 Planner III, Planning Department






<p><b>Legend</b></p> <p>STREETS</p> <p>PARCELS</p>	<h2>Aerial Map</h2> <h3>City of South Jordan</h3>	<p>0 105 210 420 630 840 Feet</p> <p>Aerial Imagery 2024</p> 
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<p><b>Legend</b></p> <p>STREETS</p> <p>PARCELS</p>	<h2>Zoning Map</h2> <h3>City of South Jordan</h3>	<p>0 105 210 420 630 840 Feet</p> <p>Aerial Imagery 2024</p> 
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# SOJO STORAGE RV PARKING LOT IMPROVEMENTS

PROPOSED RV STORAGE  
LAND LEASE  
FROM RMP TOTAL  
42,848 SQ.FT  
0.98 ACRES

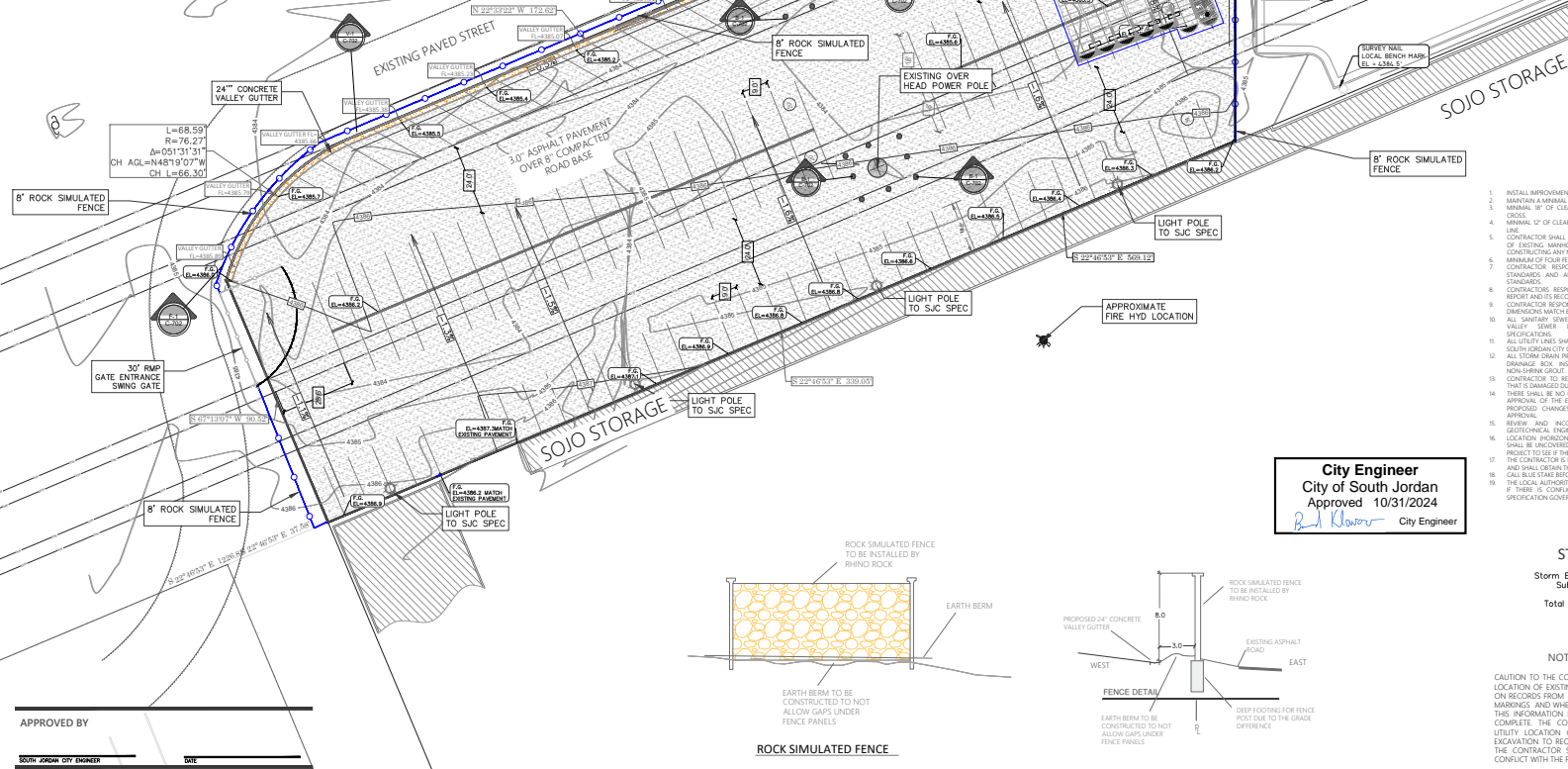
119 PARKING STALLS

## DETAILS CALLOUTS

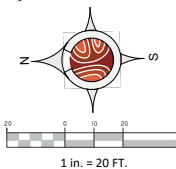
- B-1 BOLLARD DETAIL
- CB-1 INLET DETAIL
- F-1 SIMULATED ROCK FENCE DETAIL
- PAV PAVEMENT SECTION
- CSC CULTEC 902HD STORM CHAMBERS
- VALLEY GUTTER

## LEGEND

- PROPERTY LINE
- PROPERTY CORNER
- P.U.E. LINE/SEGMENT
- FIRE HYDRANT
- EXISTING POWER POLE
- 3 ASPHALT PAVEMENT
- EXISTING WATER LINE
- GAS
- OVERHEAD POWER LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- 4380 FINISH TOP OF SURFACE
- LANDSCAPING
- EXISTING SEWER MANHOLE
- PROPOSED INLET
- LIGHT POLE TO SJC SPEC



PROPOSED  
UNDERGROUND RETENTION  
REQUIRED STORAGE  
= 7835 CU.FT  
PROVIDED STORAGE  
7932 CU.FT  
SEE C-03



VERIFY SCALE  
BAR IS ONE INCH ON  
ORIGINAL DRAWING.  
0 1"  
IF NOT ONE INCH ON  
THIS SHEET, ADJUST  
SCALES ACCORDINGLY

DESIGN	DRAWN	CHECKED	APPROVED	BY	DATE	DESCRIPTION	REVISIONS
1	10-16-24						

**JOHANSON**  
ENGINEERING  
JOHANSON ENGINEERING  
2150 SOUTH 1300 EAST SUITE 500  
SALT LAKE CITY, UT 84106

**SOUTH JORDAN**  
SOJO RV STORAGE PARKING LOT  
10901 S. JORDAN GATEWAY  
SOUTH JORDAN, UT 84095

**SOJO RV PARKING FOR  
PERMIT REVIEW**  
SOJO RV STORAGE PARKING LOT  
10901 S. JORDAN GATEWAY  
SOUTH JORDAN, UT 84095



DATE  
OCTOBER 16 2024  
JOHANSON PROJECT #  
E-24-12  
DRAWING NUMBER  
C-02

1. INSTALL IMPROVEMENTS TO SOUTH JORDAN STANDARDS.
2. MAINTAIN A MINIMUM 12' DISTANCE BETWEEN WATER AND SEWER LINES.
3. MAINTAIN 12' OF CLEARANCE IS REQUIRED WHERE SEWER AND WATER CROSS.
4. MAINTAIN 12' OF CLEARANCE IS REQUIRED WHERE CROSSING EXISTING GAS LINE.
5. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW UTILITIES LINES.
6. MINIMUM OF FOUR FEET OF COVER REQUIRED OVER ALL WATER LINES. CONTRACTOR RESPONSIBLE FOR OBTAINING SOUTH JORDAN CITY STANDARDS AND AFWA 2012 SPECIFICATIONS AND CONSTRUCTION STANDARDS.
7. CONTRACTOR RESPONSIBILITY TO OBTAIN AND FOLLOW THE SOCS REPORT AND ITS RECOMMENDATIONS.
8. CONTRACTOR RESPONSIBILITY TO VERIFY OWN SITE PLAN AND BUILDING DIMENSIONS MATCH BUILDING PLANS BEFORE STARTING CONSTRUCTION.
9. ALL IMPROVEMENTS CONSTRUCTION SHALL COMPLY WITH SOUTH VALLEY "SEWER DISTRICT" STANDARDS AND CONSTRUCTION SPECIFICATIONS.
10. ALL UTILITY LINES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS SOCS RECOMMENDS OR AFWA 2012 STANDARDS.
11. ALL STORM DRAIN PIPING TO BE OFF CUT FILL WITH INDIAN WALL OF CHAINAGE ROCK. INDIAN WALL TO BE GRADED SMOOTH WITH A NON-SHRINK GROUT.
12. CONTRACTOR TO REPLACE ANY AREAS AROUND CONSTRUCTION SITE THAT IS DAMAGED DURING CONSTRUCTION.
13. THERE SHALL BE NO CHANGES TO THESE PLANS WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD AND IS SUBMITTAL OF THE PROPOSED CHANGES TO SOUTH JORDAN CITY FOR REVIEW AND APPROVAL.
14. REVIEW AND INCORPORATE THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
15. LOCATION, HORIZONTAL AND VERTICAL OF UNDERGROUND UTILITIES SHALL BE LOCATED BY THE CONTRACTOR AT THE BEGINNING OF THE PROJECT TO USE IF THEY IMPACT THE DESIGN.
16. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY ON THE SITE AT ALL TIMES AND SHALL OBTAIN THE NECESSARY PERMITS TO ACCOMPLISH THE JOB. ALL RULES/REGS BEFORE FILING.
17. THE LOCAL AUTHORITY RULES, REGULATION AND SPECIFICATION GOVERN. IF THERE IS CONFLICT WITH THE SPECIFICATION THE MORE STRICT SPECIFICATION GOVERNS.

## STORM VOLUME

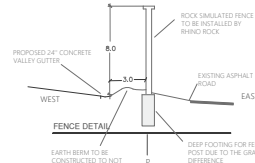
Storm Event: 100 Year 24 Hour 2.44 in  
Substation: 0.98 AC, CH = 98  
Max Runoff: 3.08 cfs  
Total Runoff: 7835.77 Cubic Feet

## NOTICE TO CONTRACTOR

CAUTION TO THE CONTRACTOR NOTE THAT THE ELEVATION AND OR LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS IS BASED ON RECORDS FROM PUBLIC UTILITIES AND PRIVATE UTILITY COMPANY RECORDS AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE UTILITY LOCATION COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. THE CONTRACTOR SHALL ALSO NOTE THAT ANY UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHALL BE RELOCATED.

**City Engineer**  
City of South Jordan  
Approved 10/31/2024  
B. L. Hansen City Engineer

ROCK SIMULATED FENCE



APPROVED BY

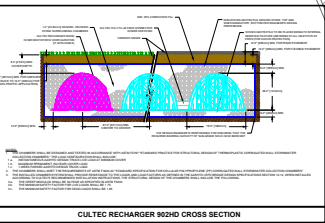
SOUTH JORDAN CITY ENGINEER

DATE



## DETAILS CALLOUTS

- B-1 BOLLARD DETAIL
- CB-1 INLET DETAIL
- F-1 SIMULATED ROCK FENCE DETAIL
- P-1 PAVEMENT SECTION
- CSC CULTEC 902HD STORM CHAMBERS



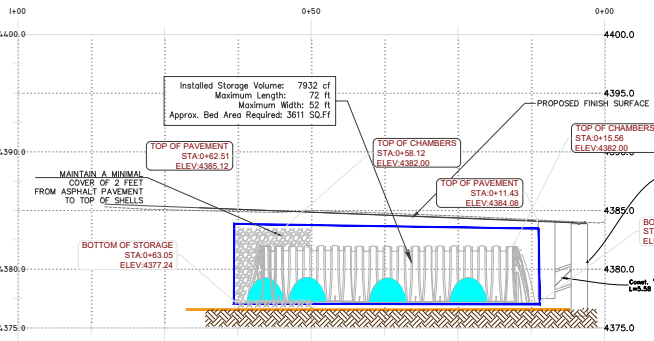
## STORM CHAMBERS RETENTION

Storm Events: 100Year 24 Hour 2.44 in  
Subsoil: 0.98 Ac. CN = 95  
Max Runoff: 3.08 cfs  
Total Runoff: 7932.77 Cubic Feet  
7932 CU.FT. OF PROVIDED STORAGE  
STORM WATER VOLUME CALCULATED USING Q<sub>P</sub> FOR VOID SPACE

STAKE STORAGE CURVE					
Depth (ft)	Area (sq ft)	Volume (cu ft)	Depth (ft)	Area (sq ft)	Volume (cu ft)
0.75	208.0	0	3	2009.867	5434.869
0.97	2603.92	242.788	3.98	2102.988	5693.342
1	2697.76	565.362	3.97	2102.088	5785.917
1.083	2849.28	868.972	3.95	2104.188	5885.917
1.167	2903.51	1208.566	3.93	2104.188	5935.917
1.25	2949.28	1597.258	3.917	2104.388	6036.917
1.337	2997.27	1938.566	3.9	2104.388	6086.917
1.417	3049.28	2272.568	3.883	2104.488	6086.917
1.5	3049.28	2614.578	3.867	2104.588	6086.917
1.583	3049.28	2954.588	3.85	2104.688	6086.917
1.667	3049.28	3294.588	3.833	2104.788	6086.917
1.75	3049.28	3634.588	3.817	2104.888	6086.917
1.833	3049.28	3974.588	3.8	2104.988	6086.917
1.917	3049.28	4314.588	3.783	2105.088	6086.917
2	3049.28	4654.588	3.767	2105.188	6086.917
2.083	3049.28	4994.588	3.75	2105.288	6086.917
2.167	3049.28	5334.588	3.733	2105.388	6086.917
2.25	3049.28	5674.588	3.717	2105.488	6086.917
2.333	3049.28	6014.588	3.7	2105.588	6086.917
2.417	3049.28	6354.588	3.683	2105.688	6086.917
2.5	3049.28	6694.588	3.667	2105.788	6086.917
2.583	3049.28	7034.588	3.65	2105.888	6086.917
2.667	3049.28	7374.588	3.633	2105.988	6086.917
2.75	3049.28	7714.588	3.617	2106.088	6086.917
2.833	3049.28	8054.588	3.6	2106.188	6086.917

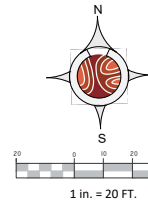
SEE DRAINAGE REPORT

## STORM DRAIN PIPE AND CULTEC STORM CHAMBERS



CULTEC 902HD STORM CHAMBERS

## SOJO STORAGE RV PARKING LOT IMPROVEMENTS DRAINAGE PLAN



- INSTALL IMPROVEMENTS TO SOUTH JORDAN STANDARDS.
- MAINTAIN A MINIMAL 18" DISTANCE BETWEEN WATER AND SEWER LINES.
- MINIMAL 18" OF CLEARANCE IS REQUIRED WHERE EXISTING CONSTRUCTION.
- MINIMAL 18" OF CLEARANCE IS REQUIRED WHERE EXISTING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTION.
- CONTRACTOR RESPONSIBLE FOR OBTAINING 100% JORDAN CITY STANDARDS AND APWA 200 SPECIFICATIONS AND CONSTRUCTION STANDARDS.
- CONTRACTOR RESPONSIBILITY TO OBTAIN AND FOLLOW THE SOLO REPORT AND ITS RECOMMENDATIONS.
- CONTRACTOR RESPONSIBILITY TO VERIFY CIVIL SITE PLAN AND BUILDING DIMENSIONS MATCH BUILDING PLANS BEFORE STARTING CONSTRUCTION.
- ALL UTILITY SEWER CONSTRUCTION SHALL COMPLY WITH SOUTH JORDAN CITY STANDARDS AND CONSTRUCTION STANDARDS.
- ALL UTILITY LINES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS SOUTH JORDAN CITY OR APWA 200 STANDARDS.
- ALL STORM DRAIN PIPES TO BE CUT OFF FLUSH WITH INSIDE WALL OF DRAINAGE BOX INSIDE WALL TO BE GROUDED SMOOTH WITH A NON-SHRINK GROUT.
- CONTRACTOR TO REPLACE ANY AREAS AROUND CONSTRUCTION SITE THAT IS DAMAGED DURING CONSTRUCTION.
- THESE SHALL BE NO CHANGES TO THESE PLANS WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD AND BE SUBMITTAL OF THE PROPOSED CHANGES TO SOUTH JORDAN CITY FOR REVIEW AND APPROVAL.
- REVIEW AND INCORPORATE THE RECOMMENDATIONS OF THE EXISTING ENGINEER.
- LOCATION HORIZONTAL AND VERTICAL OF UNDERGROUND UTILITIES SHALL BE UNCOVERED BY THE CONTRACTOR AT THE BEGINNING OF THE PROJECT TO SEE IF THEY IMPACT THE DESIGN.
- THE CONTRACTOR IS RESPONSIBLE FOR SAFETY ON THE SITE AT ALL TIMES AND SHALL OBTAIN THE NECESSARY PERMITS TO OCCUPY THE JOB.
- CALL BLUE STAKE BEFORE VULNER.
- THE LOCAL AUTHORITY RULES, REGULATIONS AND SPECIFICATIONS GOVERNING IF THERE IS CONFLICT WITH THE SPECIFICATION THE MORE STRICT SPECIFICATION GOVERNS.

## LEGEND

- PROPERTY LINE
- PROPOSED CORNER
- P.U. UNDEVELOPED FIRE HYDRANT
- EXISTING POWER POLE
- ASPHALT PAVEMENT
- EXISTING WATERLINE
- GAS
- OVERHEAD POWER LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- FINISH TOP OF SURFACE
- LANDSCAPING
- EXISTING SEWER MANHOLE
- PROPOSED INLET
- LIGHT POLE TO SUC SPEC

## CULTEC STORMWATER MANAGEMENT SYSTEM SUMMARY

ITEM	QUANTITY
TOTAL STORAGE REQUIRED (CU FEET)	7933
TOTAL STORAGE PROVIDED (CU FEET)	7933
STORAGE DEFICIT (CU FEET)	0
STORAGE SURPLUS (CU FEET)	0
STORAGE DEFICIT PERCENT (%)	0
STORAGE SURPLUS PERCENT (%)	0
STORAGE DEFICIT PERCENT PERCENT (%)	0
STORAGE SURPLUS PERCENT PERCENT (%)	0

## MATERIALS LIST SUPPLIED BY CULTEC

ITEM	QUANTITY
CULTEC 902HD STORM CHAMBERS	14
CULTEC 902HD STORM CHAMBERS	14
CULTEC 902HD STORM CHAMBERS	14
CULTEC 902HD STORM CHAMBERS	14
CULTEC 902HD STORM CHAMBERS	14
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CULTEC 902HD STORM CHAMBERS	14
CULTEC 902HD STORM CHAMBERS	14
CULTEC 902HD STORM CHAMBERS	14
CULTEC 902HD STORM CHAMBERS	14

## MATERIALS LIST NOT SUPPLIED BY CULTEC

ITEM	QUANTITY
1/2" NON-REINFORCED GRANULAR FILL	476
1/2" NON-REINFORCED GRANULAR FILL	476
1/2" NON-REINFORCED GRANULAR FILL	476
1/2" NON-REINFORCED GRANULAR FILL	476
1/2" NON-REINFORCED GRANULAR FILL	476
1/2" NON-REINFORCED GRANULAR FILL	476
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1/2" NON-REINFORCED GRANULAR FILL	476
1/2" NON-REINFORCED GRANULAR FILL	476
1/2" NON-REINFORCED GRANULAR FILL	476

## City Engineer

City of South Jordan

Approved 10/31/2024

City Engineer

## NOTICE TO CONTRACTOR

CAUTION TO THE CONTRACTOR NOTE THAT THE ELEVATION AND OR LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS IS BASED ON RECORDS FROM PUBLIC UTILITIES AND PRIVATE UTILITY COMPANY RECORDS. AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE UTILITY LOCATION COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. THE CONTRACTOR SHALL ALSO NOTE THAT ANY UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHALL BE RELOCATED.

## VERIFY SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING.  
0" 1"  
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

DESIGN	DRAWN	CHECKED	APPROVED	BY	DATE	REVISIONS
1	10-16-24					

JOHANSON ENGINEERING



JOHANSON ENGINEERING  
2150 SOUTH 1300 EAST SUITE 500  
SALT LAKE CITY, UT 84106

SOJO RV PARKING LOT  
PERMIT REVIEW  
SOJO RV STORAGE PARKING LOT  
10901 S. JORDAN GATEWAY  
SOUTH JORDAN, UT 84095



DATE

OCTOBER 16 2024

JOHANSON PROJECT #

E-24-12

DRAWING NUMBER

C-03



# South Jordan City

## Planning Review

October 16, 2024

### Responses to Damir Drozdek's three comments

#### 1. Operations Plan

- a. Purpose: The operation is limited to the outdoor storage of RV's, boats, U-Haul trucks and trailers for rental in our existing facility's normal course of business, and other vehicles for long-term (six-month average) storage. Tenants will check in at the main office at the entrance to the existing self-storage complex. Access is through the main gate where the tenant will check in and the attendant will take the vehicle and park it in the designated space. When a tenant requires their vehicle, the attendant will then bring the vehicle to the front. Access to the area is through the main gate and will enter the outdoor storage area at the northeast corner of the existing property (there is no gate). The outdoor storage area is contiguous with the existing property.
  - i. Sound: No more than starting a vehicle and driving it out. One at a time. Similar to South Towne VW's inventory lot contiguous to the south.
  - ii. Vibration: No more than is created from a single RV rolling at less than five miles per hour. Basically, non-existent.
  - iii. Light: We have three lights shining down from west to east covering the property. We have no residential buildings within 1,000 feet of the property. Any light from the stored vehicles at night will be limited to those tenants accessing their vehicles after dusk, which will be minimal. The 8' walls will obscure those light beams. Again, we only have PacifiCorp's sub-station, commercial buildings (600'+ away), SOJO Storage, and the car lot.
  - iv. Glare: Based on distance from other properties glare is not an issue.
  - v. Odor: Not an issue.
  - vi. Crime: We will have security cameras monitored 24/7/365. This use will be a net positive for the curtailment of crime behind the neighboring businesses.
  - vii. Hazardous Materials: None.
  - viii. Fire: Less because the weeds will be gone.
  - ix. Environmental Impacts: Possible oil leaks from vehicles. We will remedy on-site by soaking up the oil and with liberal application of absorbing material. Sweep it up and properly dispose of the material.

- x. Since the scale of this operation is substantially less than a retail vehicle or RV dealership any of the above impacts are greatly reduced, if not eliminated.
  - b. Commencement Date and Office Hours: We anticipate opening for business ASAP. The only thing restraining the opening is the City of South Jordan and the weather. Once opened our hours of operation will coincide with SOJO self-storage; 6:00 am to 10:00 pm.
  - c. Employees and Customer Estimates: We will have no more than two employees at any one time and customers for the outdoor storage will average between five and ten per day. No impact on traffic or public services.
  - d. Circulation: There is a thirty-foot chain link manual swing gate that is located on the north side of the outdoor storage area. This gate provides access for PacifiCorp to conduct repairs from time to time. It could also be used by emergency vehicles as well. There will be no tenant or facility use of that gate. The gate will be accessible through a security lock. Keys or codes will be made available where necessary. There are also two other access points within the existing SOJO facility. The main gate by the office on the south end of the property and another emergency access located at the southwest corner of the property. South Jordan City emergency services have current access through both of those points of access.
- 2. Rehabilitation and Containment Plan: There is no need for such a plan as storage of any hazardous or dangerous materials are prohibited in our terms and conditions for rental of either a unit or an outdoor storage space.
  - 3. Gate Details: Explained above. The gate is a thirty-foot manual swing gate for PacifiCorp's or emergency services uses only. There will be privacy slats placed between the links to provide screening from outside elements.

#### Building Review – Ty Montalvo

- 1. Additional Gate Information: Should be answered above.
- 2. Impeded Access to Fire Hydrant: The fence will not hinder access to the fire hydrant.