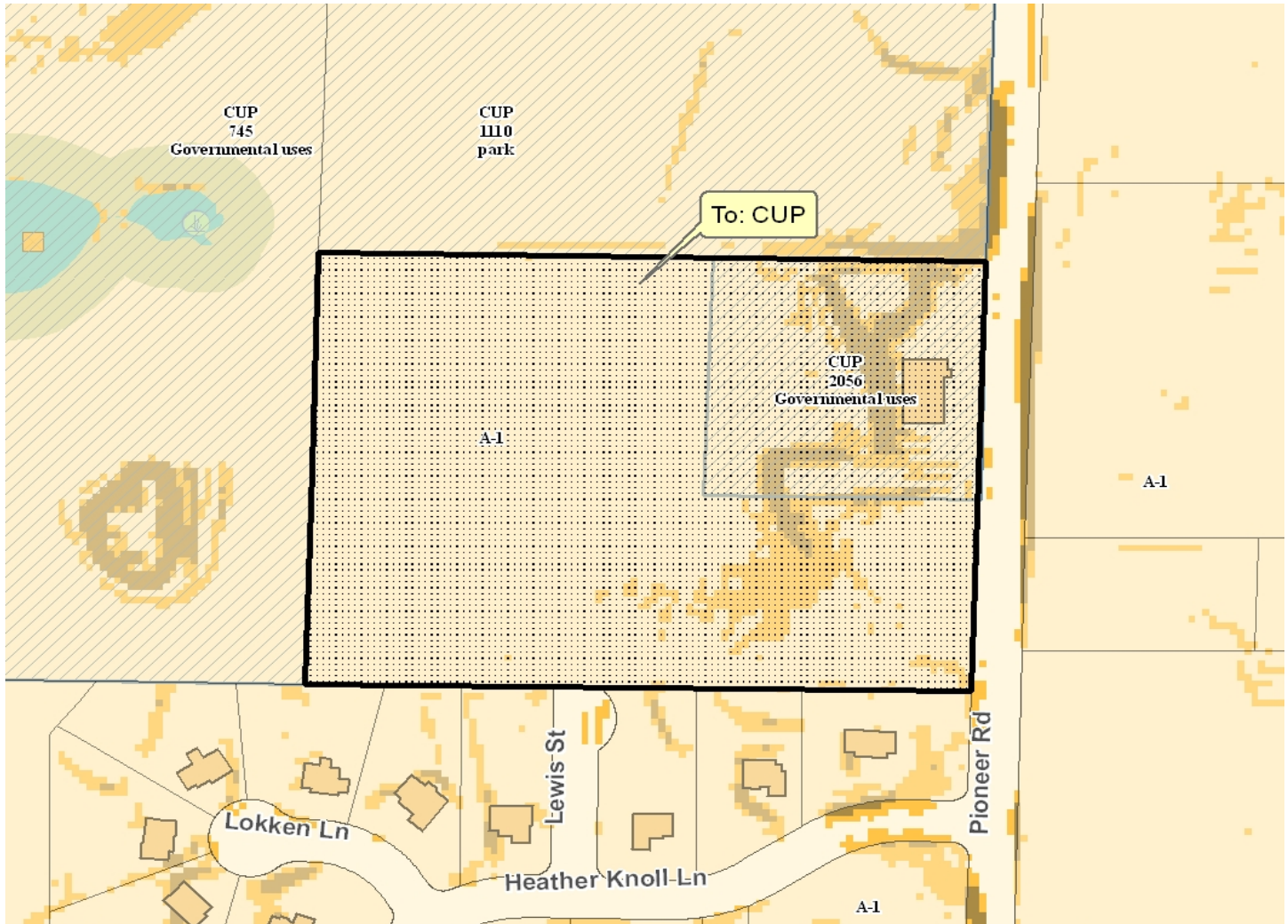




# Staff Report

<b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>October 28, 2014</b>	<i>Petition:</i> <b>CUP 2294</b>
	<i>Zoning Amendment:</i> <b>None</b>	<i>Town/sect:</i> <b>Town of Middleton</b>
	<i>Acres:</i> 12.19 <i>Survey Req. No</i>	<i>Applicant</i> <b>Town of Middleton</b>
	<i>Reason:</i> <b>Government uses – salt storage facility</b>	<i>Location:</i> <b>3957 Pioneer Road</b>



**DESCRIPTION:** The Owner (the Town of Middleton) is proposing a CUP for governmental uses specifically a salt storage facility and parking.

**OBSERVATIONS:** The site is adjacent to other Town of Middleton owned property, 46 acres in total. Consolidating Town services to a single area will reduce overall Costs to Town residents

**TOWN PLAN:** The property is in the Residential Planned land use area, which includes institutional, mixed use and research and development.

**RESOURCE PROTECTION:** There is a small amount of Resource Protection Corridors as related to steep slopes on the property.

**STAFF:** The Town should work with the neighboring home owners to minimize adverse impacts on the residences during the construction phase.

**TOWN:** Approved

## Proposed Conditional Use Permit # 2294

In order for an applicant to obtain a Conditional Use Permit, the Zoning and Land Regulation Committee must find that all of the following standards are met for the proposed land use:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or welfare.
2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.
3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made; and
5. That adequate measures have been or will be being taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

Staff has prepared a list of conditions that may be used in order to meet the six standards as listed above to allow the conditional use on the property. Please note that the conditions may need to be changed or additional conditions added to address potential nuisances that may come to light during the public hearing.

1. The conditional use shall be limited to salt storage and parking as depicted on the submitted site plan.
2. The on-site lighting shall be limited to the security lighting above doors.
3. Outdoor loudspeakers shall be prohibited.