



SANDY CITY COMMUNITY DEVELOPMENT

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Staff Report Memorandum February 15, 2024

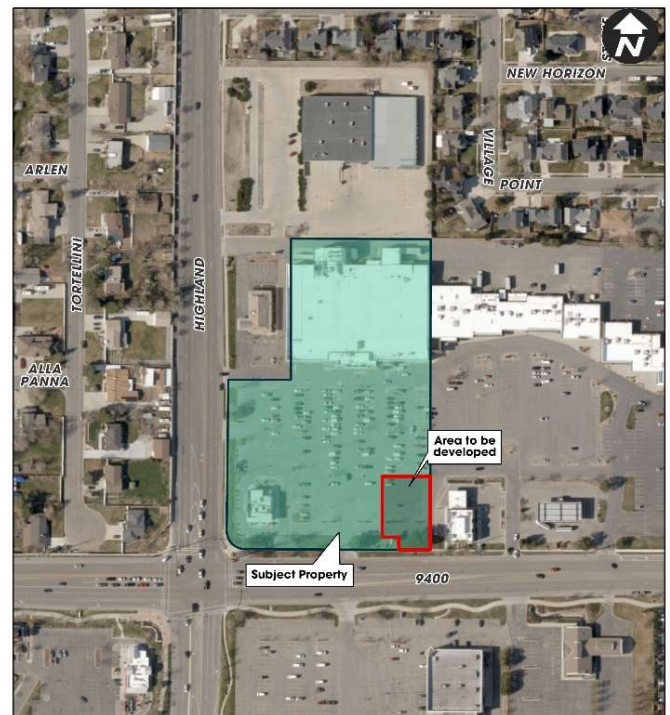
To: Planning Commission
From: Community Development Department
Subject: Jiffy Lube Canyon Center
(Site Plan Review and Conditional Use)
Approx. 2047 E. 9400 S.
(Community #19, Mountain Views)

SPR10182022-006422
CUP12192022-006456
CN Zone
0.349 Acres, 1,989 Bldg Sq. Ft

Public Meeting Notice: This item has been noticed to property owners within 500 feet of the subject area, on public websites, and at public locations.

Request

The applicants, Robert Poirier, P.E., of McNeil Engineering, and Colby Umphrey of Lube Management Corp., are representing the property owner, Smith's Management Corporation, are requesting preliminary commercial site plan review and conditional use approval for the proposed development of a Jiffy Lube. This use is categorized as an "Automotive Service and Repair-Minor" business. It is to be located within the existing commercial parking lot of the Smith's Food and Drug store on a proposed new 0.349 acre commercial lot, located at approximately 2047 E. 9400 S. The new three service bay quick lube business would displace existing parking stalls and alter the existing commercial parking lot driveways. A new lot would be created through a proposed commercial subdivision amendment action (see related staff report for SUB12192022-006457). The Planning Commission is the authorized Land Use Authority to consider these requests. Please see attached application materials (Exhibit A).



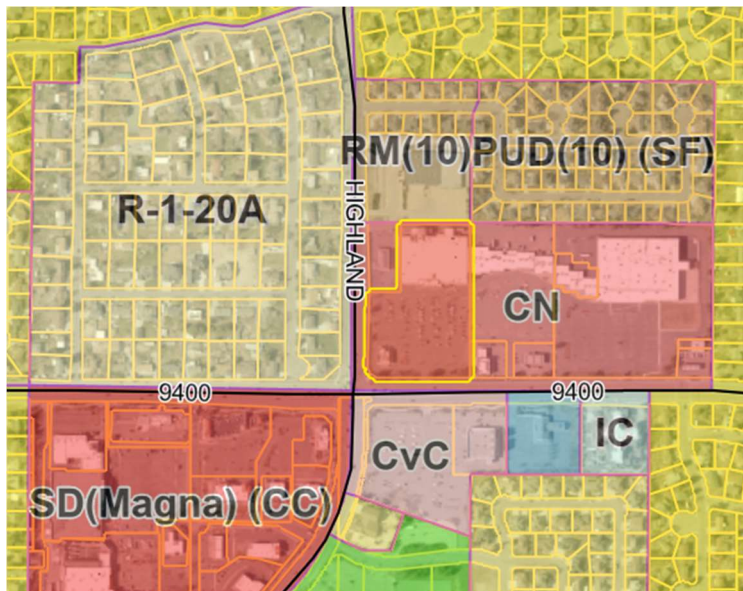
Background

The subject property is zoned Neighborhood Commercial (CN) and is surrounded by commercial development on the



Jiffy Lube
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Property Case History	
Case Number	Case Summary
SPR-77-31	Canyon Center Commercial Shopping Center Site Plan, containing approximately 12.775 acres. Approved in 1977
SPR-86-24	Smith's Food and Drug Store Expansion project, modified commercial site plan was approved by the planning commission in 1986.



east (zoned CN), south (zoned CvC), and southeast (zoned SD(Magna)(CC)). To the north is the post office which is zoned RM(10). There are single family properties to the west (zoned R-1-20A) and to the northeast (zoned PUD(10)(SF)) (see zoning map).

Planning staff had considerable concerns about the initial site plan proposal and its anticipated potential negative impact of the removal of existing parking stalls from the proximity of the Smith's Food and Drug store,. The staff's concerns were that this proposal would overburden the existing parking lot by removing existing parking stalls and reconfiguring the driveways within the existing parking lot. City staff requested additional information on the parking needs generated by the total of all of the current business on the shared shopping center site and, the parking cross-over

agreements and the total number of existing parking stalls available to meet city parking requirements.

City staff directed the applicants to revise the plan to include a new east to west driveway within the current parking lot to address the interruptions to the existing parking lot layout, and required an analysis of the current and proposed parking lot numbers and configurations. The applicant's engineer prepared a revised site plan option to address the city staff's concerns and requirements for the east to west driveway, which resulted in the removal of even more existing parking stalls to implement. This new site plan option was then rejected by the property owner (Smith's) as unacceptable to the food store operations.

To accommodate the proposed addition of the Jiffy Lube to the site, the applicants proposed a new three bay service building, which was smaller than the original four bay service building design and used some of the proposed new lot for the reconfiguration of the east west driveway by using the space of the discontinued fourth service bay. This revised site design was discussed with staff in and was formally submitted to the city for review.

The applicants also submitted, at city staff's request, a current parking demand study by inventorying all the existing commercial businesses in the Canyon Center shopping center project and detailing all the existing parking stalls on the property. This was analyzed by planning staff and it was determined that there was a 65-vehicle parking stall excess on the total site, even after accounting for the removal of the original parking stalls by the Jiffy Lube three bay site. The revised three bay site design, the reconfigured and shortened east to west driveway and the determination that the overall site would still have a 65-vehicle parking stall excess above the current city required parking stall requirements, resolved the initial city staff concerns and objections to this proposed development.

Public Notice and Outreach

Mailed notices were sent to property owners of record within a 500-foot radius of the shopping center lot. No neighborhood meeting was held on this project due to the distance of the proposed new use from any residential property exceeding the triggering distance of 250 feet.

Analysis

This staff report includes two action items for consideration by the Planning Commission. The commercial site plan review will be analyzed first, followed by an analysis of the Conditional Use request. Following the analysis of the two requests, staff will present two separate suggested motions, each to be considered and voted upon by the Commission in sequence.

Site Plan Review Analysis

Access and Parking Lot Circulation. Vehicle access from 9400 S. is via an existing driveway to the west, which is the main driveway to the Smith's parking lot. There is a landscaped front yard setback along 9400 S. and then a major east to west parking lot driveway extends and connects to parking stall driveways that run north to south, up to the front of the commercial building in the shopping center. Access to the new jiffy lube is from this system of parking lot driveways. After considering multiple optional site plan designs for the access driveways within the existing parking lot, city staff has approved the current three service bay site plan with the shortened east to west new driveway connection. (Please see the attached site plan drawing in Exhibit A.)

Parking. The overall site plan for the entire 12.775-acre Canyon Center shopping center site, prepared by the civil engineer, accounts for all of the current and proposed business parking requirements for the entire site. There is also an accounting of all the existing and proposed vehicle parking stalls on site. This analysis determined that there will be a 65-parking stall excess on the overall site after the implementation of the proposed new Jiffy Lube site plan. Planning Staff no longer has any concerns about the adequacy of the vehicle parking on the overall site.

Architectural Building Design and Materials. The proposed "Branded" building design is a standard design for the Jiffy Lube franchise, and the proposed building materials have been modified from Jiffy Lube's typical, to meet the Sandy City Architectural Design Standards.

Landscaping and Irrigation. Site landscaping will be primarily a low-water-use planting design with rock mulch and drip irrigation. The exception to this will be two areas of turf grass located between the new building and the sidewalk along 9400 S. The landscaping and the irrigation will meet the Sandy City water conservation requirements.

Signage. No signage is proposed as part of this site plan review. Any and all signage will require a future and separate sign permit application and must meet Sandy City requirements.

Fencing. No site fencing is proposed as a part of this project.

Staff Concerns. Planning staff has no additional concerns with this project.

Conditional Use Permit Analysis

Section 21-08-02 provides a matrix of land uses Permitted, Conditional, or Not Permitted in the various commercial and industrial zones in Sandy City. The land use category "Automotive Service and Repair-Minor" is listed in the matrix as a conditional use. The City may impose conditions on a Conditional Use, based on certain standards of review found in section 21-33-04 of Sandy City Land Development Code. The following standards of review are applicable to this request and merit discussion or additional consideration by the Planning Commission before an approval can be given (staff's analysis

response is found below each item written in italics):

Sec. 21-33-4. Conditions.

In order to achieve compliance with the standards set forth herein, the City may impose conditions that address:

- (1) Size, configuration and location of the site and the proposed site plan layout.

The size of the site is adequate to provide the required parking and other site improvements necessary to host the proposed new building and its use.

- (2) Proposed site ingress and egress to existing and proposed roads and streets.

The proposed site improvements will provide adequate vehicle and pedestrian access to the site.

- (3) The adequacy, provision, relocation, or protection of public facilities and amenities, including roads and streets, culinary water, secondary water, sanitary sewer, storm drainage, public safety and fire protections, and other utilities.

All necessary utility and street access infrastructure is present and available on site.

- (4) Design, location and amount of off-street parking, loading areas and solid waste disposal and collection areas.

The site plan provides the required amount of off-street parking for the use on the proposed new subdivision lot. Overall Shopping Center parking available is existing at approximately 65 vehicle parking stalls more than the current requirements. A dumpster and dumpster enclosure are provided on the site plan.

- (5) Site circulation patterns for vehicular, pedestrian, and other traffic.

The on-site vehicle circulation is adequate for the intended use. Pedestrian access and circulation will be adequate and will be integrated into the existing parking lot and the proposed new parking lot.

- (6) Mass, size, number, location, design, exterior features, materials, and colors of buildings, structures and other facilities.

These factors have been considered and recommended for approval by the Planning Commission in the Site Plan Review application and determined to be appropriate and compatible.

- (7) The location and design of all site features, including proposed signage, lighting, and refuse collection.

These factors have been addressed in the proposed site improvement plans for the project. Commercial Signage review is not included, and requires a separate application and approval by staff.

- (8) The provision of useable open space, public features, and recreational amenities.

This standard is not applicable to this project.

- (9) Fencing, screening and landscape treatments, and other features designed to increase the attractiveness and safety of the site and protect adjoining property owners from noise, visual, and other impacts.

These standards will be met with this project.

- (10) Measures directed at minimizing or eliminating possible nuisance factors, including, but not limited to, noise, vibrations, smoke, dust, dirt, debris, plant materials, odors, gases, noxious matter, heat, glare, electromagnetic disturbances, and radiation.

This standard is not applicable to this project.

- (11) *The Measures designed to protect the natural features of the site, including wetlands and drainage ways, ground water protection, soils, wildlife, and plant life.*

This standard is not applicable to this project.

- (12) The regulation of operating hours for activities affecting normal schedules and functions.

Extended operating hours are not being requested, nor would they be expected for this service use.

- (13) Identifying a time for regular review and monitoring, as determined necessary, to ensure the use continues to operate in compliance with all conditions and requirements of approval.

Routine business licensing and plan review processes are in place to review and monitor factors relative to the CUP operations. Complaints will be investigated by the City Code Enforcement Staff and resolved or forwarded to the Planning Commission for reconsideration and possible revocation.

- (14) Measures to assure compliance with all conditions and requirements of approval, including, but not limited to, bonds, letters of credit, improvement agreements, agreements to conditions, road maintenance funds, and restrictive covenants.

All of these relative requirements will be implemented by city staff during the final review and approval processes.

- (15) Such other conditions determined reasonable and necessary by the city to allow the operation of the proposed conditional use, at the proposed location in compliance with the requirements of this title.

None have been identified.

Staff Concerns

Planning staff does not have any concerns about the approval of this conditional use.

Recommendations

- # 1 Staff recommends that the Planning Commission determine preliminary review is complete for the Jiffy Lube at Canyon Center project located at approximately 2047 E. 9400 S., based on the following findings and subject to the following conditions:

Findings:

1. That the proposed project will meet all the applicable requirements of the Sandy City Development Code and the Sandy City Architectural Design Standards as to building architectural design, material and colors.
2. That the proposed new service business will augment available services to the residential area and place a new building closer to the street to help break up the visual expanse of a long-standing commercial parking lot.

Conditions:

1. That the developer proceeds through the final site plan review process with staff prior to the start of any construction. The final site plan shall comply with all Development Code requirements and those modifications required or allowed by the Planning Commission.
2. That the development complies with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.
3. All utility boxes (i.e. transformers, switchgear, telephone, cable TV, etc.) shall be shown on the site plan and shall be placed underground or moved behind the front setback of the buildings and screened from view. Each box shall be

shown in its exact location and shall be noted with its exact height, width and length. Building utility meters shall be mounted to the side or rear elevation or screened.

4. That the developer be responsible for the placement of a temporary 6-foot-high chain link fence around the perimeter of the project during the construction phase of the project for security. Said fence shall also be required to include fabric to prohibit blowing dust problems, if it becomes necessary or if it is required by the Community Development Department during Site Plan Review.
5. That the applicant complies with all department requirements as noted in all Preliminary Review letters prior to submittal for final site plan review with staff.
6. That all signage be reviewed and approved under separate permits and be in conformance with City Code.

#2 Staff recommends that the Planning Commission approve a Conditional Use Permit for the proposed Jiffy Lube at Canyon Center “Automotive Service and Repair-Minor”, located at approximately 2047 E. 9400 S. based upon the staff report analysis and the following findings and conditions:

Findings:

1. The integration of this service use into this long-standing commercial shopping center has been extensively analyzed and modified with cooperation from the applicants and the city staff to achieve a workable project.
2. This service use will not be detrimental to the neighborhood or the overall commercial site and provides a needed commercial service in a convenient neighborhood commercial location.

Conditions:

1. That the business hours be limited to the normal Sandy City business hours of 7:00 A.M. to 10:00 P.M.
2. That the site plan approval conditions and the proposed site improvements be installed as part of the SPR process finalization.

Planner:



Douglas L. Wheelwright
Development Services Manager

File Name: S:\USERS\PLN\STAFFRPT\2022\SPR10182022-006422_JIFFY LUBE - CANYON CENTER\STAFF REPORT ON JIFFY LUBE SPR AND CUP 02-07-2024.DOCX

Exhibit "A"



Jiffy Lube
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Exhibit "B"
(see the attached plans for full details)

