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CHIEF ADMINISTRATIVE
OFFICER

Staff Report Memorandum November 3, 2022

To: Planning Commission
From: Community Development Department
Subject: Walmart Fuel Center Site Plan Review
9151 S. Quarry Bend Dr.
(Quarry Bend, Community 7)

SPR03112022-006282
Zone SD-X
0.65 Acres
440 Sq. Ft. bldg.

Meeting Notice: This item has been noticed to property owners within 500 feet of the subject area, and a sign posted on site.

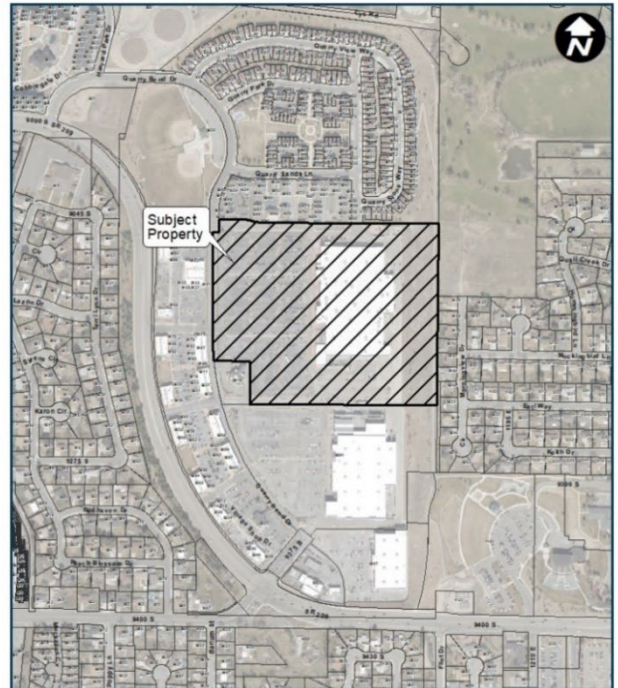
Request

The applicant Ryan Alvarez, with Kimley-Horn and Associates, is representing the property owner (Wal-Mart Real Estate Business Unit) and is requesting **Preliminary Site Plan Review** to construct an **Automotive Self-Service Fuel Station** on the northwest corner of the existing Walmart Supercenter commercial site, located at 9151 S. Quarry Bend Drive.

Background

Walmart has operated its superstore here as a part of the Quarry Bend Shopping Center, since its construction in the mid-2000's. The entire Quarry Bend Shopping Center, and the multiple-family housing on site are zoned SD-X. The prior use of this area was a gravel extraction operation.

The project site area is located within the existing parking lot, a portion of which will be which will be demolished to make way for the free-standing fuel center with a large gas pump canopy and a cashier's kiosk structure and some outside access cooler cabinets for convenience items. The requested automotive self-serve fuel station land use in the Special Development-Ski Connect (SD-X) zoning district is listed as a Conditional Use in this zone, and this use was approved in 2005 together with the site plan for the Superstore project, but never built.



0 100 200 400 600 800 1,000 Feet

SPR03112022-006282
Walmart Fuel Station
9151 S. Quarry Bend Dr.

PRODUCED BY BRYNN BOHLENDER
THE COMMUNITY DEVELOPMENT DEPARTMENT

Property Case History	
Case Number	Case Summary
SPR# 04-45	Development master plan for the Quarry Bend commercial project, Approved on January 6, 2005.
CUP# 05-06	Conditional use approval for a 0.50-acre site, automotive self-service fuel station, March 17, 2005.
SPR# 05-04	Site plan review and approval of the Walmart Superstore site, approved March 17, 2005, by the Planning Commission.

Public Notice and Outreach

A neighborhood meeting was held on October 10, 2022, on this application for the fuel center addition to the Walmart site. A mailed notice for that meeting was mailed by planning staff on 3, 2022 to all property owners of record within 500 feet of the site. One citizen attended the neighborhood meeting presentation and asked a few questions, but otherwise supported the project. One citizen sent an email in support of the proposed project.

A second meeting notice was mailed to all property owners of record for the November 3, 2022, Planning Commission meeting. In addition to mailed notices, the Planning Commission meeting agenda was published and posted in the usual and required locations and web sites for public view.

The only public comment that was brought up in the neighborhood meeting was a concern that all existing private streets and commercial driveways remain intact and available for public use throughout and after the project construction. Staff and the applicant assured the citizen that this would be the situation throughout and after the projects.

Analysis

Zoning Review

The entire Quarry Bend development is zoned Special Development -Ski Connect (SD-X) which was put in place by Sandy City at the beginning of the redevelopment proposal to end the gravel extraction operations. The requested land use for this portion of this larger property is an Automobile Self-Service Fuel Station, which is listed as a Conditional Use in this zoning district. It should be noted that the original development master plan for the Quarry Bend development (approved by the Planning Commission on January 6, 2005), included a self-service fuel station located on the Walmart portion of the project, but at the southwest corner of the parking lot, not the northwest corner as now proposed. This land use of Automotive Self-Service Fuel Station was considered and approved by the Planning Commission on March 17, 2005. As such, the Sandy City planning staff reasoned that a new conditional use approval **would not** be required for this project in the Quarry Bend development, since that use had always been anticipated here and was previously approved.



Access

All deliveries and vehicle access to the larger commercial project and to the Walmart Superstore and this new fuel facility will remain the same since the commercial center was constructed and remains adequate for this new project. All pedestrian

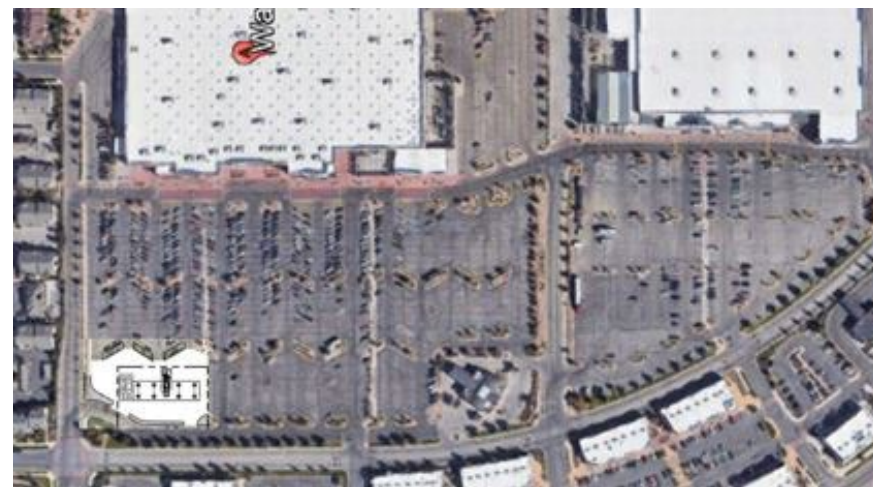
access and sidewalks will remain the same as currently present.

City Department Reviews and Conditions

All necessary Sandy City Departments and Divisions have reviewed the proposed site plan development and have recommended preliminary approval by the planning commission, subject to their reviews, requirements and final review and approval by staff as part of the final site plan review process. All City requirements will be met, including the new storm water requirements mandated by the state and the county.

Site Development

The plan to add the self-service fuel station to the southwestern corner of the existing Walmart parking lot is simple. The four existing rows of vehicle parking stalls will be demolished from the west with new landscaped endcaps added to terminate the existing rows of parking stalls. This will make room for the new pumps, overhead canopy running north to south, and the 440 square foot cashier's kiosk structure located in the center of the canopy and under it. There will be no public access



into the kiosk structure, being available only for the cashier and to sell age-limited commercial or controlled items through the walk-up window. There will also be several external coolers to stock various cold drinks or other convenience items, which will be brought to the cashier's window by the customer for payment. These external cabinets will be locked after the cashier closes the kiosk during the 10:00 P.M. to 6:00 A.M. period each day. During the night, the pumps will be available only by credit card and no attendant or cashier will be present on the site.

Two access driveways will be constructed on the east side of the existing collector driveway, which is located east from the Quarry Bend Drive private street. These will provide access to the new fuel center from the west. A new driveway access will be added to the north, onto the existing 9070 S. St. Access from the east and the south will be via existing parking stall maneuvering driveways.

Architecture, Building Materials and Colors

The attached building elevations drawing shows the proposed building and overhead canopy proposed for the fuel center. The colors and the building materials meet the Sandy City Architectural Design Standards as proposed and coordinate well with the Superstore building as to colors and textures.

Staff Concerns

Planning Staff has no concerns about this proposed new fuel center facility being added to the Walmart Supercenter location.

Recommendation.

Staff recommends that the Planning Commission determine that the **Preliminary Site Plan Review is complete** for the proposed Walmart Automotive Self-Serve Fuel Station, as described in the staff report for the property located at 9151 S. Quarry Bend Dr., based on the following findings and subject to the following conditions:

Findings:

1. The 2005 Conditional Use Permit approval for a free-standing automotive self-service fuel center is still applicable to this project, and therefore does not need to be re-approved now.
2. The automotive self-service fuel center use is compatible with and complimentary to the Quarry Bend commercial shopping center development.

Conditions:

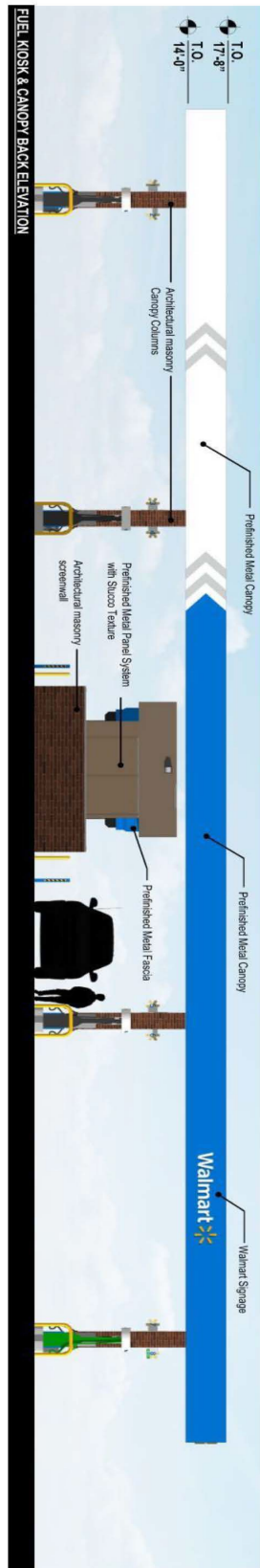
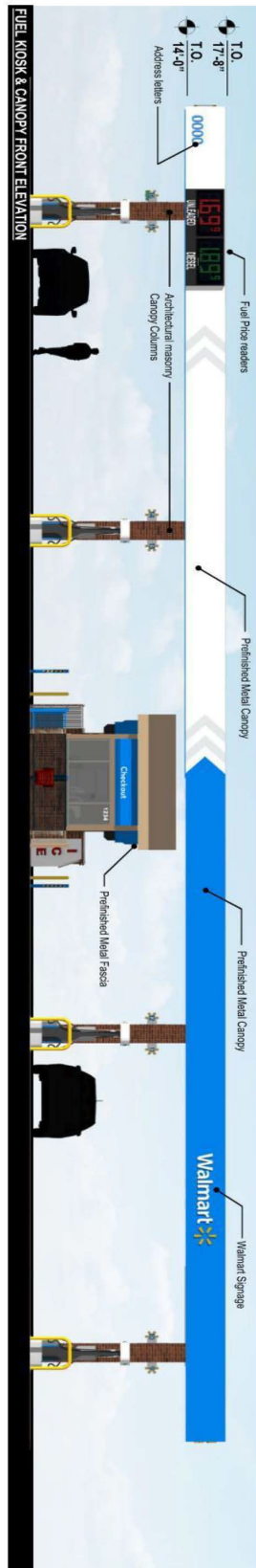
1. That the developer proceeds through the final site plan review process with staff prior to the start of any construction. The final site plan shall comply with all Development Code requirements and those modifications required or allowed by the Planning Commission.
2. That the development complies 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 permit and be in conformance with City Code.

Planner:



Douglas L. Wheelwright
Development Services Manager

File Name: S:\USERS\PLN\STAFFRPT\2022\SPR03112022-006282 - WALMART FUEL STATION\FINAL WALMART FUEL CENTER AT QUARRY BEND SITE PLAN REVIEW-10-24-2022.DOCX



PANTONE 285C	BLACK	COLOR MATCH SW# F322 MIDWOOD/LARK	COLOR MATCH SW# F64 DROWN/DARK CAMEL	OLIVE BRICK PROMENADE BLEND	PANTONE 47TC	PURE WHITE

Walmart Fuel #5235 Sandy, UT

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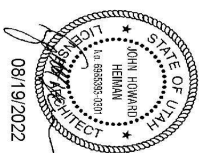
440 KIOSK & CANOPY ELEVATIONS

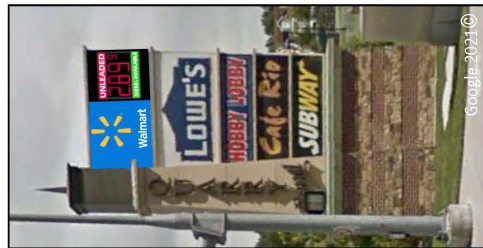
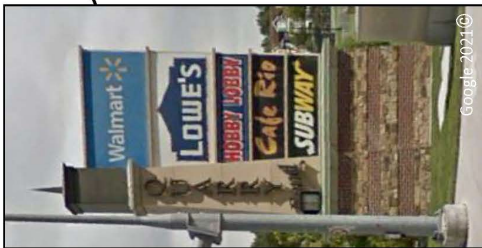
8/19/22

SGA Design Group, P.C.

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8.19.22 | 2
SGA Design Group, Inc.

Sign Exhibit

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Walmart Fuel #5236 Sandy, UT
DESIGN REPRESENTATION ONLY – NOT FOR CONSTRUCTION. The building images shown are a representation of the current design. Please note, existing, ambient light, shadows, materials, textures, content, text style, construction conditions suggested by building codes or regulations, material availability, or final design details.

Exhibit "B"

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- circumstances (i.e., large concrete pours) must be submitted to and approved by the Mayor's Cabinet.
16. That the developer construct a 10 foot wide concrete trail along the Ski Connect Road along with the Ski Connect Road improvements.
 17. That the developer comply with the Boyer Company's "architectural theme" book for the overall development along with all required Sandy City requirements for architectural design contained in the Sandy City Architectural Design Standards.
 18. That Wal-Mart conform to an overall sign theme for the Pebblebrook development that will also include all wall and freestanding signs.
 19. That in the event the developer should desire to perform any maintenance on public roads, to include snow and debris removal, the developer shall enter into an agreement with the City that outlines the desired maintenance and any limitations set forth by the City on each of the maintenance items.
 20. That all roof mounted equipment be evaluated and their sound mitigated from creating a noise problems for adjacent neighbors (especially at the top of the hill to the east). Proper sound attenuation measures shall be required to be taken with the review by an acoustical engineer so that decibel levels are not violated at the property line according to the Sandy City Noise Ordinance.
 21. That all pedestrian walkway crosswalks that cross driveways be constructed of decorative, stamped asphalt *or colored concrete and be ADA compatible to accommodate the passage of wheelchairs, strollers, and shopping carts* to enhance the walkability of the storefront area and the connectivity between this project and the adjacent developments within the overall project area.
 22. That the parking lot area and the surrounding area be policed on a regular basis to keep it clear of stray shopping carts.
 23. That any outside storage area for containers containing excess merchandise shall be screened from view with decorative walls and fences to match that of the development.
 24. That parking lot lights be dimmed to minimum security levels *between 12:00 a.m. and 6:00 a.m. to be worked out between staff and the Police Department.*
 25. *That the developer enter into a Developer Rights Agreement with Wal-Mart to allow for the future development of a parking structure and future retail space in the area directly to the south and west of the proposed Wal-Mart store.*

Fred Lowry seconded the motion. The vote was as follows: Bruce Steadman, yes; Fred Lowry, yes; Ken Reber, yes; Max Burdick, yes; Monica Collard, yes; Nancy Day, yes; Don Milne, yes. The vote was unanimous in favor.

C.V.
 Bruce Steadman moved that the Planning Commission find that the application for the proposed gas station Conditional Use for Wal-Mart is complete and grant approval for the proposed Conditional Use for a freestanding gas station on the Wal-Mart site based upon the following findings:

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1. The development of this property will replace an ugly, dusty gravel pit with a clean and well designed development of shops and services.
2. Development of this site will further the goals of the Sandy City General Plan relating to improved economic development in the area.

In addition to all of the Standards Conditions of approval that this Conditional Use be subject to the following conditions:

1. That the developer comply with all Federal and State environmental regulations relating to the operation and maintenance of a fueling station.
2. That hours of delivery be limited to the same as the store which are no earlier than 7:00 a.m. and no later than 9:00 p.m. These hours cannot be extended by a Conditional Use Permit.
3. That delivery trucks not be parked and/or staged in the parking lot waiting to deliver anywhere on this site any earlier than the 7:00 a.m. to 9:00 p.m. hours for deliveries.
4. That the use be reviewed upon legitimate complaint.

Ken Reber seconded the motion. The vote was as follows: Bruce Steadman, yes; Ken Reber, yes; Fred Lowry, yes; Monica Collard, no; Nancy Day, yes; Don Milne, yes. The vote was 5-1 in favor of the motion. (Max Burdick was not present during this motion.)

Monica Collard voted against this motion because she did not feel that a gas station is a good fit for this development.

*Tire
C.U.*

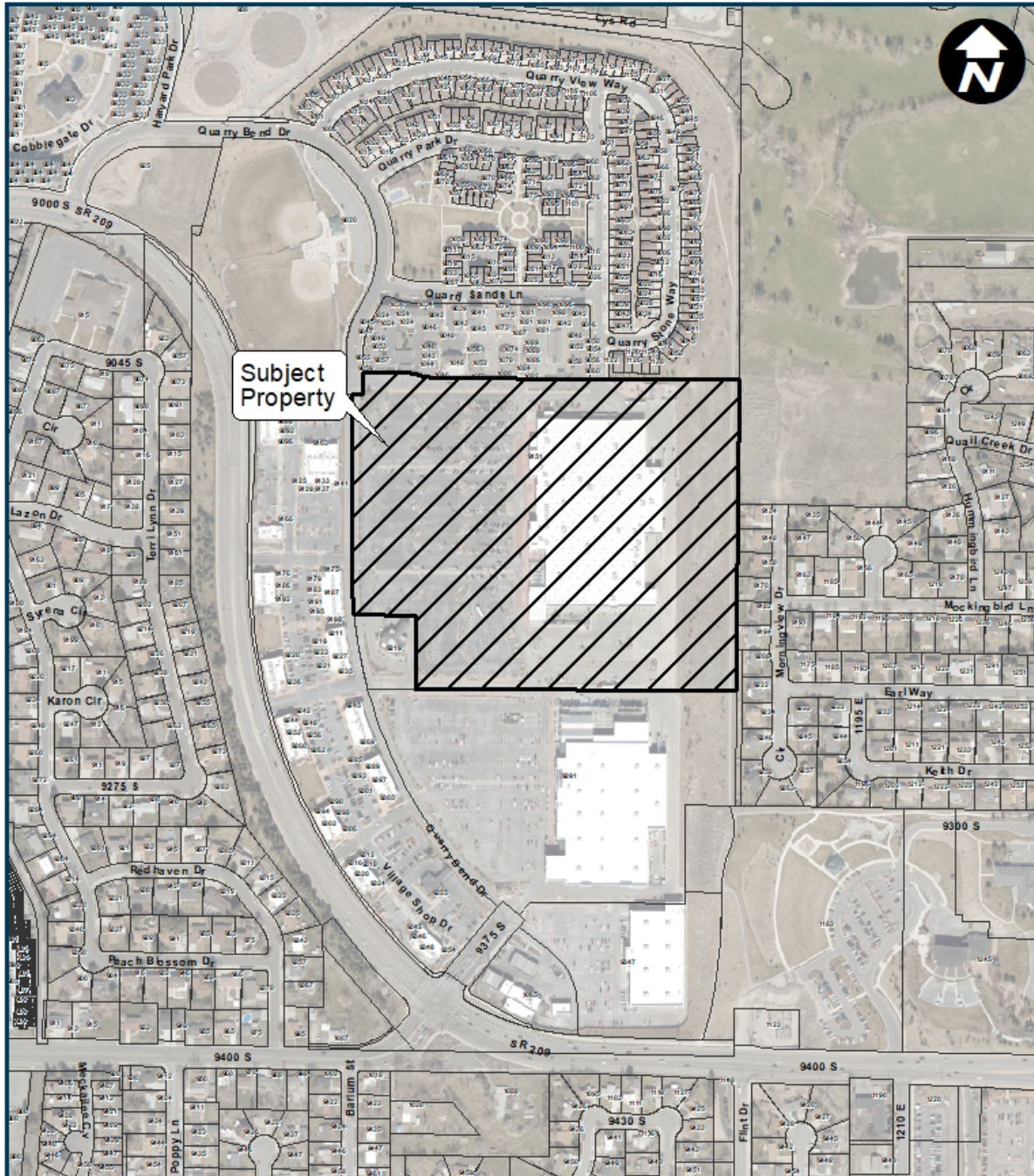
Bruce Steadman moved that the Planning Commission find that the application for the proposed tire, lube and oil facility Conditional Use for Wal-Mart is complete and grant approval for a Conditional Use for a tire, lube and oil facility within the Wal-Mart building based upon the following findings:

1. The development of this property will replace an ugly, dusty gravel pit with a clean and well designed development of shops and services.
2. Development of this site will further the goals of the Sandy City General Plan relating to improved economic development in the area.

In addition to all of the Standards Conditions of approval that this Conditional Use be subject to the following conditions:

1. That the developer comply with all Federal and State Environmental regulations relating to the operation and maintenance of a tire, lube and oil facility.
2. That hours of delivery be limited to the same as the store which are no earlier than 7:00 a.m. and no later than 9:00 p.m. These hours cannot be extended by a Conditional Use Permit.

Exhibit "C"



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Walmart Fuel Station
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