



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

November 7, 2019

To: Planning Commission
From: Community Development Department
Subject: Shine Collision Towing LLC
9472 S. 560 W.
[Community #2-Civic Center]

CUP-10-19-5738
Zone: ID

HEARING NOTICE: *This item has been noticed to property owners within 500 feet of the subject area.*

PROPERTY CASE HISTORY	
Case Number	Case Summary
CU#02-23	<i>Shine Collision was issued a conditional use permit for 8555 S. 700 W. to allow for the use of a portion of his back vehicle storage lot for an impound lot.</i>

DESCRIPTION OF REQUEST AND BACKGROUND

The applicant, Tracy Pendleton for Shine Collision Towing, is requesting that the Planning Commission consider a request for a conditional use permit (CUP) to allow for storage of RV's, trucks, cars, and equipment in an Industrial Zone. The property is approximately located at 9472 S. 560 W. and is approximately 4000 square feet. *(See Exhibit #1 – Application Materials).*

The applicant is proposing to store impounded, and accident vehicles for the Sandy City Police Department. There will typically be 12-15 cars stored at any given time, for approximately 1-45 days. The unclaimed vehicles are sold if they remain unclaimed by the owners within 30 days of the date of seizure.

The vehicles will all be stored inside the property with no portion of vehicles or equipment being stored outside the property. The subject property is bordered by landscaping storage and a martial arts studio. The building also contains an auto repair shop, and storage.

ANALYSIS

Per **Section 21-08-02** of the Sandy City Land Development Code, any business looking to house cars, trucks, RV's, and other equipment in an Industrial Zone requires Conditional Use approval from the Planning Commission.

COMPLIANCE WITH SECTION 21-33-04

Staff response in *italics*.

Conditions. In order to achieve compliance with the standards set forth herein, the City may impose conditions, which address standards 21-33-4 "1" to "15", as contained in the Sandy City Development Code. This proposed conditional use meets or satisfies all of Conditions "1" through "15", except the following conditions, which merit discussion or additional consideration by the Planning Commission:

2. Proposed site ingress and egress existing and proposed roads and streets.
The ingress and egress to and from the site is existing and will not change. Entrance to and from the building will utilize the front entrance on the east side of the building.

5. Site circulation patterns for vehicular, pedestrian and other traffic.
Pedestrian and vehicular circulation will utilize the existing ingress/egress points on the north and south sides of the building.

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 Code.

That the applicant complies with all Building & Safety, and Fire & Life Codes.

NOTICE

A neighborhood meeting was held on Thursday October 24, 2019 at 7:00 PM by the Community Development Department. Four people including the applicant attended the meeting. The concerns brought to the meeting were unrelated to the project. Attendees had no concerns with Shine Collision. Notices were mailed to the property owners within a 500-foot radius of the subject parcels in advance of the Planning Commission meeting. (*Exhibit 2- Neighborhood Meeting*) At the time of writing the staff report, staff has not received any comment on this application.

CONCERNS

Staff has no concerns.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve a Conditional Use Permit to allow for Shine Collision Towing to store RV's, trucks, cars, and equipment in an Industrial Zone based on the findings listed below and the subject to the following conditions:

Finding

1. Based on the proposed use, staff finds that there are sufficient similar uses to allow for the use in the proposed zone.

Conditions

1. That the proposed structure comply with all applicable Building & Safety, and Fire & Life Codes.
2. That the applicant be responsible for meeting all provisions of the Sandy City Development Code, and all conditions of approval imposed by the Planning Commission to mitigate a reasonably anticipated detrimental effects of the proposed use.
3. That the applicant obtain a business license from the Community Development Department.
4. That the use be reviewed upon legitimate complaint.
5. Storage of the vehicles must remain inside the subject property.

Planner: Claire Hague
Claire Hague, Zoning Technician

Reviewed by: FM

S:\USERS\PLN\STAFFRPT\2019\CUP-10-19-005738 Shine Collision

Exhibit #1 – Application Materials

We will be storing impounded, and accident vehicles for Sandy City Police Department. This location offers inside/alarmed/secure storage. This also provides a secure location for Sandy Police evidence holds.

The vehicles would be inside only. We would typically have 12-15 cars inside for 1 - 45 days on average as this is the process for the Utah State Tax Commission on abandoned vehicles to make a sale.

Tracy R Pendleton / Shine Towing / 801-706-7052

Exhibit #2 – Neighborhood Meeting



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Notice of Neighborhood Meeting

Dear Property Owner or Current Resident,

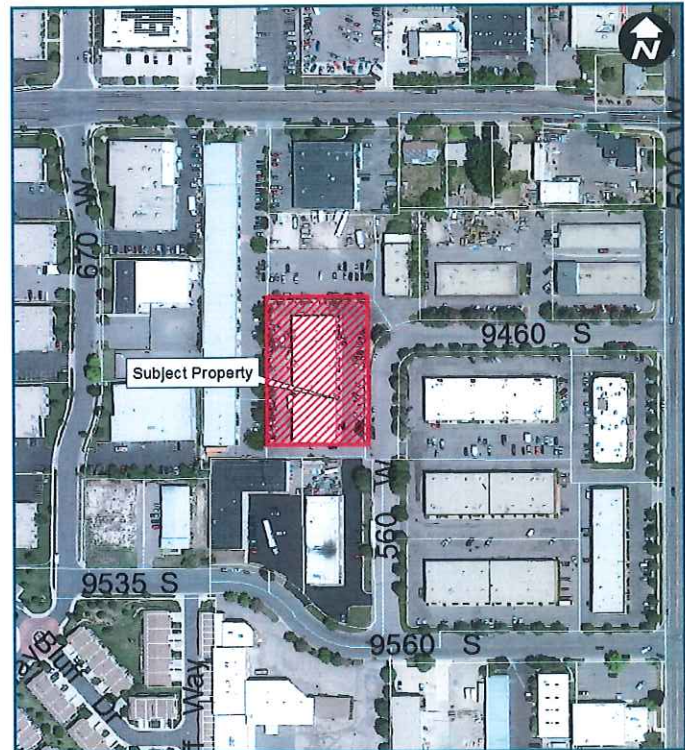
On **Thursday, October 24, 2019 at approximately 7:00 p.m. in Room 220 at Sandy City Hall (10000 Centennial Parkway)** the Sandy City Community Development Department will hold a neighborhood meeting. The applicant, Tracy Pendleton, will be applying for a Conditional Use Permit to allow for the storage of cars, trucks, RV's and equipment in the ID Zone. This meeting will be held to discuss the application, and allow for public input.

This item is scheduled to be heard by the Sandy City Planning Commission on November 7, 2019. A future notice will be mailed to you prior to that date to notify you of that public meeting.

If you have questions or comments concerning this proposal, please attend this neighborhood meeting, or please contact Claire Hague, Zoning Technician at 801-568-7205 or by email at chague@sandy.utah.gov. This courtesy notice is being sent to known property owners within 500 feet of this proposal. Please pass this information on to others who may be interested.

Thank you,

SANDY CITY PLANNING DIVISION



CUP-10-19-005738
Shine Collision Towing
9472 S. 560 W.

PRODUCED BY CLAIRE HAGUE
THE COMMUNITY DEVELOPMENT DEPARTMENT

Neighborhood Meeting – Community (Civic Center #2) Sign-In Sheet
(10-24-2019)

	Name	Email	Cell Phone Number
1	Bill Pendleton	bill@thejourney.com	801-403-5543
2	Brygh Forsgren	" " " " "	801-547-1234
3	Tracy & Kimble Bullock	947-560-5600 Camarobado wash.com	801-706-17052
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Exhibit #3 – Site Plan



CUP-10-19-005738
Shine Collision Towing
9472 S. 560 W.



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