



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

May 3, 2018

To: Planning Commission
From: Community Development Department
Subject: Quick Quack Car Wash Site Plan Review and Conditional Use SPR-12-17-5335
11114 South State Street CUP-12-17-5336
[South Towne, Community #9] CBD Zone
1.10 Acres

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

PROPERTY CASE HISTORY	
Case Number	Case Summary
None	Property is vacant land.

DESCRIPTION OF REQUEST

The applicant is requesting that the Planning Commission review and approve the preliminary Site Plan for a new automatic car wash facility in the CBD zoning district. A commercial car wash is a conditional use in the CBD zoning district. The Planning Commission is the approval body for both land use actions.

BACKGROUND

Mr. Larvin Pollock and Mr. Dallas Hakes of Lone Star Builders, applicants are requesting approval to construct a new car wash facility on approximately 1.10 acres of vacant land located at 11114 South State Street. All abutting property in this area is zoned Central Business District (CBD). The proposed site is located between State Street and Auto Mall Drive, and will be connected to both streets with new driveway approaches. The abutting property to the south is developed as the Arrowhead Dental Lab. The property to the north is currently vacant, but will be developed commercially in the future. Farther north, is the former Canyon's School District property, where the old Valley High Alternative High School is located.

SITE PLAN ANALISYS

Access. Two new driveway approaches will be constructed to access the development from both State Street and Auto Mall Drive. These access points will also be the access points for the future development of the remaining vacant property to the north. The site plan provides for adequate queuing space on the south side of the building to enter the automatic wash tunnel structure from the east side of the building. The wash tunnel will flow to the west and exit midpoint in the site. Vehicle flow from that point will be to the west and then turning back to the east on the north side of the building. There will be carport type roofs covering vacuum stalls on the north side of the building.

Parking. There will be adequate parking to meet the needs of the site for the office portion of the building.

Landscaping. The site will be landscaped as required by the zoning code and in addition, the front yard setbacks of both the State Street and Auto Mall Drive frontages across the full frontages of the developing and the future development areas of this property.

Architectural Design & Materials. Because of the CBD zoning, this project was required to be reviewed by the Civic Center Architectural Design Review Committee to receive comments and a recommendation to the Planning Commission as to compliance and compatibility with the Sandy City Architectural Design Standards. A meeting on this project was held on April 11, 2018, wherein the committee favorably reviewed the proposed building and the building materials, colors and architectural design details. Although this building is a “branded” building of Quick Quack, the initial proposal was modified to greatly reduce the amount of stucco/EIFS and to tone down the typical bright yellow building accents, at the request of staff. The Civic Center Architectural Design Review Committee recommended that the Planning Commission approve the proposed building architectural design, materials and colors as proposed by the applicant, which now conform to the Sandy City Architectural Design Requirements.

CONDITIONAL USE ANALYSIS

Conditional Use Consideration for a Car Wash Facility. Under the Sandy City Development Code, the Planning Commission, through the Conditional Use process, can: **approve** Conditional Uses if no mitigation of reasonably anticipated detrimental impacts is necessary; **approve** Conditional Uses **with conditions**, if mitigation of reasonably anticipated detrimental impacts is necessary; or **deny** Conditional Uses, if it is determined that reasonably anticipated detrimental impacts cannot be adequately mitigated. This request is for a Car Wash use. The burden of mitigating these impacts or effects is the responsibility of the applicant and not of the municipality or adjacent property owners (Section 15A-33-04).

Compliance with Section 15A-33-04 Conditional Use Permit

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

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

The layout is properly designed and located. The site is adequately sized for the proposed new building.

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

The ingress and egress to and from the site has been reviewed and approved by UDOT for State Street and by the City Transportation Engineer for Auto Mall Drive, and will be adequate for use by this facility and also for the future development of the balance of the vacant property to the north.

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

All of these public facilities presently exist at the site, are functioning, and will not be detrimentally impacted by the proposed Conditional Use of the property. This car wash chain business recycles much of its wash water in a semi-closed system of its proprietary design.

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

Adequate required vehicle parking is proposed for the site. Car wash customers will not need to exit their cars anytime on property, unless they chose to use the free vacuum stalls. The dumpster enclosure will be constructed to meet the City requirements.

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

Site circulation will be sufficient for the use as designed on the site plan.

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

This standard is not applicable to the car wash use request. The building design, materials, and colors meet the zoning requirements and the Sandy City Architectural Design regulations.

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

This standard will be met. Signage is not included in this process and must be subsequently applied for and reviewed by City staff.

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

This standard is not applicable.

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

The site landscaping will be improved as part of this site plan approval as shown on the attached plans.

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 will be met. This facility will be monitored by the sanitary sewer district and subject to the noise limits imposed by the County Health Department. Since the car washing activity will be contained within a tunnel, noise and environmental emission will be minimal.

11. 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.

12. The regulation of operating hours for activities affecting normal schedules and functions;

Because of the CBD zoning, this project is not subject to the normal Sandy City business hour limitation of 6:00 A.M. to 10:00 P.M., sometimes triggered by proximity to residential zoning, which in this situation is not present.

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.

The conditional use will be reviewable upon legitimate complaint, and any new impacts arising can then be addressed through the imposition of additional mitigating measures, by the Planning Commission.

14. Measures to ensure 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, restrictive covenants.

Measures to ensure compliance will be enforced by the Sandy City staff upon citizen complaint or staff observance, and will be adequate to mitigate potential violations of approval conditions.

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.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission: **approve** the preliminary site plan for the proposed car wash facility; **approve** the building architectural design, building materials and colors as proposed; and **grant** the Conditional Use request to allow the automatic car wash use, based on the staff report, the **staff findings 1 to 15** in the above analysis of the Conditional Use Standards and the three **additional findings listed below and subject to the following three conditions:**

FINDINGS:

- A. That the various City Departments and Divisions, including the City Engineer and the Transportation Engineer, have preliminarily approved the proposed site plan.
- B. That the proposed building design, materials and colors meet the Sandy City Architectural Design Requirements, and have been favorably recommended by the Civic Center Architectural Design Review Committee.
- C. That the proposed car wash facility use has been reviewed by staff considering the 15 standards contained in the Sandy City Development Code , 15A-33-04, Conditional Use Process, and appropriate and adequate mitigation measures are imposed as deemed necessary.

CONDITIONS OF APPROVAL:

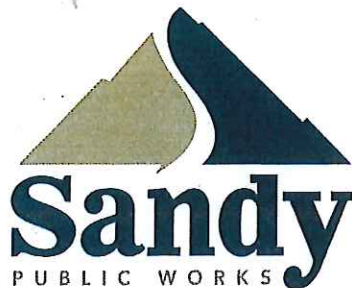
- 1. That the applicant proceed through final site plan approval with staff as required by the Sandy City Development Code.
- 2. That the Conditional Use Permit for the car wash facility, be reviewed upon future legitimate citizen complaint or staff observation of non-compliance with conditions.
- 3. That the applicant be responsible to meet all provisions of the Sandy City Development Code and all conditions of approval that are included in this report and as may be imposed by the Planning Commission to mitigate the reasonably anticipated detrimental effects of the proposed use.

Planner:


Doug Wheelwright
Development Services Manager

Reviewed by:





DEPARTMENT OF PUBLIC WORKS

Tom Dolan
Mayor

Scott Bond
Chief Administrative Officer

Michael Gladbach, P.E.
Director

READY-FOR-PLANNING-COMMISSION MEMORANDUM

DATE: December 20, 2017

TO: Doug Wheelwright, Development Services Manager

FROM:

Ryan C. Kump, P.E., City Engineer

Britney Ward, P.E., City Transportation Engineer

David J. Poulsen, Development Engineering Coordinator

SUBJECT:

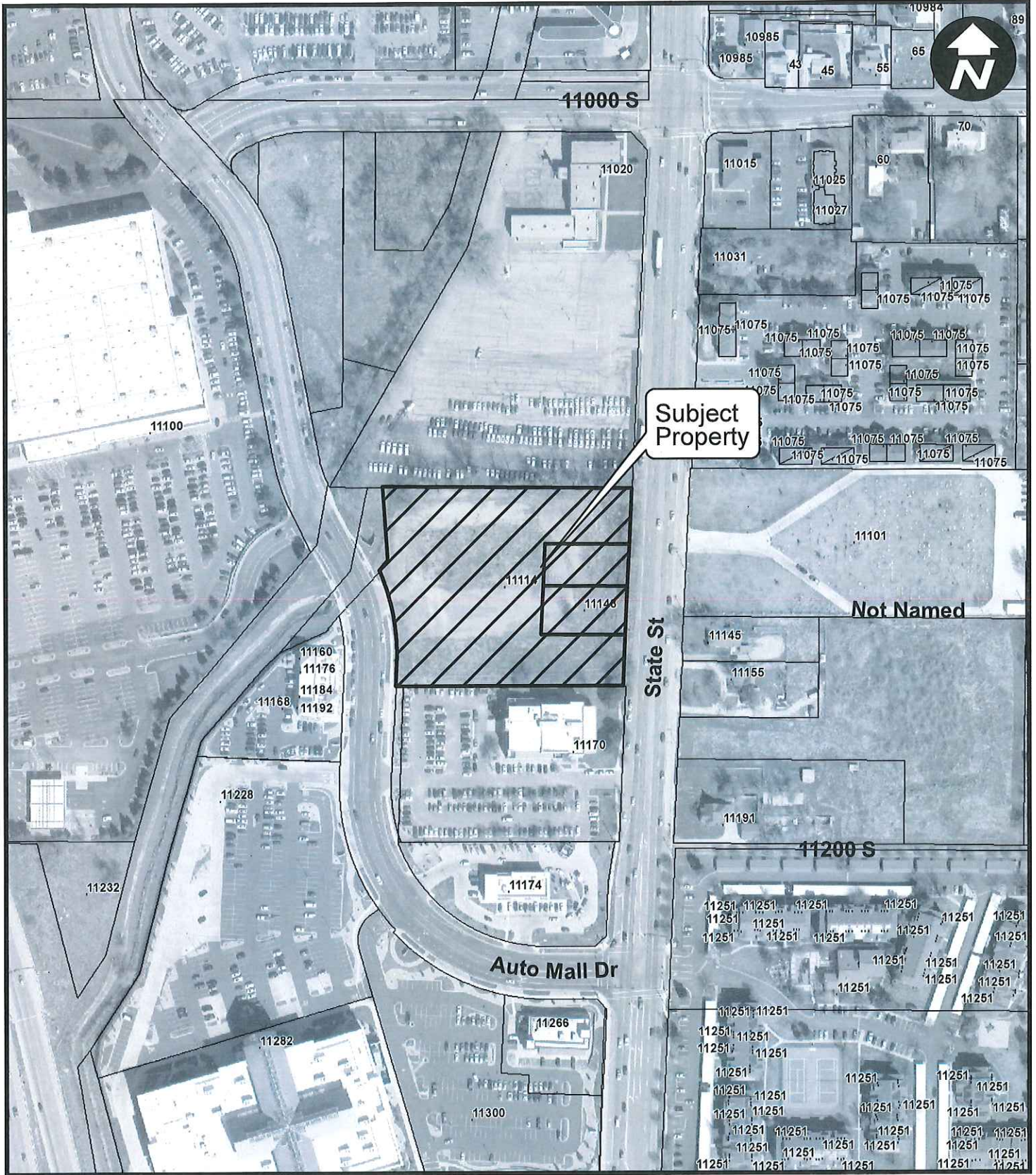
Project Name: Quick Quack Sandy

Plan Case Number: SPR-12-17-005335

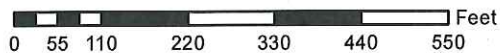
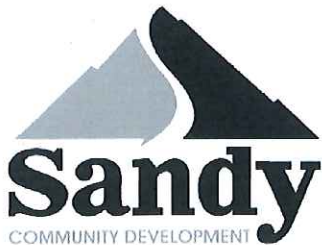
Project Address: 11150 South State Street

A review of the above-mentioned project has been made. Following is a list of comments from the Public Works Department:

1. THE PRELIMINARY SITE PLAN AND OTHER DOCUMENTS SUBMITTED BY THE DEVELOPER ARE GENERALLY ADEQUATE at this stage of the project with regard to Public Works Department concerns. A number of items will be required prior to final approval, including items mentioned in the drawing redlines, the "Plan Case Comments," and the "City Engineer Requirements" letter, but these items are not required as part of this preliminary submittal.
2. THE PUBLIC WORKS DEPARTMENT RECOMMENDS THAT THE PLANNING COMMISSION DECLARE THAT PLANNING COMMISSION PRELIMINARY SITE PLAN REVIEW IS COMPLETE, and that final project documents be prepared by the developer for review by city staff members.
3. PRIOR TO FINAL APPROVAL BY THE PUBLIC WORKS DEPARTMENT, the developer is required to complete all items mentioned in the drawing redlines, the "Plan Case Comments," and the "City Engineer Requirements" letter.



SPR-12-17-5335 :: CUP-12-17-5336
Quick Quack Car Wash
11114 S State St



PRODUCED BY OLIVIA CVETKO
 THE COMMUNITY DEVELOPMENT DEPARTMENT

SANDY CITY ARCHITECTURAL DESIGN REVIEW COMMITTEE MEETING

AGENDA, WEDNESDAY, APRIL 11, 2018

Scott Westra, WCF, CFO
Cyndi Sharkey, P.C. Member
Cheryl Bottorff, Citizen
Kris Nicholl, Sandy City Council Member
Doug Wheelwright, Development Services Manager
Brian McCuiston, Planning Director
Jared Gerber, Sandy Community Development Assistant Director
Steve Burt, Architect, Chairperson

4:00 P.M. iFly Indoor Skydiving, 154 W. 11400 South, Custom branded building for this use only. Located on an existing pad site as part of the One-14 Retail Center Project, home of Scheels All Sports Retailer. Stephen Selu, P.E. project manager for Kimley-Horn Consultants.

Ashley Robertson, Project Manager with iFly
Carlo Maria Ciampoli, Architect, with Stantec Consultants

They showed a two minute video presentation regarding the iFly facilities, interior and exterior.

Carlo has been working on the prototype for the facilities all around the world. He presented the brick that is proposed to be used. They would like to use bricks and EIFS of similar colors, in addition to pre-cast concrete. The colors will be similar to what is used for other buildings in the One Fourteen Center. They would like to use Bowmanite in a dark blue color, which is their "branded" color.

Doug indicated that the proposed location is just south of Scheels, on the corner of 11400 South and the freeway. He commented that regarding the issue on the color and materials is that there is a 20% limit on the stucco/EIFS.

There was discussion regarding the Bowmanite, which is often used on concrete patios. It is a matte finish, but it can be used with different kinds of textures. Carlo indicated that the use of metal panels would not be feasible. He stated that with the vibration, bricks would fall off. Pre-cast concrete is ideal, with the blue coating on the outside.

The technical issue is the restriction on EIFS. Carlo stated that Bowmanite is the more durable material than EIFS. It was indicated that the building is 50 feet tall.

Carlo stated that retail is turning into experimental retail. He commented on the different events that are held at their facilities.

Architectural concrete and metal – that is what the front of the upper structure is made of:

Kris believes that it is sterile from the freeway side (back) and believes it would be good to have something on the west side to stand out, to increase the contrast on that side.

Cyndi commented that the visual coordination is missing with the shopping center. She believes the darker brown color that is on the Scheels building should be put into their building materials.

Chad Liljenquist indicated that they want Scheels to stand out, which is why the surrounding buildings do not have the Scheel's red brick. He stated that the pre-cast is on other buildings, but not the red brick. That is a unique look to Scheels.

They tried to take colors from the surrounding 114 Center buildings, rather than from Scheels.

Carlo commented that the metal portion of the front of the facility will be lit up.

One Fourteen Center is a planned commercial site. The mountain meets urban could be achieved through landscaping.

It was suggested that a strip of Bowmanite be added to the top of the lower portion of the building.

Cyndi commented that it would be good to use some of the front material elements on the back.

Cheryl commented that the contrast should be increased on the back.

Chad suggested that the lettering on the sign be blue and then be lit up white at night.

Kris is comfortable forwarding these suggestions to the Planning Commission.

4:30 P.M. Quick Quack Car Wash, 11114 South State Street, Automatic tunnel type car wash facility. New construction on a vacant property [parcel located just north of Arrowhead Dental. Larvin Pollock, project manager for Legend Engineering.

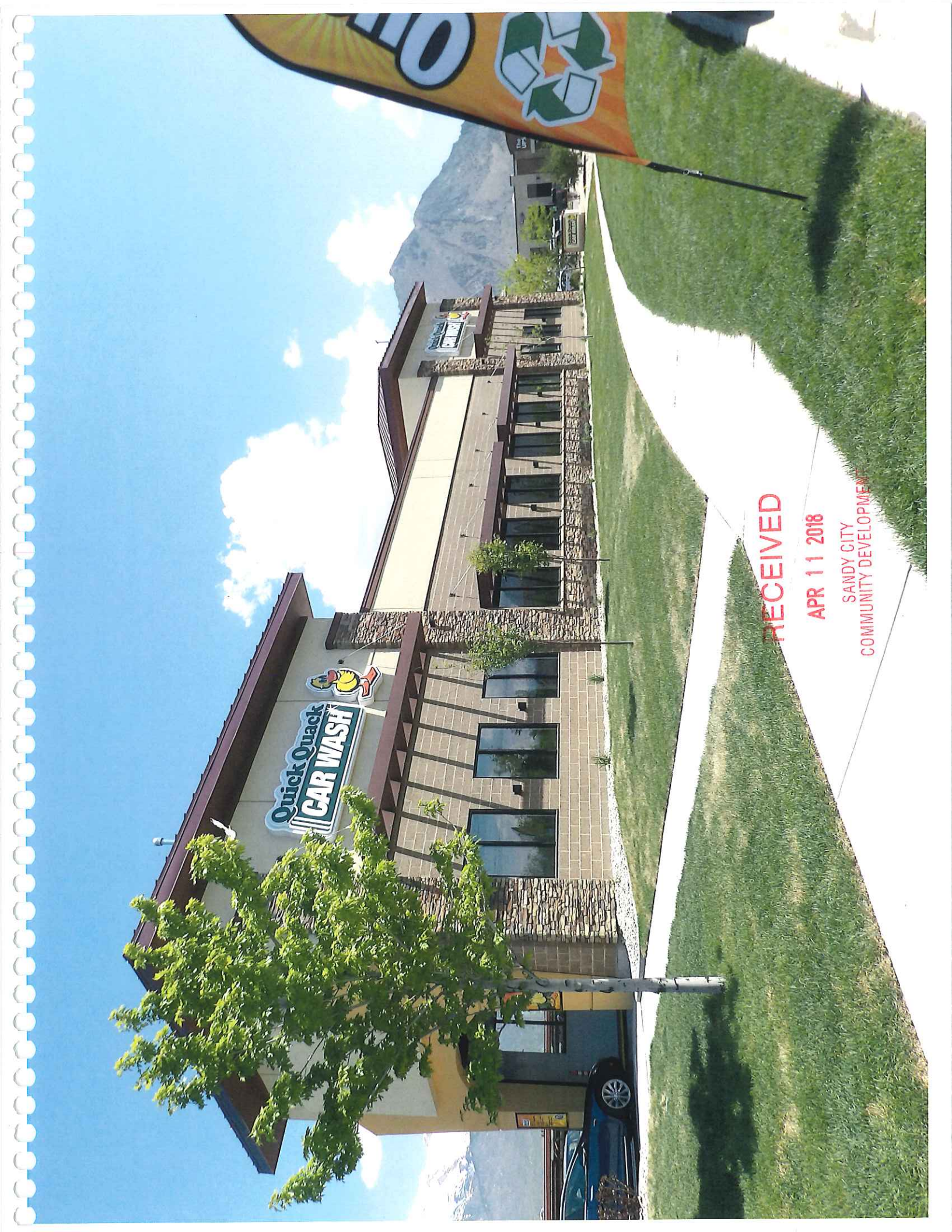
This facility will be located just north of Arrowhead Dental on the undeveloped land.

Initially the accent color was very yellow, but has since been toned down. The building is "branded."

Larvin, Elevate Engineering. Dallas Hicks is the owner of the building. Larvin reviewed the site. He indicated that this will be the 13th location of Quick Quack in the State.

Doug indicated that there are carport covers on the vacuum stalls, which is the same color as the roofing. The stucco/EIFS is under 20%. The color palate is the same as the Highland, Utah location.

They agreed to forward this to the Planning Commission.



RECEIVED

APR 11 2018

SANDY CITY
COMMUNITY DEVELOPMENT

