



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE
OFFICER

Staff Report Memorandum January 19, 2023

To: Planning Commission
From: Community Development Department
Subject: TrenZoil Automotive Quick Lube Store
Site Plan Review and Conditional Use Permit
9750 S. 700 E.
(Community #5)

SPR-05272023-006335
CUP-07112022-006360
CN Zone
0.65 Acres
Approx. 2,600 Bldg.
Sq. Ft.

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

Request

The applicants, Alice and Robbie Joly (property and business owners) and Jonathan Flores (architect with JZW Architects) are requesting Preliminary Site Plan Review and approval of a conditional use permit for an “Automotive Service (Non-Mechanical)” use in the Neighborhood Commercial (CN) zoning district, to be located on an existing commercial subdivision lot at 9750 S. 700 E. The Planning Commission is the land use authority for Conditional Uses in the CN zoning district. Please see the attached letter from the applicants addressing their business operation and requesting the conditional use permit.

Background

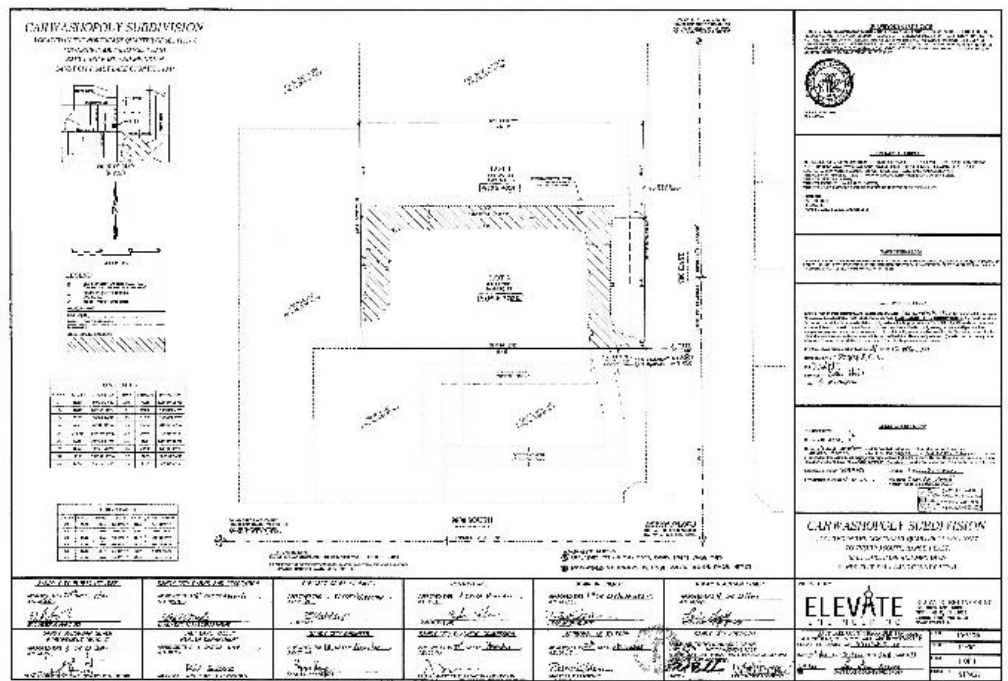
The existing, vacant commercial building lot was created in the Carwashopoly Subdivision which was recorded January 21, 2021. That subdivision was developed by the Quick Quack Car Wash owners who bought the existing 1.55-acre property from the owner of the Alpine Electronic business. Quick Quack owners did not need the whole property for their car wash facility, so they created the second lot, which



SPR05272022-006335
Site Plan Review
9370 S 700 E
Community Development Department
Cartography: Eleonore Meares

Property Case History	
Case Number	Case Summary
CUP 81-29	Godwin T.V. repair shop conditional use on south portion of property, approved in 1981.
SPR 84-07	Candlelight Plaza phase 1, Office and retail use, multi-building, single story commercial development, approved in 1984.
SPR 96-24	Alpine Electronics Shop, successor to Godwin T.V. 1996
CUP 09-11	Wholesale Plant Network plant nursery accessory use to Alpine Electronics. 2009
CUP 06-19-5672	Quick Quack Car Wash use, south 0.9 acres of former Alpine Site. 2019
SUB-06-19-5677	Carwashopoly Subdivision, two lot commercial subdivision of former Alpine site containing 1.55 Acres. Recorded Jan. 21, 2021

has now been sold to the current owners, the Jolys. Surrounding properties are all zoned CN and have been previously developed. This lot shares a common driveway along the south boundary, which is currently used by the car wash patrons to enter that facility. There are also two stubbed parking lot driveways connected from the north to this property located on the east and west sides of that office complex. These two stubbed access driveways are currently blocked by concrete barriers, put there by the property owner to the north (Candlelight Plaza). City ordinance requirements will require TrenZoil property owners to stub access driveway connections to meet the existing stubs. This requirement will be a problem for the owner to the north, as stated to Planning Staff in prior conversations. Automotive Service (Non-Mechanical) uses are listed as a Conditional Use in the CN zoning District. This staff report will address both site plan and conditional use consideration by the Planning Commission.



Public Notice and Outreach

A neighborhood meeting was held on December 7, 2022, on this application for the proposed “Automobile Service (Non-Mechanical)” use in the CN Zoning District. A mailed notice for that meeting was sent by planning staff prior to that meeting to all property owners of record within 500 feet of the site. Only one community member attended that neighborhood meeting virtually and raised no concerns. A second mailed meeting notice was mailed to all property owners of record for the January 19, 2023, 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 and the site was posted with a notice sign.

Analysis

Vehicle Access. The lot upon which this quick lube operation would be built does not have its own direct driveway access to 700 E. St. Access was restricted by UDOT during the approval of the Carwashopoly Subdivision approval to a shared driveway to the south with the O'Reilly Auto Parts store and the Quick Quack car wash lot. A shared access driveway is stubbed to this lot from the Quick Quack Car Wash lot, which will be extended with this development across the front of the property near and paralleling 700 East. This shared access will be stubbed to the north to line up with the driveway on the Candlelight Plaza at the front of that property (which is blocked by the neighbor with the concrete barriers). Similarly, this site will connect driveway stubs on the west side of these properties (which is also blocked).



It is in these property owners' interest, and it serves the public interest to make all of these shared cross access connections to be completed and allow them to function together to reduce congestion. It is very important that these stubs on the west side of these properties be connected to improve fire department access to the rear of these buildings and sites. If the Candlelight Plaza property owners refuse to remove the concrete barriers at these existing driveway stubs, then the City may need to begin enforcement actions in the future. With all of the existing shared access driveway stubs are connected, then vehicle and Fire Department access will be adequate for this development.

Vehicle Parking. The parking requirement for this use is dependent upon the gross square footage of the building at the rate of five Parking stalls per 1,000 square feet of building. This would require 14 parking spaces on site. The current site plan would provide eighteen parking stalls. The final number of parking stalls will need to be reduced to meet the Sandy City Ordinance requirements on the final site plan review with staff, or the applicant will need to pursue a Parking enlargement approval with either the Community Development Director or the Planning Commission at a future time. Vehicle parking will be adequate by meeting Sandy City Ordinance Requirements

Architectural Design & Materials. The building architectural design is modern and meets the Sandy City Architectural Design Standards. Building materials and colors are approvable. There are no issues with the building architecture.

Landscaping. Site Landscaping is adequate and will meet City requirements.

Fencing. No site fencing is proposed or required after construction.

Signs. Site and building signage is limited to a single monument sign and building wall signage as allowed by City ordinance. All signage must be approved under separate application and approval by City Staff.

Staff Concerns. All stubbed driveway connections must be made and open to access and function.

Conditional Use Standards

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 items from that list are applicable to this particular request and merit discussion or additional consideration by the Planning Commission (staff analysis is found below in *italics*):

Conditional use permit approval is required for the proposed TrenZoil quick lube facility. An “Automotive Service (Non-Mechanical)” use is listed as a conditional use review in the CN zoning district. 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 items from that list are applicable to this particular request and merit discussion or additional consideration by the Planning Commission (staff analysis is found below 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 configuration and location of the site is appropriate for this location.

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

Shared site ingress and egress are existing and are adequate for the proposed facility. (See discussion in SPR analysis above under Vehicle Access.)

- (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.

These improvements are either existing or will be added as per the proposed site plan.

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

The proposed number of off-street vehicles exceeds Sandy City Ordinance requirements and must be reduced to meet City standards or receive City approval for expanded parking through City processes at a future request. Parking improvements are appropriately provided with the new site plan. A new dumpster enclosure will be constructed. (See also analysis discussion in SPR report under Vehicle Parking.)

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

These factors will be completed with the proposed plan and will be appropriate for the new facility.

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

These factors are covered by the proposed site plan and will be appropriate for this development.

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

These site features will be adequately addressed by the site plan approval. Signage approvals are by separate review and permitting and are not included in this review.

- (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 property owners from noise, visual, and other impacts.

This standard is generally not applicable.

- (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.

The proposed site development will address the mitigation of any potential nuisance factors. Lighting will be directed downward, and light spill will be contained within the parking lot area.

- (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.

The operating hours will be within the Sandy City allowed business hours and are appropriate for this location.

- (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 approval can be reviewed upon legitimate complaint.

- (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.

This project will follow thru with the Site Plan Review, building permitting, performance bonding and inspections to ensure compliance with City approvals.

- (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.

Nothing additional required.

Staff Concerns

Planning Staff has no concerns about this proposed Automotive Service (Non-Mechanical) use.

Recommendations

- #1 Staff recommends that the Planning Commission determine Preliminary Site Plan Review is complete for the proposed TrenZoil Automotive quick lube facility, located at 9750 S. 700 E., as described in the staff report, based on the staff report, and the following two findings and subject to the following six conditions:

Findings:

1. Development of this site as proposed will improve vehicle and emergency service access within this commercial node.
2. Development of this property will complete the commercial development of this commercial node location.

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 six foot (6') tall 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.

#2 Staff recommends that the Planning Commission grant approval for the requested Conditional Use for an Automotive Service (Non-Mechanical) use., based on the staff report and the following two findings and subject to the following two conditions:

Findings:

1. All reviewing City Departments and Division have reviewed the plans for the new site plan and bank branch building and recommend Planning Commission approval, subject to their requirements and corrections to the plans.
2. The proposed conditional use is well suited to this location and will not cause un-mitigated negative impacts to the area.

Conditions:

1. That the site be developed as per the site plan review requirements and conditions.
2. This conditional use be reviewed upon legitimate complaint.

Planner:

Douglas L. Wheelwright, Development Services Manager

File Name: S:\Users\PLN\STAFFRPT\2022\SPR05272022-006335 TrenzOil

Exhibit "A"

June 28, 2022

To Whom It May Concern,

We are seeking a Conditional Use Permit for bringing our new facility to the community of Sandy City. We would like to introduce TrenzOil Inc, a concierge, quick lube service changing your vehicle oil within 10 minutes while waiting in the comfort of your own car.

Being next to Quick Quack car wash only enhances the customer experience and convenience. There shouldn't be any additional traffic impacts then what the car wash brings in now. We are hoping as they get their car washed, they will also take care of the need for their oil change. We share a common entrance and hopefully an additional 2 other cross easements and entrances that will allow the flow of traffic to be efficient.

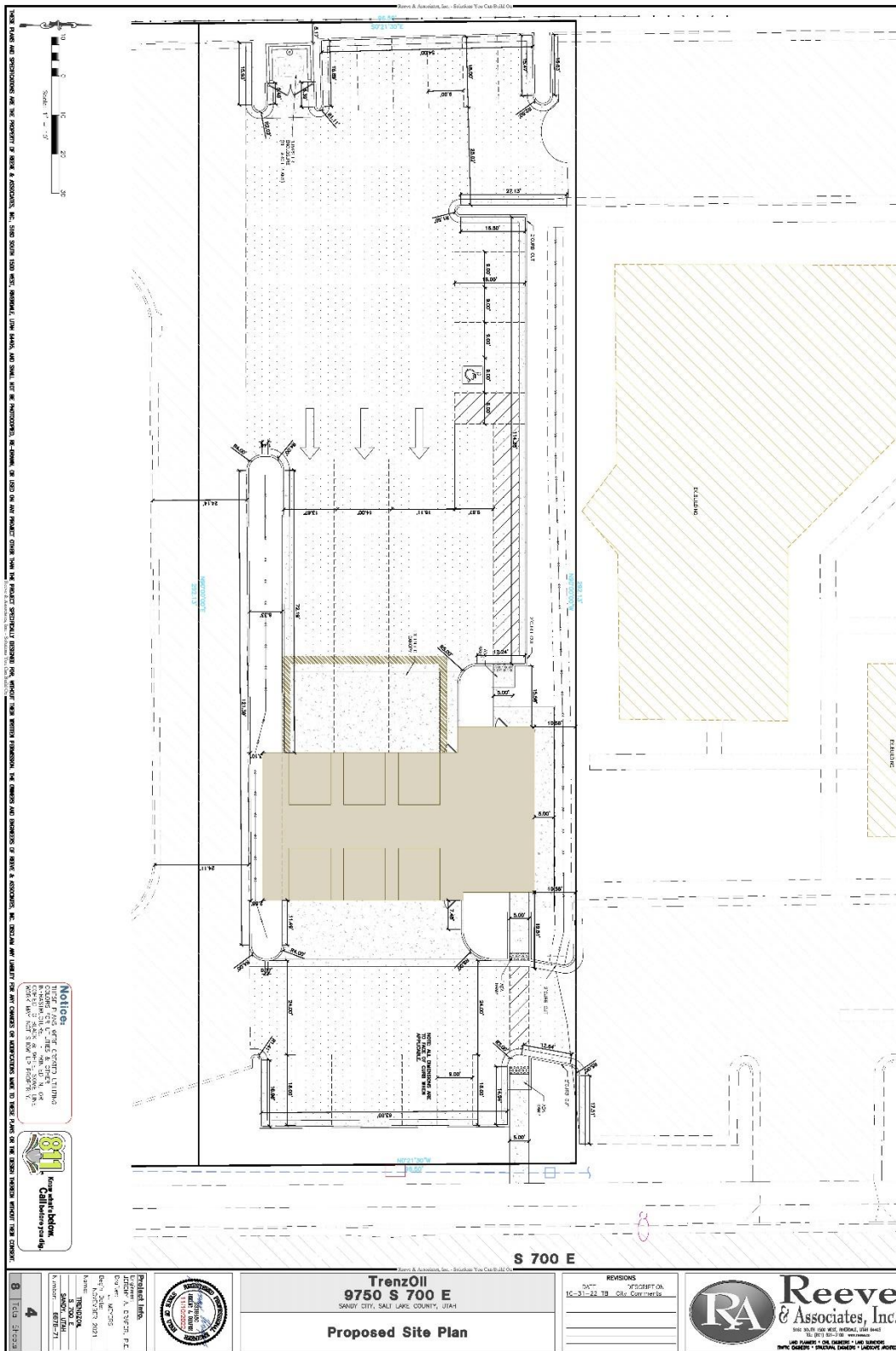
By adding TrenzOil to the already existing businesses in the area will only enhance the overall feel of keeping your car clean and running properly. This Conditional Use should have no negative impact on the public interest, but will provide a needed service with a unique experience that will be a standard for other businesses in the area.

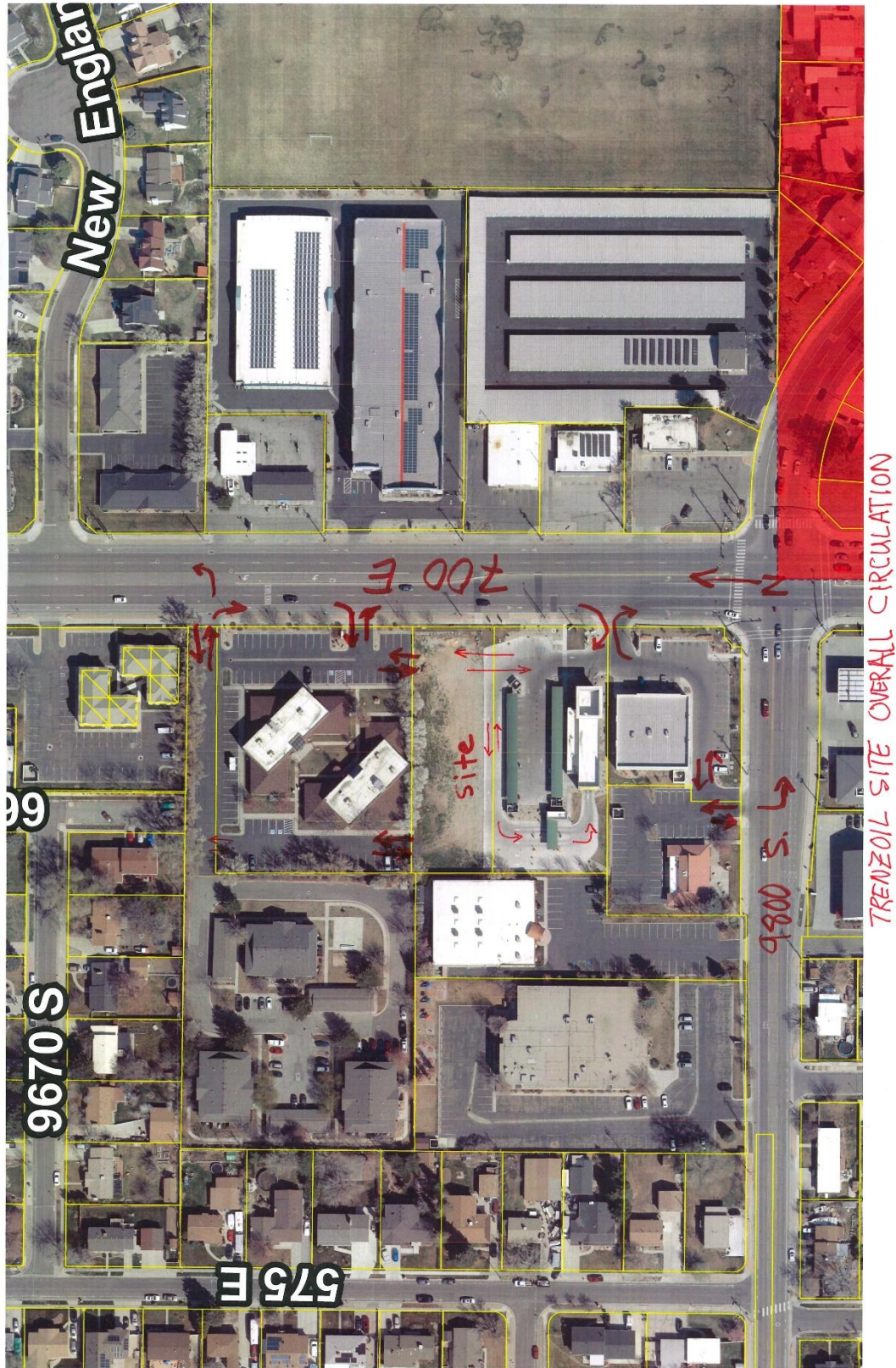
The hours of service currently will be Monday-Friday 8am – 7pm, Sat 8am-6pm

Thank you for your consideration,
Sincerely,

Alice & Robbie Joly

Exhibit "B"







Think
Architecture

Architect
Interior Design
Landscape Architecture
Construction Management



TRENZOIL
9750 S JOE FASBENDER LIA 18000

PERIODIC: 2728
JOB: 2022-006335
DATE: 08/10/2022

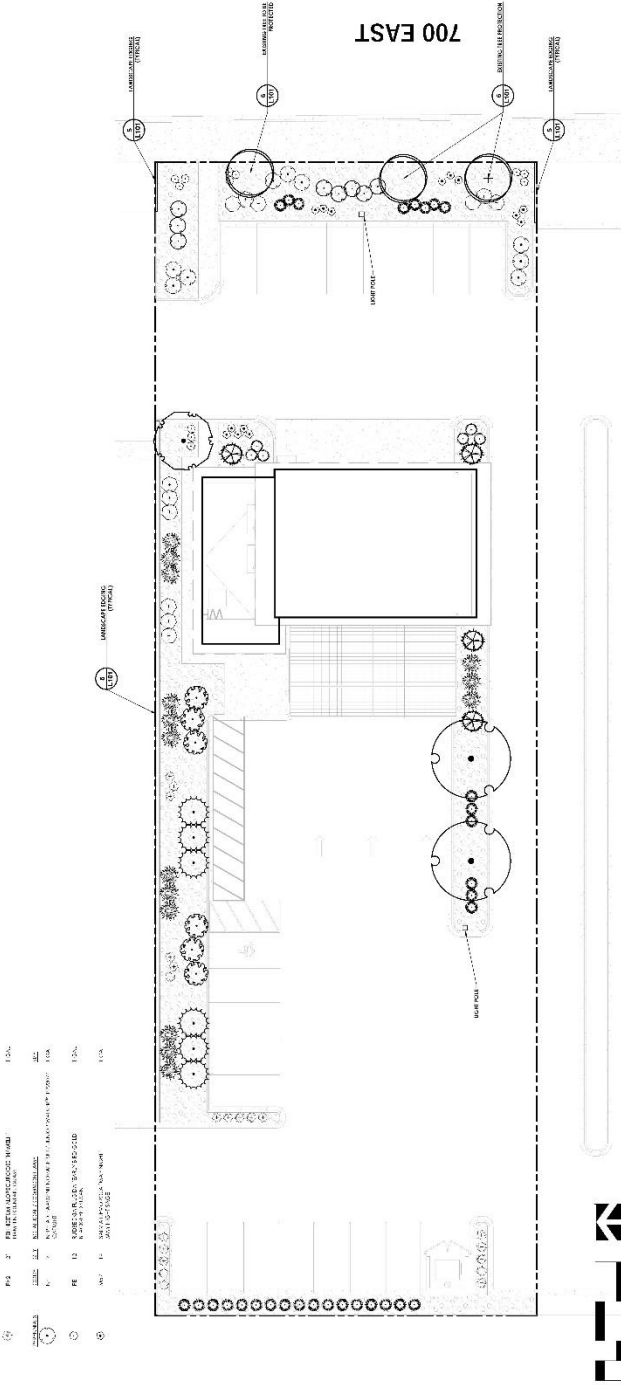
TITLE: LANDSCAPE
PROJECT: L100
LANDSCAPE


PLANT SCHEDULE

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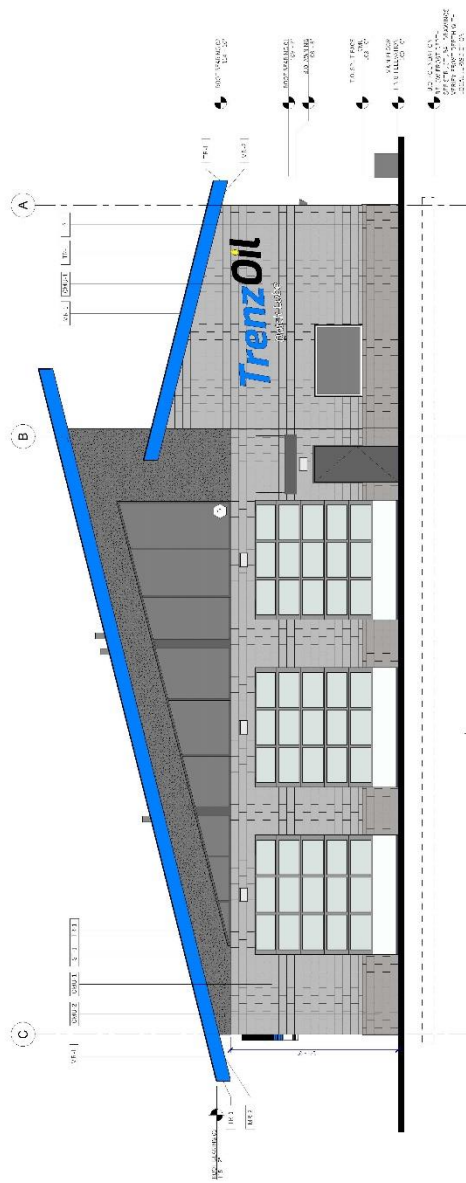
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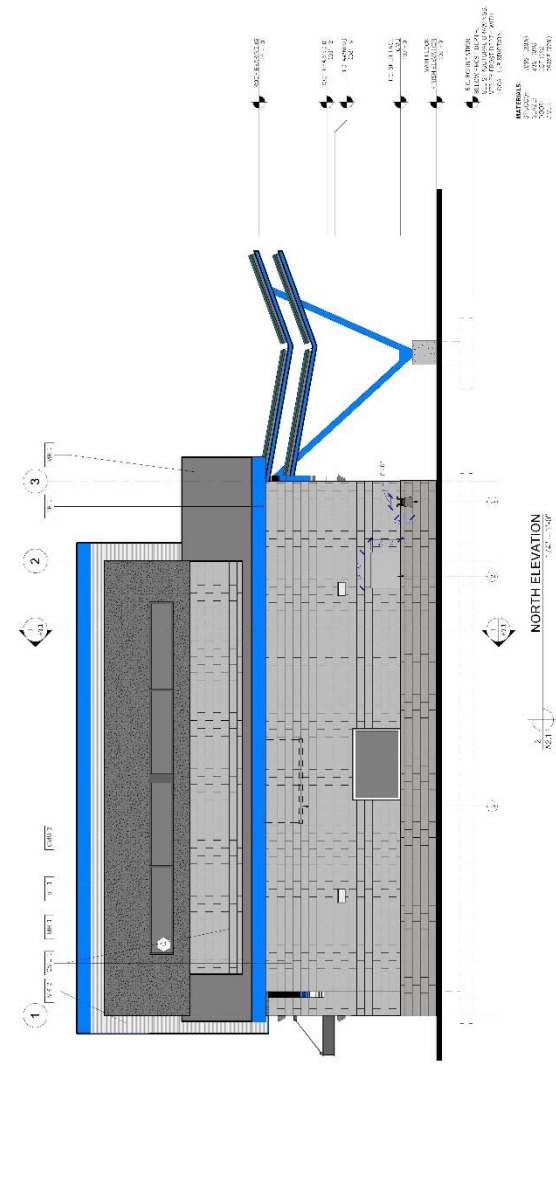


<p>PROJECT NUMBER: 21131</p>	<p>ISSUE DATE: MARCH 13, 2023</p> <p>REVISIONS: No. DATE DESCRIPTION</p>	<p>TRENZOIL</p> <p>9750 SOUTH 700 EAST SANDY, UT</p>	<p>ELEVATIONS</p> <p>A2.1</p>	
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GENERAL NOTES	ELEVATION
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2022 UTAH BUILDING CODE.	
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2022 UTAH ELECTRICAL CODE.	
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2022 UTAH MECHANICAL CODE.	
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2022 UTAH PLUMBING CODE.	
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2022 UTAH FIRE AND SAFETY CODE.	
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14. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2022 UTAH HISTORIC PRESERVATION CODE.	
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18. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2022 UTAH EMPLOYMENT CODE.	
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20. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2022 UTAH PUBLIC UTILITIES CODE.	
21. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2022 UTAH TELECOMMUNICATIONS CODE.	
22. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2022 UTAH TRAVEL CODE.	
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25. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2022 UTAH WEIGHTS AND MEASURES CODE.	
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EAST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"

KEYED NOTES

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20. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2022 UTAH PUBLIC UTILITIES CODE.
21. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2022 UTAH TELECOMMUNICATIONS CODE.
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25. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2022 UTAH WEIGHTS AND MEASURES CODE.
26. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2022 UTAH WILDLIFE AND NATURE CODE.
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<p>PROJECT NUMBER 21131</p>	<p>ISSUE DATE: REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	Date	Description																			<p>TRENZOIL</p> <p>9750 SOUTH 700 EAST SANDY, UT</p>	<p>ELEVATIONS</p>	<p>A2.2</p>
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<p>GENERAL NOTES - ELEVATION</p> <ol style="list-style-type: none"> 1. REFLECT CONDITIONS SHOWN ON THIS DRAWING. 2. FOR FINISHES, CONSULT THE ARCHITECTURAL SPECIFICATIONS. 3. FOR MATERIALS, CONSULT THE ARCHITECTURAL SPECIFICATIONS. 4. FOR FINISHES, CONSULT THE ARCHITECTURAL SPECIFICATIONS. 5. FOR MATERIALS, CONSULT THE ARCHITECTURAL SPECIFICATIONS. 6. FOR FINISHES, CONSULT THE ARCHITECTURAL SPECIFICATIONS. 7. FOR MATERIALS, CONSULT THE ARCHITECTURAL SPECIFICATIONS. 	<p>KEYED NOTES</p>
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