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COMMUNITY DEVELOPMENT
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OFFICER

Staff Report Memorandum November 3, 2022

To: Planning Commission
From: Community Development Department
Subject: Cyprus Credit Union 90th South Subdivision
8955 S. 700 East Street
(Quarry Bend Community, #7)

SUB0111022-006248
Zone BC
1.2 Acres

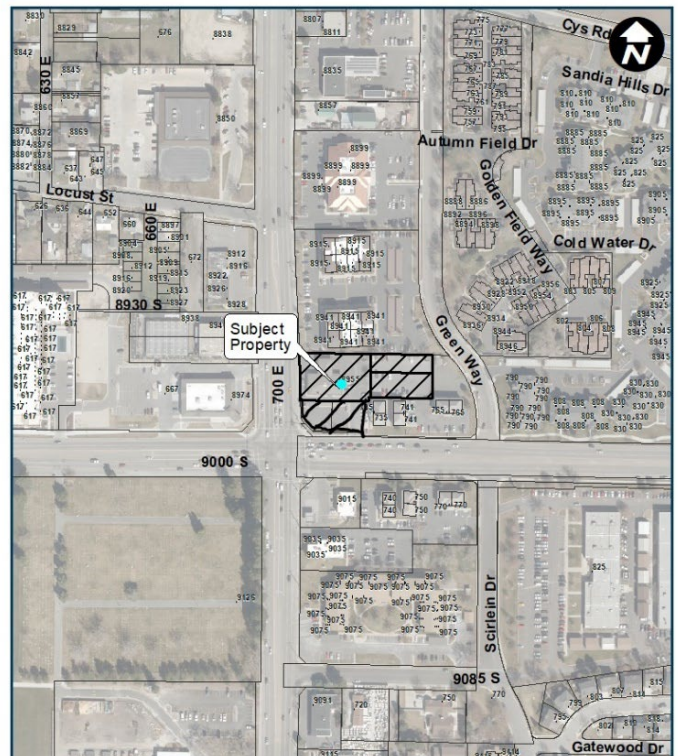
Meeting Notice: This item has been noticed to property owners within 500 feet of the subject area, on public websites, at public locations, and a sign posted on site.

Request

The applicant, Buddy Bennett, representing Cyprus Credit Union, and architect Michelle MacDonnell, representing Galloway Consultants are requesting **Preliminary Commercial Subdivision** approval for the property located at 8955 S. 700 East Street. The proposed subdivision would create two commercial lots.

Background

This location has always been used for a financial institution since the construction of the original building sometime in the 1970's. In 1989, Draper Bank and Trust occupied the building and applied to Sandy City for a parking lot expansion to both the south and east of the bank building, which was approved, adding 48 parking stalls to the eastern parcel and 24 parking stalls on the southern parcel. The property consisted of five property parcels since that time and at some point, was sold from Draper Bank and Trust to Zions Bank. Zions Bank closed this branch several years ago and sold the properties and the bank building to Cyprus Credit Union. The original bank building has set empty for several years. Cyprus Credit Union desires to build a new bank branch building on the western one-half of the total site and split off the 48-car parking lot property on its own subdivision lot and sell that lot for a future commercial use.



PRODUCED BY BRYNN BOHLENDER
THE COMMUNITY DEVELOPMENT DEPARTMENT

SPR01032022-006241
SUB0111022-006248
CUP10202022-006426
Cyprus Credit Union
8955 S. 700 E.

Since this application, Cyprus CU has had the old bank building demolished in preparation for this redevelopment.

Property Case History	
Case Number	Case Summary
SPR# 89-19	Draper Bank and Trust requesting approval to expand the existing bank parking lot to the east and south, adding 75 new parking spaces to the existing bank site. Approved September 7, 1989.

Public Notice and Outreach

A neighborhood meeting was held on February 23, 2022, on this application for the new bank branch with the drive-up teller feature and the two-lot commercial subdivision. A mailed notice for that meeting was mailed by planning staff on February 13, 2022, to all property owners of record within 500 feet of the site.

A second mailed 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.

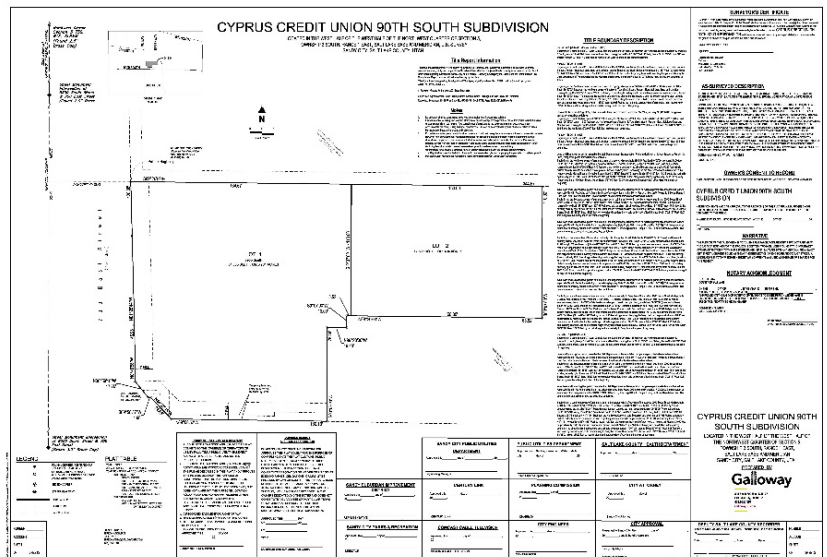
The only public comment that was brought up in the neighborhood meeting was a concern by the owners of the business office condominium property located to the south and east of the old bank building, that all existing cross access easements remain between the two property interests and that the dumpster location will continue to be shared between the two parties. Staff and the applicant assured the business owners that these would continue in the future.

Analysis

Subdivision requirements

There are no minimum lot size or frontage requirements for subdivisions in the commercial zoning districts of Sandy City. The reviewing Sandy City Departments and Divisions have reviewed the preliminary subdivision plat map and have recommended that the Planning Commission grant preliminary commercial subdivision approval, subject to their standard requirements and preliminary redline corrections

The two-lot commercial subdivision will consolidate the current five separate property parcel into two lots in a platted subdivision and simplify property research, taxation and legal description issues presently being experienced. All necessary street addressing, street widening or right of way delineation will be formalized by the recorded plat. Finally, the public property records are simplified and improved by the recording of a subdivision plat.



Staff Concerns

Planning Staff has no concerns about this proposed two-lot commercial subdivision.

Recommendation

Staff recommends that the Planning Commission grant preliminary approval for the proposed two-lot commercial subdivision, Cyprus Credit Union 90th South Subdivision, located at 8955 S. 700 East Street, based on the following findings and subject to the following conditions:

Findings:

1. All reviewing City Departments and Division have reviewed the plans for the new two lot commercial subdivision and recommend Planning Commission approval, subject to their requirements and corrections to the plans.
2. All required subdivision standards and requirements will be met.

Conditions:

1. That cross-access easements be shown on the plat to ensure existing reciprocal access is maintained within the plat and extended to adjacent properties.
2. That the subdivision meets all the requirements of the City and the subdivision approval process.
3. That the final subdivision plat mylar be recorded with the Salt Lake County Recorder before building occupancy.

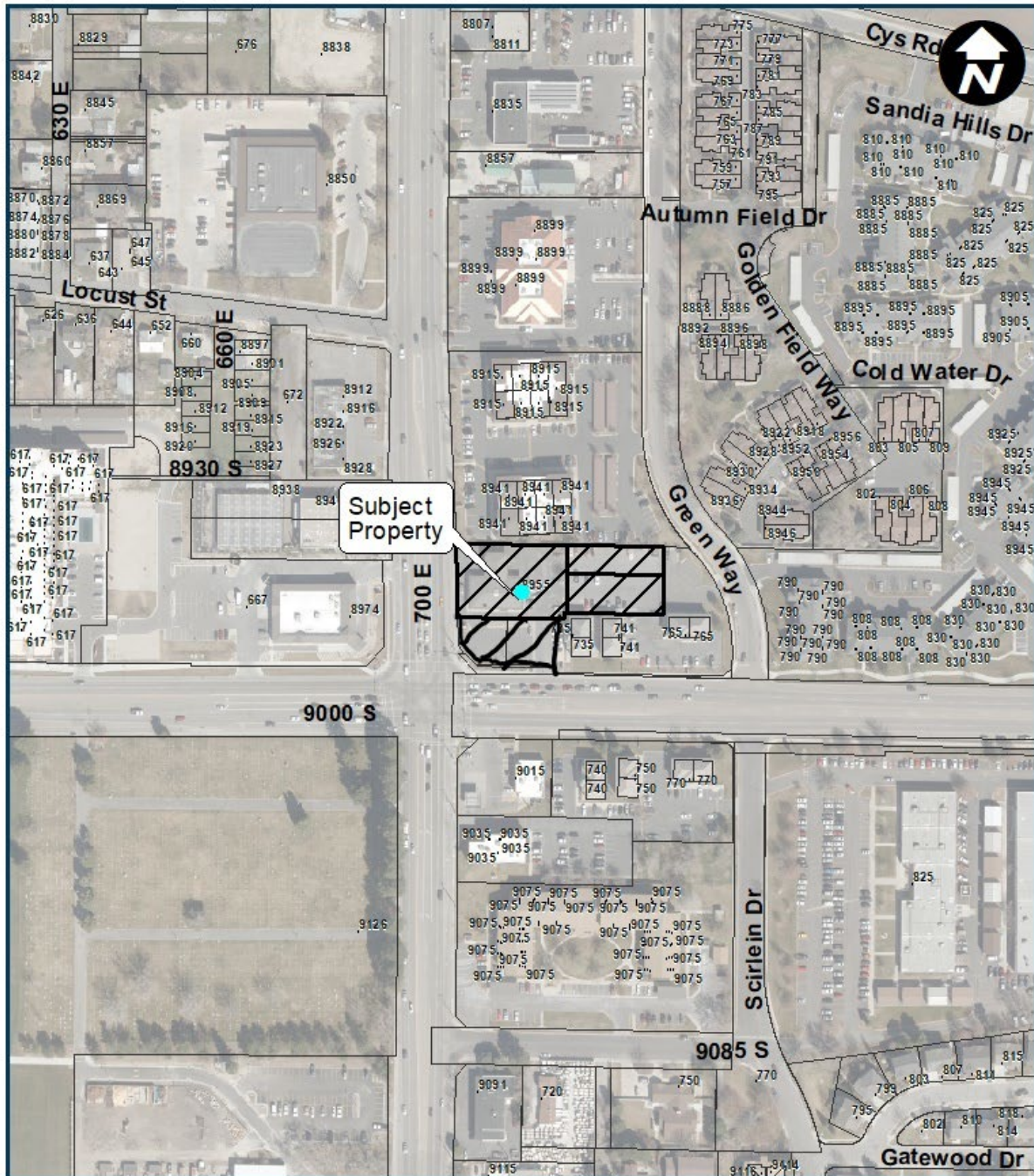
Planner:



Douglas L. Wheelwright
Development Services Manager

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Exhibit "B"



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