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Staff Report Memorandum November 2, 2023

To: Planning Commission
From: Community Development Department
Subject: Juicy Automotive Details (Conditional Use Permit)
8650 S. 700 E.
[Community #4, Historic Sandy]

CUP09162023-006611
BC Zone
.5 acres

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

Request

The applicant, Victor Li, with permission from the property owner, Kurt Nielson of Red Rock Properties, is requesting approval of a conditional use permit for a property located at 8650 S. 700 E. The applicant is requesting to do an auto detailing shop which is part of the minor automotive repair category (see Exhibit A). Minor automotive repair requires a conditional use permit in the Boulevard Commercial (BC) zone.

Background

The property is in the Boulevard Commercial (BC) zone. There are two buildings located on the parcel. The applicant is proposing to use the west building with office and garage space. To the north and south are commercial buildings in the BC zone. The properties on the east are zoned BC and one small section is zoned PUD(6). Properties to the west are single family residential zoned R-1-7.5(HS).



CUP09162023-006611
Conditional Use Permit
8650 S 700 E

Sandy City, UT
Community Development Department



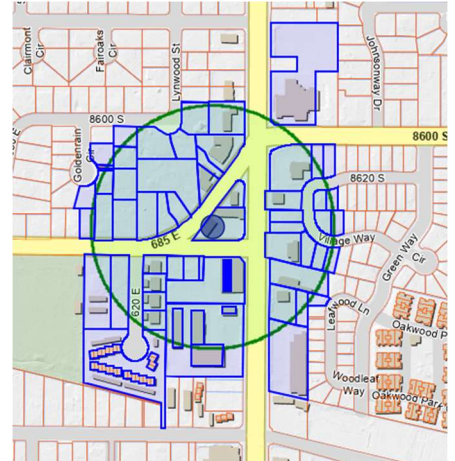
Property Case History	
Case Number	Case Summary
SPR 95-19	KWN Construction site plan

Public Notice and Outreach

This item has been noticed to the property owners within 500 feet of the subject area by mail. A neighborhood meeting was held on October 18, 2023. The applicant and property owner were the only attendees. Staff have not received any emails or phone calls regarding the project.

Analysis

In **Sec. 21-8-2(b)** of the Sandy City Land Development Code, the proposed car detailing is classified as minor automotive service and repair and requires a conditional use permit in the BC zone. The applicant is proposing to do car detailing which entails cleaning the interior and exterior of vehicles. No minor automotive repairs will be done as part of the proposed business. The applicant will be using the office space and one of the garage bays for the business with the option to rent out the second garage bay as his business expands. The plans also indicate some of the detailing will be done outside in front of the garage bays. The applicant is the only employee and anticipates working on one to two cars a day with cars taking six to eight hours to complete a full detail. The applicant does not plan to keep cars overnight but could keep one car in the garage bay if needed. The commercial development was designed with 21 parking spaces and the applicant has exclusive use of three of those spaces.



While the applicant does not intend to conduct any other types minor automotive service or repair with this proposed business, all of the uses are allowed under this definition would be allowed on this site under this permit. If this conditional use permit is approved, it would apply to any other minor automotive repair businesses on this property. While it would be appropriate to allow for cleaning of vehicles outside of a building, performing other types of repairs or maintenance would not.

Storm Water Protection

Part of the detailing the exterior of the cars will include washing the cars. The proposed building is not built for washing cars and does not have proper car wash water runoff and disposal. The applicant is proposing to house the pressure washer inside the garage to limit noise, while the washing of vehicles is proposed in front of the bays. All carwash water runoff must be kept out of the stormwater drainage system. The applicant is proposing to use a water containment mat and water reclamation system that will collect any wastewater so it will not go into the storm drain (see Exhibit B). Wastewater will be disposed of down the bathroom drain. Public Utilities has approved the use of the containment mat. The property owner is aware of how the applicant plans to dispose of wastewater and is willing to work with him to make it work.



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*):

Sec. 21-33-4. Conditions.

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

- (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.

No site improvements are being proposed. The applicant is proposing to use a water containment mat and water reclamation system to dispose of all car wash wastewater.

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

There are 21 parking spots on site and the applicant has exclusive use of three parking spots.

- (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.

Pressure washer is to be kept inside the garage bay to limit noise during car washing. Only washing of vehicles should be allowed outside. All other activities related to minor automotive repair must be conducted indoors.

- (12) The regulation of operating hours for activities affecting normal schedules and functions.

The applicant is proposing to operate Monday through Sunday 8:00 a.m. to 9:00 p.m.

- (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.

To be reviewed upon legitimate complaint.

- (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.

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

Staff Concerns

Staff has no concerns with the proposed use. The proposed use will have minimal impact on the surrounding properties.

Recommendation

Staff recommends that the Planning Commission approve a Conditional Use Permit for car detailing in the BC zone and as described in the staff report for the property located at 8650 S. 700 E. based on the following findings and subject to the following conditions:

Findings:

1. The proposed use meets the intent of the BC zone.
2. The applicant has proposed mitigation measures to address potential impacts.

Conditions:

1. On-site parking be used only by employees and customers with any overnight storage of a vehicle will take place inside the proposed building.
2. Only washing of vehicles will be allowed outside. All other activities related to minor automotive repair must be conducted indoors.
3. All wastewater must be disposed of through use of the containment mat and water reclamation system.
4. That the applicant complies with all Building & Safety, and Fire & Life Codes.
5. That this conditional use permit be reviewed up legitimate complaint.

Planner:



Sarah Stringham
Planner

File Name: S:\Users\PLN\STAFFRPT\2023\CUP09162023-006611 - Juicy Automotive Details

Exhibit "A"

Victor Li

6736 S 2700 W

West Jordan, Utah, 84084

Subject: Conditional Use Permit Request for Minor Automotive Repair and Car Detailing

Dear members of the Planning Commission,

I am writing to formally request a Conditional Use Permit (CUP) for a minor automotive repair and car detailing business within the BC-zoned area. I would like to outline the specifics of my request and provide information regarding my business plan to address any concerns you may have.

1. **Specific Need for Conditional Use Permit:**

The property I intend to use for my business is currently zoned BC, which necessitates a Conditional Use Permit for operating a minor automotive repair and car detailing facility within this zone.

2. **Business Plan:**

- **Service Duration:** Each vehicle undergoing a full detail is estimated to take approximately 6 to 8 hours for completion.

- **Facility Space:** Initially, I will be using one dedicated bay for working on cars within the facility. I also plan to have the option to rent out the other bay in the future to accommodate growth and potential partnerships.

- **Office Space:** I will be renting out an office space within the facility to interact with customers, accept payments, and handle administrative tasks related to the business. This space will also serve as a point of sale for car cleaning products, providing an additional revenue stream for the business.

- **Initial Wash:** The initial wash will be performed outside of the bay door, and I will utilize a water containment mat (such as the one found here: [Water Containment Mat](https://www.chemicalguys.com/water-containment-mat-and-water-reclamation-system/ACC_M1.html)) to prevent any runoff into the storm drain, ensuring full compliance with environmental regulations.

- **Daily Customer Volume:** Given my capacity as a one-man operation, I anticipate working on a maximum of 1 to 2 vehicles per day.

Exhibit "A" continued

3. **Operating Hours:**

- Monday through Sunday: 8:00 AM - 9:00 PM

4. **Employees:**

- My business will be a one-person operation, with only myself as the primary employee.

5. **Potential Neighborhood Impacts:**

- I am committed to minimizing any potential disturbances to the neighborhood. To this end, I plan to house my pressure washer inside the facility to reduce external noise. I have also consulted with the neighboring salon, who have assured me that there will be no issues with parking.

In summary, my business is designed to have a very minor impact on the neighborhood, with a limited number of customers and the use of noise-reduction measures. I have planned for future growth by retaining the option to rent out the second bay and utilizing office space to facilitate customer interactions, payments, and product sales. I am confident that this venture will not only contribute positively to the local economy but also uphold the standards and regulations of our community.

I kindly request that the Planning Commission consider my application for a Conditional Use Permit favorably. I am more than willing to provide any additional information or address any concerns you may have during the evaluation process. Thank you for your time and attention to this matter.

Sincerely,

Victor Li

-Juicy Automotive Details

Exhibit "A" continued



Exhibit "B"



Home / Wash & Dry / Wash Accessories

WATER CONTAINMENT MAT & WATER RECLAMATION SYSTEM

ACC_M1

★★★★☆ 4.0 6 REVIEWS

\$599.99 ~~\$849.99~~ MSRP
or monthly payments as low as **\$27.68** with sezzle ⓘ

QTY

- 1 +

ADD TO CART



USE IT WITH

All Season Arsenal Builder Kit
\$118.99 ~~\$300.00~~

ADD



Scratch Free Wash and Dry Kit
\$119.99 ~~\$134.99~~ MSRP

ADD

