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## Staff Report Memorandum September 21, 2023

To: Planning Commission  
From: Community Development Department  
Subject: SLC Automotive (Conditional Use Permit)  
168 W. 9240 S.  
[Civic Center, Community #2]

CUP08072023-006582  
RC Zone  
1.5 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, Blerim Aliji, with permission from the property owner, Gary Peterson, is requesting approval of a conditional use permit for a used auto dealership for a property located at 168 W. 9240 S. The applicant is requesting to convert an industrial office/warehouse building into a used auto dealership with on-site display and storage of inventory. (See application materials, Exhibit A).

### Background

The property is in the Regional Commercial (RC) zone. There are two buildings with light industrial uses on the parcel. The properties to the north, south, east, and west are zoned RC and have commercial and industrial business. To the east there is a PUD(8) parcel that does not have any residential dwellings.



CUP08072023-006582  
Conditional Use  
168 W 9240 S

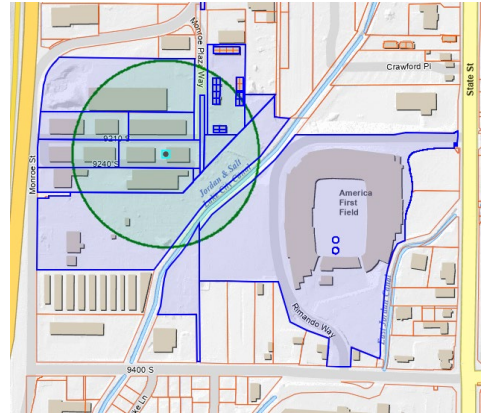
Sandy City, UT  
Community Development Department

### 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 not held due to the existing commercial uses surrounding the property. Staff have not received any emails or phone calls regarding the project.

### Analysis

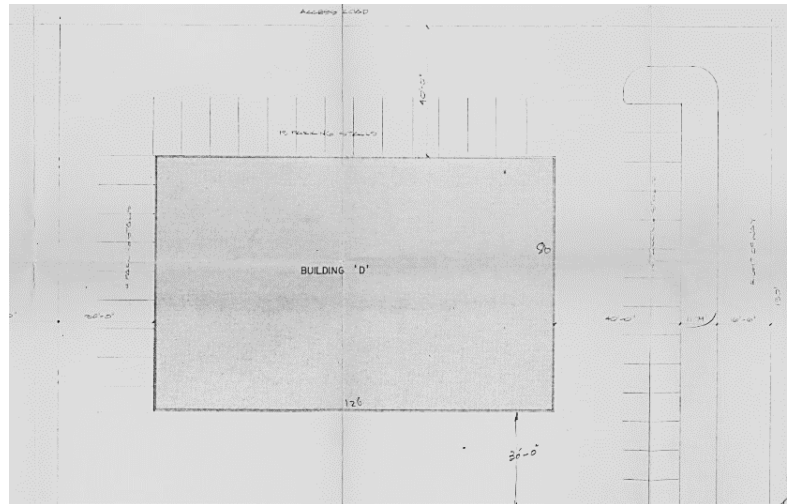
In **Sec. 21-8-2(b)** of the Sandy City Land Development Code the proposed used auto sales is classified as an auto, light truck, RV dealership – sales and service agency (used) and requires a conditional use permit in the RC zone. The applicant is proposing to conduct online car sales from the space where they have previously done minor automotive repair. The applicant is proposing to have around 8-12 cars at a time on site. There are multiple tenants that occupy the building. There is currently space for the applicant to fit four cars inside their portion of the building. Staff has already received another application for auto sales in the same building as this conditional use permit would apply to any tenant space on this parcel.



### Parking

In **Section 21-24-8(b)** of the Sandy City Development Code it states that for auto, truck, R.V. and equipment sales and storage, specific off-street parking shall be determined by the Planning Commission. State requirements for a dealership require three parking spaces. Per the applicant's lease agreement all parking on the parcel is nonexclusive. There is no defined limitation of parking on site and the property owner is proposing no changes to the site plan.

**Section 21-24-8(b)** gives parking requirements for different land uses. Light industrial and warehouse space require one parking space per 1,000 square feet or gross floor area and storage space, and office uses require four parking spaces per 1,000 square feet of gross floor area. There are two buildings on the parcel. The west building is 12,280 square feet and the east building is 10,080 square feet. In the original site plan there are 30 parking spaces around the west building and 17 parking spaces around the east building. On the east side of the property the original plan shows 14 stalls. These east side parking spaces are used as parking but the stalls were never officially improved. There are proposed plans in place to use the east side of the property for the future Monroe Street road improvements, which would eliminate the eastern unimproved parking in that area. There are 47 legal parking stalls on-site. The age of construction and simplicity of the site plan does not give evidence that a parking ratio was required at the time the development was built. The plan was approved with the parking stalls shown.



Many businesses onsite have put up signs to indicate parking spots for their business even though there are technically no reserved spots for these businesses. Parking spots have also been created on the south side of the property where none exists on the original site plan. The road on the south end of the property is for fire access. There is not enough space for the proposed 8-12 cars the applicant has proposed to keep on site.

### Conditional Use Standards

The City may impose conditions on conditional uses 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.

*Any for-sale vehicles should be stored inside the applicants' building space and not stored outside in the parking lot or drive isles. Inventory that won't fit inside, must be stored off-site.*

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

*All on-site parking for the building is nonexclusive to the tenants. At least three spaces are needed for employee and customer parking. Any for-sale vehicle inventory should be kept inside the building with no outdoor display of cars.*

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

*The original site plan does not have off-street parking on the south side of the property. This drive isle must be kept open for fire safety access.*

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

*The applicant has a sign that is not permitted and will need to apply for a sign permit.*

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

*The applicant is proposing to be open from 9:00am to 6:00pm.*

- (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 is concerned that the applicant has intents to display vehicles that are for-sale in the parking lot. There is no tenant specific allocation of onsite parking and no monitoring of parking issues from the property owner. Staff is recommending that all for-sale vehicle inventory be kept inside the building and outdoor parking be reserved for employees and customers.

**Recommendation**

Staff recommends that the Planning Commission approve a Conditional Use Permit for used auto sales and as described in the staff report for the property located at 168 W. 9240 S. based on the following findings and subject to the following conditions:

**Findings:**

1. The proposed use meets the intent of the RC zone.
2. The development was built as an industrial park for office/warehouse uses and not designed as a used car lot.
3. The parcel has two buildings with multiple tenants that share on-site parking and no allocated parking amongst tenants.
4. Three parking spaces are needed to meet the state law requirement for a dealership.

**Conditions:**

1. That for-sale vehicle inventory be kept in the interior space of the building with no outdoor display or storage of

vehicles. Any inventory that does not fit, must be stored at an off-site location.

2. On-site parking be used only for employees and customers.
3. That there will be no mechanically disabled, broke down, or un-drivable vehicles stored on the property at any time. Any vehicles that become disabled are to be removed from the site and repaired off-site.
4. That parking on the south side of the parcel be eliminated for fire and safety access.
5. That the owner brings the site into compliance with Title 19 Property Maintenance standards.
6. That all signs be in compliance with Sandy City Sign Ordinance and obtain the proper permits.
7. That the applicant complies with all state licensing requirements for an auto dealership.
8. That the applicant complies with all Building & Safety, and Fire & Life Codes.
9. That this conditional use permit be reviewed up legitimate complaint.

Planner:



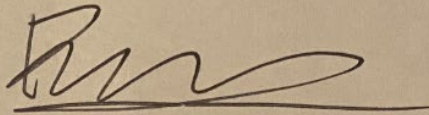
Sarah Stringham  
Planner

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## Exhibit "A"

Sandy conditional use permit letter. Hi, my name is Blerim Aliji, No, I am the owner operator CEO of SLC Automotive. I am writing this letter to Sandy City Business Fire so I'm planning committee, to introduce myself as a new owner and business license. Applicant for the location 168 W. 9240 S., Sandy, UT, 84070. I am very excited and motivated to do an online small business dealership in the city of Sandy, I will have a total of 8 to 12 cars in the location. My goal and purpose is to introduce myself, and explain a little bit about SLC Automotive. The dealership is intended to be created in the city of Sandy to provide a good experience to local residence when purchasing a vehicle. We will offer a concierge service, and with your customer can come to us, so we can help him find a vehicle of their dreams. The operating hours will be from 9AM - 6PM. I have already applied with MVED state of Utah, for my dealer license. ( Inspection is in process ). I am bonded and licensed. Our parking structure will be of a few vehicles right next to the building for display. I hope you take in consideration on my applications and approve my conditional license to operate a small car dealership out of 168 W. 9240 S. Sandy, UT .  
[Quoted text hidden]



8/19/2023

Exhibit "A" Continued

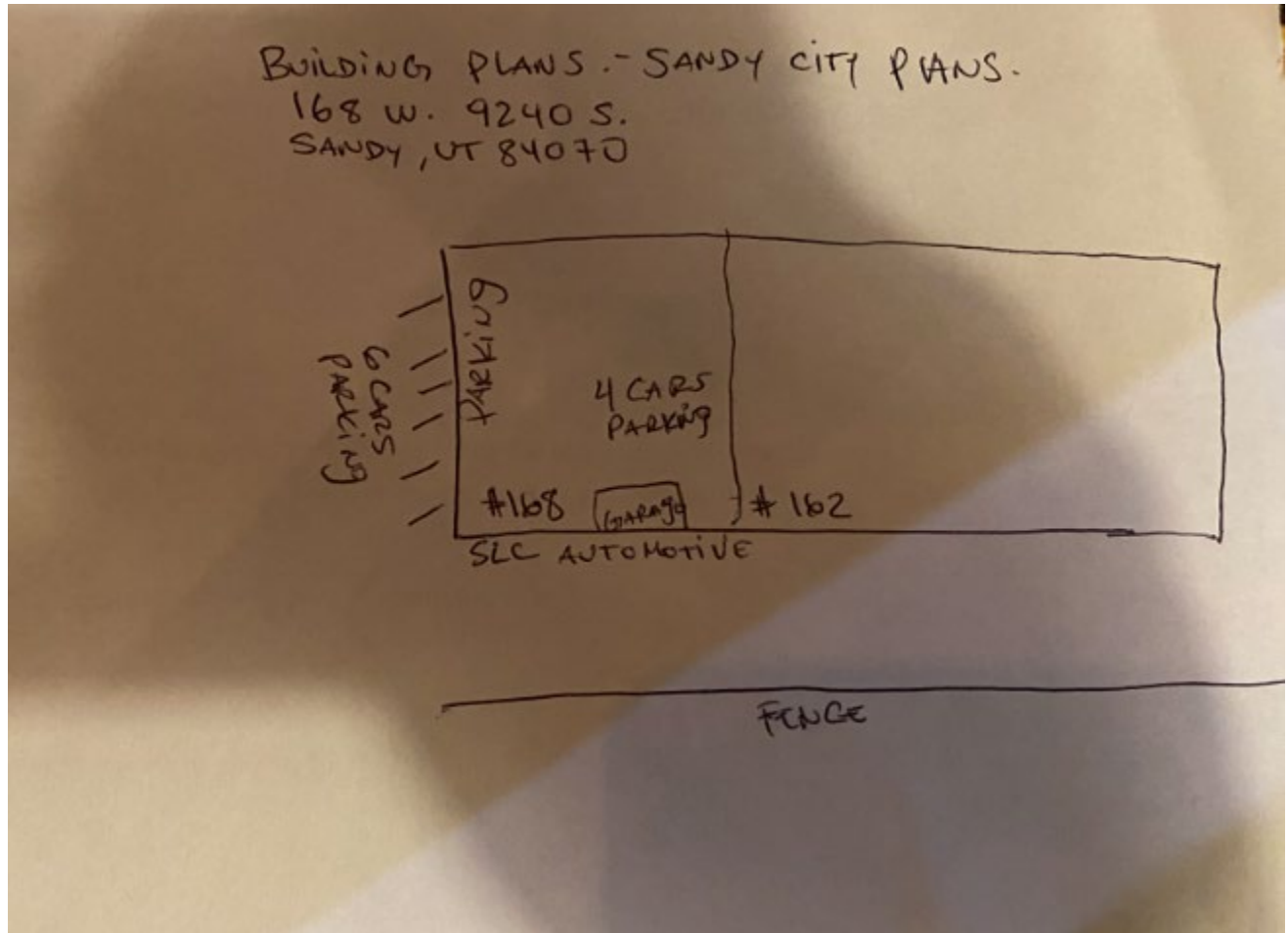


Exhibit "A" Continued





Exhibit "A" Continued

