



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE
OFFICER

Staff Report Memorandum November 3, 2022

To: Planning Commission
From: Community Development Department
Subject: Cyprus Credit Union Site Plan Review & Conditional Use Permit Review
8955 S. 700 East Street
(Quarry Bend, Community, #7)

SPR01032022-006241
CUP10202022-006426
Zone BC
1.2 Acres,
4,174 Sq. ft. bldg.

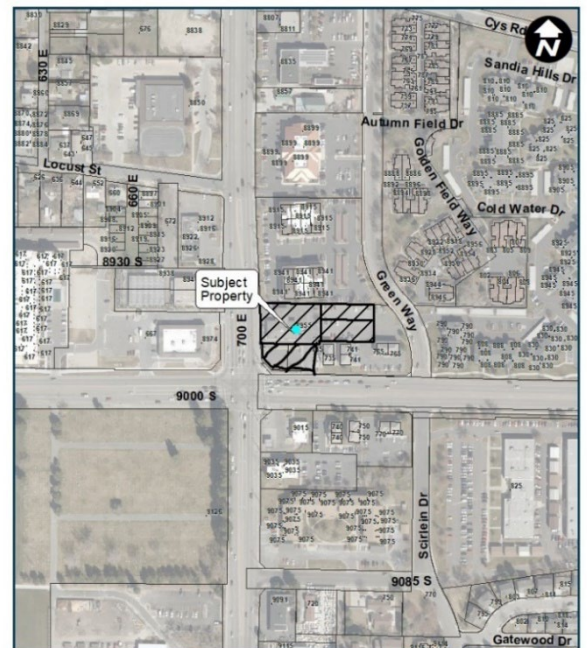
Meeting Notice: This item has been noticed to property owners within 500 feet of the subject area, and a sign posted on site.

Request

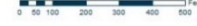
The applicants, Buddy Bennett, representing Cyprus Credit Union, and architect Michelle MacDonnell, representing Galloway Consultants, are requesting Site Plan Review for the property located at 8955 S. 700 East Street to be redeveloped as a new bank branch office for Cyprus Credit Union. A financial institution is a permitted use in the Boulevard Commercial (BC) zoning district; however, a bank drive-up window requires a Conditional Use Permit. This project also includes a two-lot commercial subdivision, which will be addressed in a companion staff report on this Planning Commission agenda.

Background

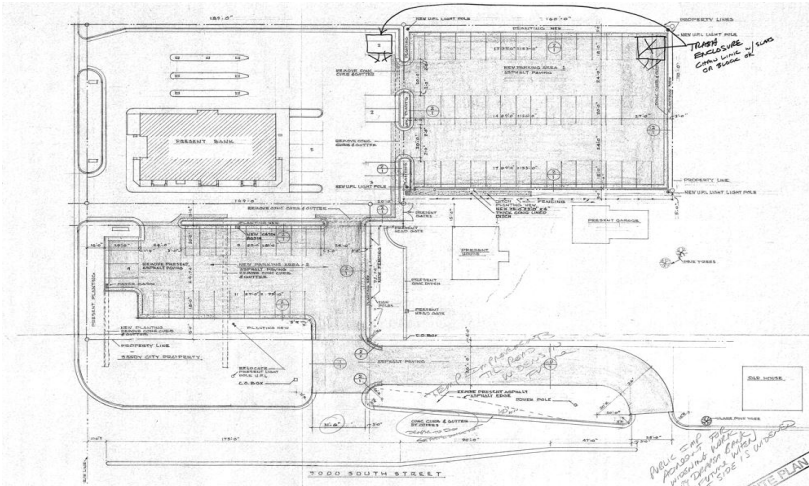
This location has always been used for a financial institution since the construction of the original building sometime in the 1970's. In 1989, Draper Bank and Trust occupied the building and applied to Sandy City for a parking lot expansion to both the south and east of the bank building, which was 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



PRODUCED BY BRYNN SCHLENDER
THE COMMUNITY DEVELOPMENT DEPARTMENT



SPR01032022-006241
SUB01112022-006248
CUP10202022-006426
Cyprus Credit Union
8955 S. 700 E.



bank building to Cyprus Credit Union. The original bank building has been vacant 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 lot and sell it for a future commercial use. Since this application, Cyprus CU has had the old bank building demolished in preparation for this redevelopment.

The BC zoning district is located north of 9000 South Street on both sides of 700 East Street and extends northward along 700 East Street for a long

distance. Zoning to the south of 9000 South Street and east of 700 East Street is Convenience Commercial (CvC). Beyond the CvC zoning, residential zoning extends to the east and south. Open Space (OS) zoning is located diagonally across the intersection of 9000 South Street and 700 East Street, which covers the City Cemetery property.

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 window 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

Access

There will be one driveway access to the new bank from 700 East near the north end of the site and one driveway access on the north side of 9000 S. St. at the east edge of the site. This is the current driveway access from the public streets to the new bank project. Cross access from the east will be coming across the 48-car parking lot on cross access agreement set during this development and formalized to address the concerns of the abutting business Condominium owners. The flow thru the drive-up teller bays will be from east to west, allowing the car queuing to stack up toward the east. Three drive-up teller stations will be created for the drive-up operations. Vehicle access and site circulation will be adequate for the proposed

development. All pedestrian access and sidewalks will remain the same as currently present.

Parking

Required parking for the new bank branch building is 17 parking stalls. There are 17 parking stalls proposed adjacent to the new bank building on the north and east sides of the building. Parking will be adequate for the proposed use.

Landscaping

Landscaping will meet the City's requirements, including drip irrigation and a low water use planting plan.

Signs

Signage is not included in the site plan consideration by the Planning Commission but will be required to meet the current City requirements under separate plan review and approval. The existing non-conforming signs will need to be removed as part of the demolition and reconstruction of the site.

Architecture, Building Materials and Colors

The attached building elevations drawing shows the proposed building and overhead canopy proposed for the teller lanes. The colors and the building materials meet the Sandy City Architectural Design Standards as proposed and coordinate well with the credit union building as to colors and textures.

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:

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

These parking improvements are appropriately provided with the new site plan. A new dumpster enclosure will be constructed and shared with the neighboring office condominium.

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

These factors are existing and will be appropriate for the new facility.

- (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.

- (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. Landscaping of the building front yard setbacks on the abutting two streets will be restored with the development, having been previously lost due to incremental street and intersection widening.

- (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 for the drive-up teller facilities 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.

Staff Concerns

Planning Staff has no concerns about this proposed drive-up bank facility location.

Recommendation

- #1 Staff recommends that the Planning Commission grant approval for the requested Conditional Use to add a bank drive-up window to this bank branch office, 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 site plan and bank branch building and recommend Planning Commission approval, subject to their requirements and corrections to the plans.
2. This location has always been occupied by a bank branch land use with drive-up teller service.
3. The use is located to the rear and side of the main building. No residential properties would be unduly impacted by the location of the proposed use.

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.

- #2 Staff recommends that the Planning Commission determine that Preliminary Site Plan Review is complete for the Cyprus Credit Union Sandy Branch office, 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 and recommend Planning Commission Approval, subject to their requirements and corrections to the plans.
2. This location has always been occupied by a bank branch land-use with drive-up teller service.
3. Abutting street infrastructure has previously been widened and expanded, eliminating the street scape landscaping, which will now be replaced with the new site redevelopment.

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.

Planner:



Douglas L. Wheelwright
Development Services Manager

File Name: S:\USERS\PLN\STAFFRPT\2022\SPR01032022-006241 CYPRUS CREDIT UNION\FINAL CYPRUS CREDIT UNION SITE PLAN REVIEW P.C. STAFF REPORT 11-03-2022.DOCX

Exhibit "A"

Conditional Use Letter for Drive-Thru Facility**Cyprus Credit Union - Sandy Branch****8955 South 700 East – Sandy, Utah****Project Description**

The purpose of this Conditional Use Letter is to obtain approval from the City of Sandy to provide a drive-thru facility with a permitted use. The permitted use will be the new location of the Cyprus Credit Union. The proposed drive-thru facility will be located on 8955 South 700 East. This site is currently occupied by a vacant bank and drive-thru to be demolished. We anticipate starting construction and demolition in April 2022, with the approximate timeline of 8 months to complete. This timeline may vary depending on the availability of materials. The property consists of approximately 1.185 acres in total size. The site is currently zoned as BC (Boulevard Commercial) We will be submitting our Subdivision application, Preliminary Site Plan application and Conditional Use Permit application together.

Cyprus Credit Union would like to construct a 4,174 square foot building that will provide a three (3) lane drive-thru facility. The proposed location of the drive-thru is along the north side of the building.

Lane 1, closest to the building, will be tube operated along with Lane 2. Lane 3 will be tube operated as well with an ATM machine located for Lane 3. Access to the drive-thru will be provided by an existing driveway access on 9000 South, which is a full access driveway. Drive-thru will exit on 700 East with a full access existing driveway. With the existing access and driveways customers from the Credit Union will be able to flow back on the streets with little impact on surrounding traffic.

Exhibit "B"

CYPRUS CREDIT UNION

CYPRUS CREDIT UNION - SANDY, UT

LOCATED IN THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 5,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
SANDY CITY, SALT LAKE COUNTY, UTAH

PERMIT SET

PROJ. SET CONTACTS

PROPERTY OWNER/DEVELOPER
 CYPRUS CREDIT UNION
 1000 CENTENNIAL PARKWAY
 SANDY, UT 84070
 (801) 568-7250

ARCHITECT
 JRC ARCHITECTS
 1000 CENTENNIAL PARKWAY
 SANDY, UT 84070
 (801) 568-7250

ENGINEER
 JRC ARCHITECTS
 1000 CENTENNIAL PARKWAY
 SANDY, UT 84070
 (801) 568-7250

CIVIL ENGINEER
 JRC ARCHITECTS
 1000 CENTENNIAL PARKWAY
 SANDY, UT 84070
 (801) 568-7250

GEOTECHNICAL ENGINEER
 JRC ARCHITECTS
 1000 CENTENNIAL PARKWAY
 SANDY, UT 84070
 (801) 568-7250

UTILITY CONTACTS

POWERS
 SOUTHWEST UTILITIES
 1000 CENTENNIAL PARKWAY
 SANDY, UT 84070
 (801) 568-7250

WATERS
 SOUTHWEST UTILITIES
 1000 CENTENNIAL PARKWAY
 SANDY, UT 84070
 (801) 568-7250

SAWING SERVICES
 JRC ARCHITECTS
 1000 CENTENNIAL PARKWAY
 SANDY, UT 84070
 (801) 568-7250

STEELWORKERS
 JRC ARCHITECTS
 1000 CENTENNIAL PARKWAY
 SANDY, UT 84070
 (801) 568-7250

CONCRETE
 JRC ARCHITECTS
 1000 CENTENNIAL PARKWAY
 SANDY, UT 84070
 (801) 568-7250

TELECOMMUNICATIONS
 JRC ARCHITECTS
 1000 CENTENNIAL PARKWAY
 SANDY, UT 84070
 (801) 568-7250

CITY CONTACTS

PLANNING
 SALT LAKE COUNTY
 1000 CENTENNIAL PARKWAY
 SANDY, UT 84070
 (801) 568-7250

PERMITS
 SALT LAKE COUNTY
 1000 CENTENNIAL PARKWAY
 SANDY, UT 84070
 (801) 568-7250

INSPECTION
 SALT LAKE COUNTY
 1000 CENTENNIAL PARKWAY
 SANDY, UT 84070
 (801) 568-7250

POSTING ADMINISTRATION
 SALT LAKE COUNTY
 1000 CENTENNIAL PARKWAY
 SANDY, UT 84070
 (801) 568-7250

SITE MAP
AERIAL

SITE MAP

FORM FLOOR PLANS

BENCHMARK
 THE INFORMATION IS BASED ON THE BENCHMARK

BASE OF BEARING
 THE INFORMATION IS BASED ON THE BENCHMARK

LEGAL DESCRIPTION
 THE INFORMATION IS BASED ON THE BENCHMARK

SHEET LIST

NO.	DESCRIPTION	DATE
1	PERMIT SET	01/11/2022
2	CONTRACT	01/11/2022
3	PROPOSED	01/11/2022
4	AS SHOWN	01/11/2022
5	REVISION	01/11/2022
6	REVISION	01/11/2022
7	REVISION	01/11/2022
8	REVISION	01/11/2022
9	REVISION	01/11/2022
10	REVISION	01/11/2022

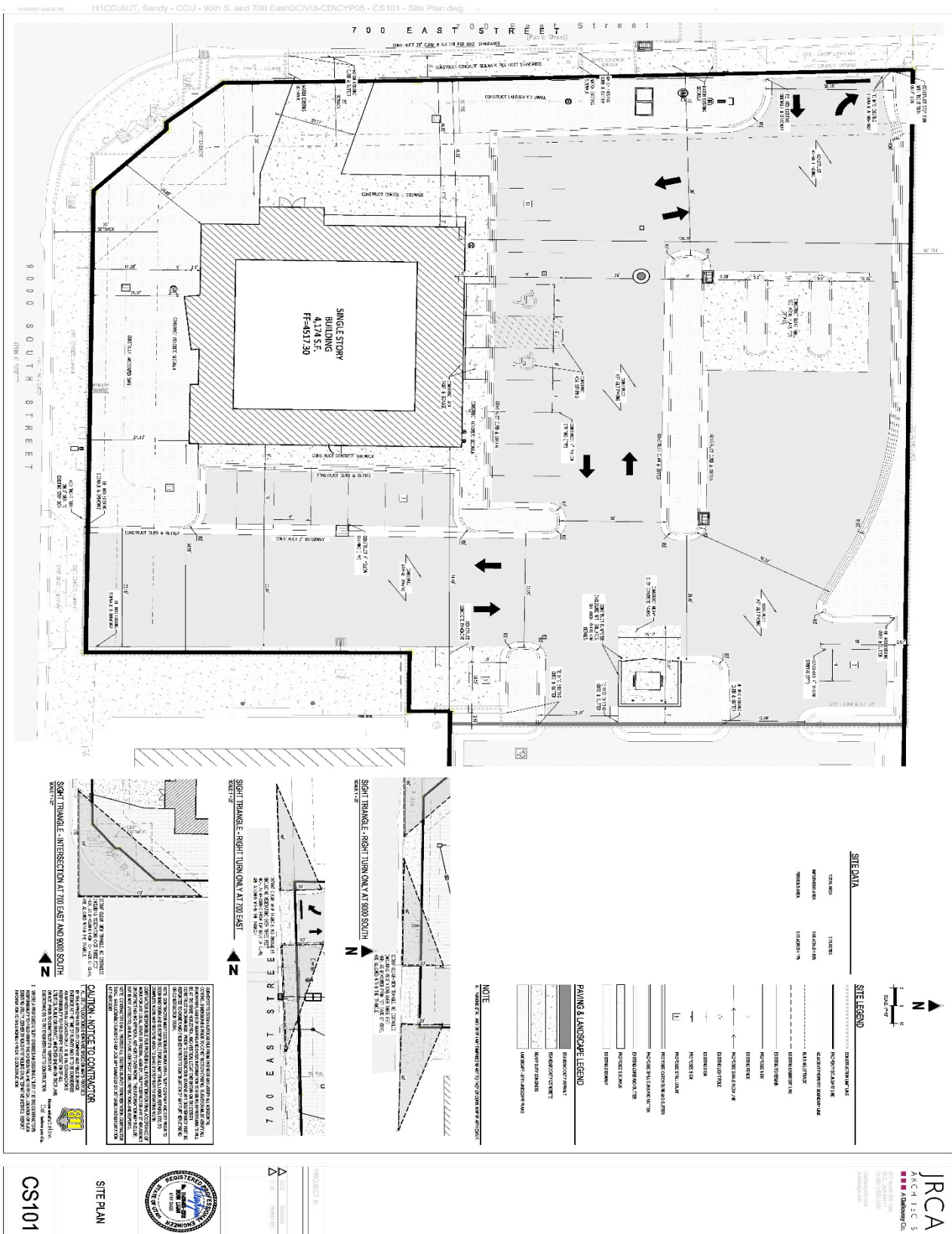
CAUTION NOTICE TO CONTRACTOR

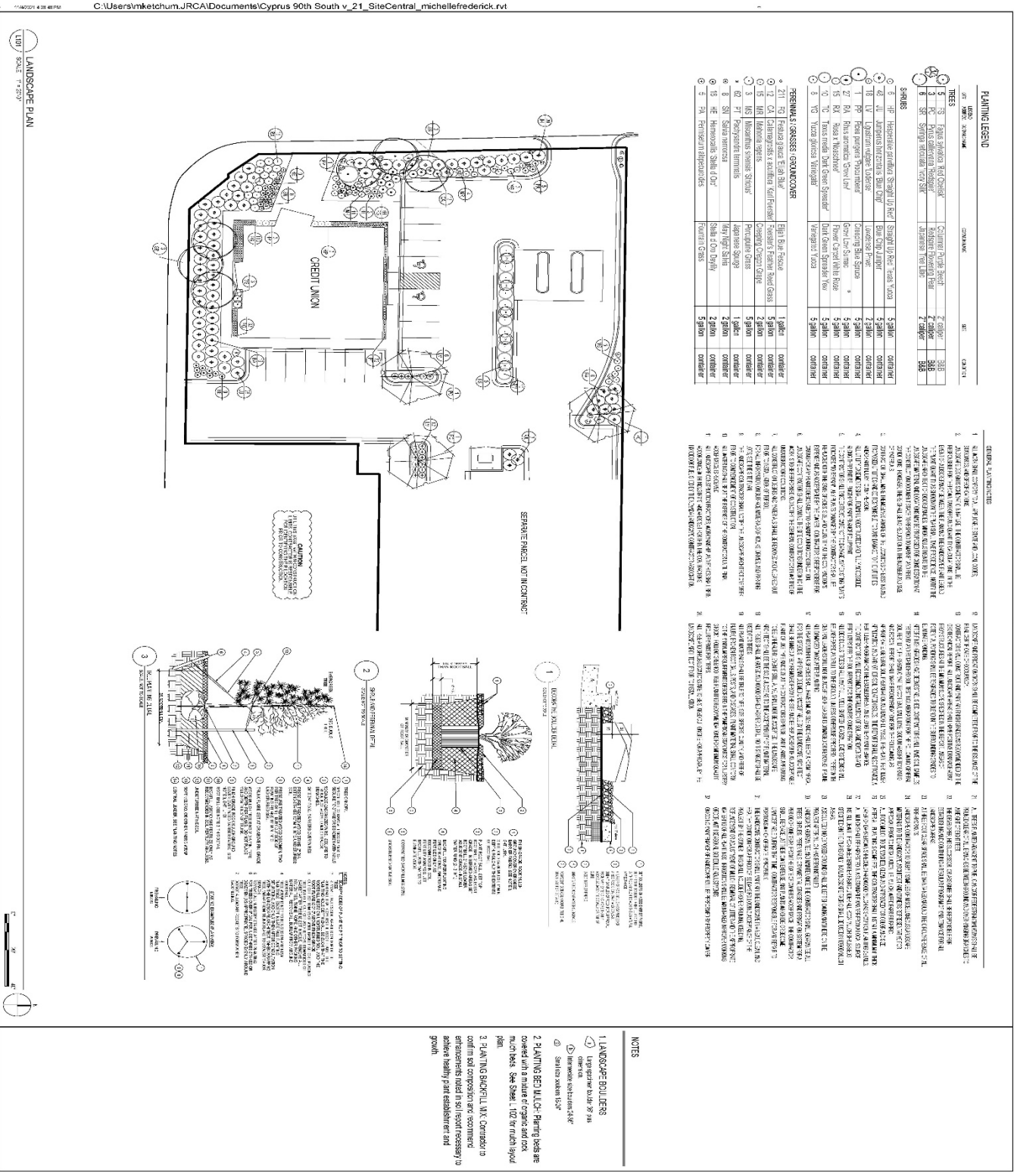
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SANDY AND SALT LAKE COUNTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SANDY AND SALT LAKE COUNTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SANDY AND SALT LAKE COUNTY.

PROJECT NO. CV/101

COVER SHEET

JRC ARCHITECTS
 ARCHITECTS
 1000 CENTENNIAL PARKWAY
 SANDY, UT 84070
 (801) 568-7250





NOTES

1. LANDSCAPE BOLLERS
 1. Landscape bollers shall be as specified on drawing.
 2. Bollers shall be 12" in diameter.

2. PLANTING BEDS
 Planting beds shall be as specified on drawing. See sheet L102 for details.

3. PLANTING SCHEDULE
 Planting schedule shall be as specified on drawing. See sheet L102 for details.

4. PLANTING MATERIALS
 Planting materials shall be as specified on drawing. See sheet L102 for details.

5. PLANTING METHODS
 Planting methods shall be as specified on drawing. See sheet L102 for details.

6. PLANTING MAINTENANCE
 Planting maintenance shall be as specified on drawing. See sheet L102 for details.

7. PLANTING RECORDS
 Planting records shall be as specified on drawing. See sheet L102 for details.

8. PLANTING INSPECTION
 Planting inspection shall be as specified on drawing. See sheet L102 for details.

9. PLANTING REPORTS
 Planting reports shall be as specified on drawing. See sheet L102 for details.

10. PLANTING APPROVALS
 Planting approvals shall be as specified on drawing. See sheet L102 for details.

JRCA ARCHITECTS
 700 EAST 9000 SOUTH
 SANDY, UTAH 84070
 (801) 568-7250
 www.jrca.com

NOT FOR CONSTRUCTION

PROJECT # 2007

9000 SOUTH - SANDY BRANCH

700 EAST 9000 SOUTH SANDY, UTAH 84070

L101

LANDSCAPE PLAN

GENERAL NOTES:

KEY NOTES:

- KN 1. SEE GENERAL NOTES FOR NOTES.
- KN 2. SEE GENERAL NOTES FOR NOTES.
- KN 3. SEE GENERAL NOTES FOR NOTES.
- KN 4. SEE GENERAL NOTES FOR NOTES.
- KN 5. SEE GENERAL NOTES FOR NOTES.
- KN 6. SEE GENERAL NOTES FOR NOTES.
- KN 7. SEE GENERAL NOTES FOR NOTES.
- KN 8. SEE GENERAL NOTES FOR NOTES.
- KN 9. SEE GENERAL NOTES FOR NOTES.
- KN 10. SEE GENERAL NOTES FOR NOTES.
- KN 11. SEE GENERAL NOTES FOR NOTES.
- KN 12. SEE GENERAL NOTES FOR NOTES.
- KN 13. SEE GENERAL NOTES FOR NOTES.
- KN 14. SEE GENERAL NOTES FOR NOTES.
- KN 15. SEE GENERAL NOTES FOR NOTES.
- KN 16. SEE GENERAL NOTES FOR NOTES.
- KN 17. SEE GENERAL NOTES FOR NOTES.
- KN 18. SEE GENERAL NOTES FOR NOTES.
- KN 19. SEE GENERAL NOTES FOR NOTES.
- KN 20. SEE GENERAL NOTES FOR NOTES.

EXTERIOR ELEVATION LEGEND:

- BRICK (SEE SPEC.)
- GLASS (SEE SPEC.)
- WOOD (SEE SPEC.)
- CONCRETE (SEE SPEC.)
- ROOF (SEE SPEC.)
- PAINT (SEE SPEC.)
- FINISH (SEE SPEC.)
- TEXTURE (SEE SPEC.)
- COLOR (SEE SPEC.)
- FINISH (SEE SPEC.)
- TEXTURE (SEE SPEC.)
- COLOR (SEE SPEC.)

AE20

GENERAL NOTES:

KEY NOTES:

- KN 1. SEE GENERAL NOTES FOR NOTES.
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- TEXTURE (SEE SPEC.)
- COLOR (SEE SPEC.)
- FINISH (SEE SPEC.)
- TEXTURE (SEE SPEC.)
- COLOR (SEE SPEC.)

AE203

JRCA ARCHITECTS
 ARCHITECTS
 100 EAST 9000 SOUTH
 SANDY, UTAH 84070
 PROJECT # 20217

9000 SOUTH - SANDY BRANCH
 100 EAST 9000 SOUTH
 SANDY, UTAH 84070

PROJECT # 20217

DATE: 10/20/22

SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATIONS

AE202

JRCA ARCHITECTS
 ARCHITECTS
 100 EAST 9000 SOUTH
 SANDY, UTAH 84070
 PROJECT # 20217

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 100 EAST 9000 SOUTH
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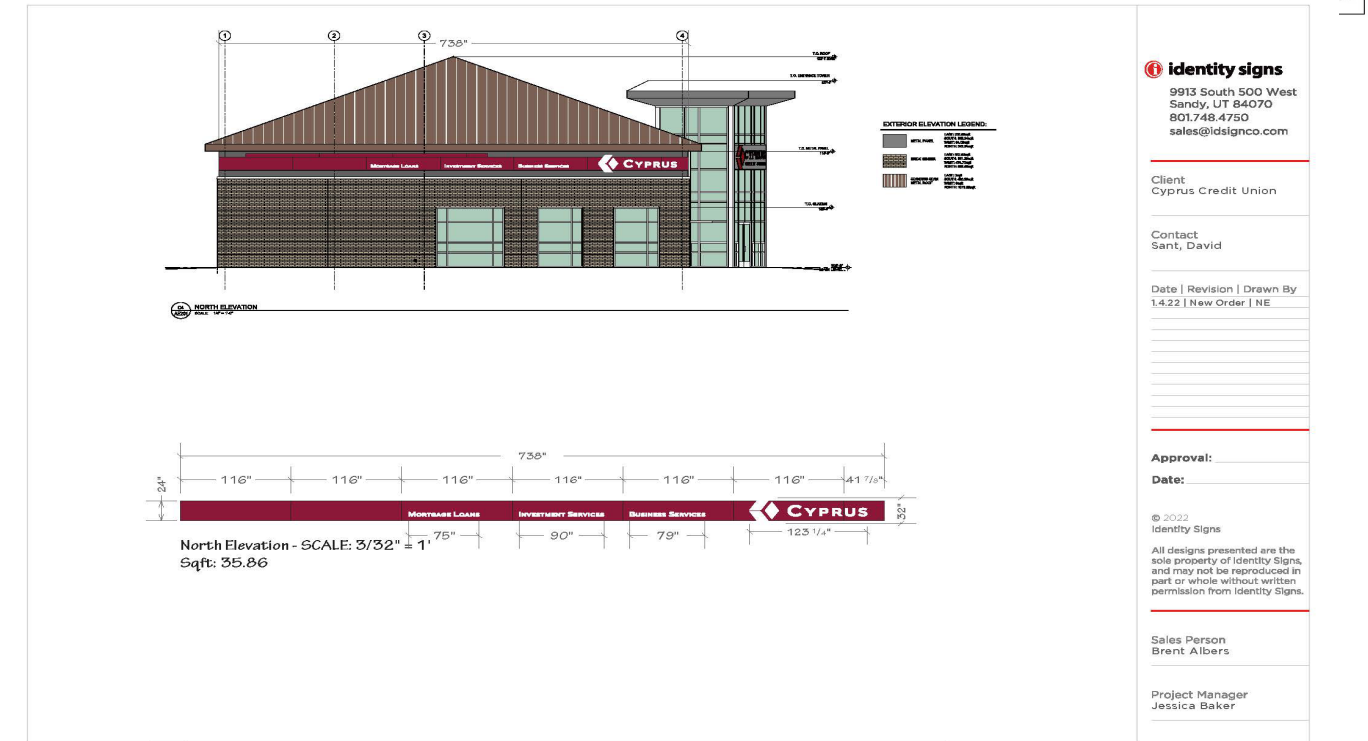
PROJECT # 20217

DATE: 10/20/22

SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATIONS

AE203



Job # 17020	ITEM 1	North Elevation Qty. 1 of each Single Sided	FOR APPROVAL	Designer Nici Earl
Color Specifications	Material Specifications	Mounting Method	Install	
PMS 1955 C		Exterior Building Mount	-	Page 2 of 7

identity signs
 9913 South 500 West
 Sandy, UT 84070
 801.748.4750
 sales@idsignco.com

Client:
Cyprus Credit Union

Contact:
Sant, David

Date | Revision | Drawn By
 1.4.22 | New Order | NE

Approval:
 Date:

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 Identity Signs
 All designs presented are the
 sole property of Identity Signs,
 and may not be reproduced in
 part or whole without written
 permission from Identity Signs.

Sales Person
 Brent Albers

Project Manager
 Jessica Baker

West Elevation - SCALE: 3/32" = 1'
Sqft: 35.86

Face View - SCALE: 3/16" = 1'
Sqft: 60

identity signs
9913 South 500 West
Sandy, UT 84070
801.748.4750
sales@idsignco.com

Client
Cyprus Credit Union

Contact
Sant, David

Date | Revision | Drawn By
1.4.22 | New Order | NE

Approval:

Date:

© 2022
Identity Signs

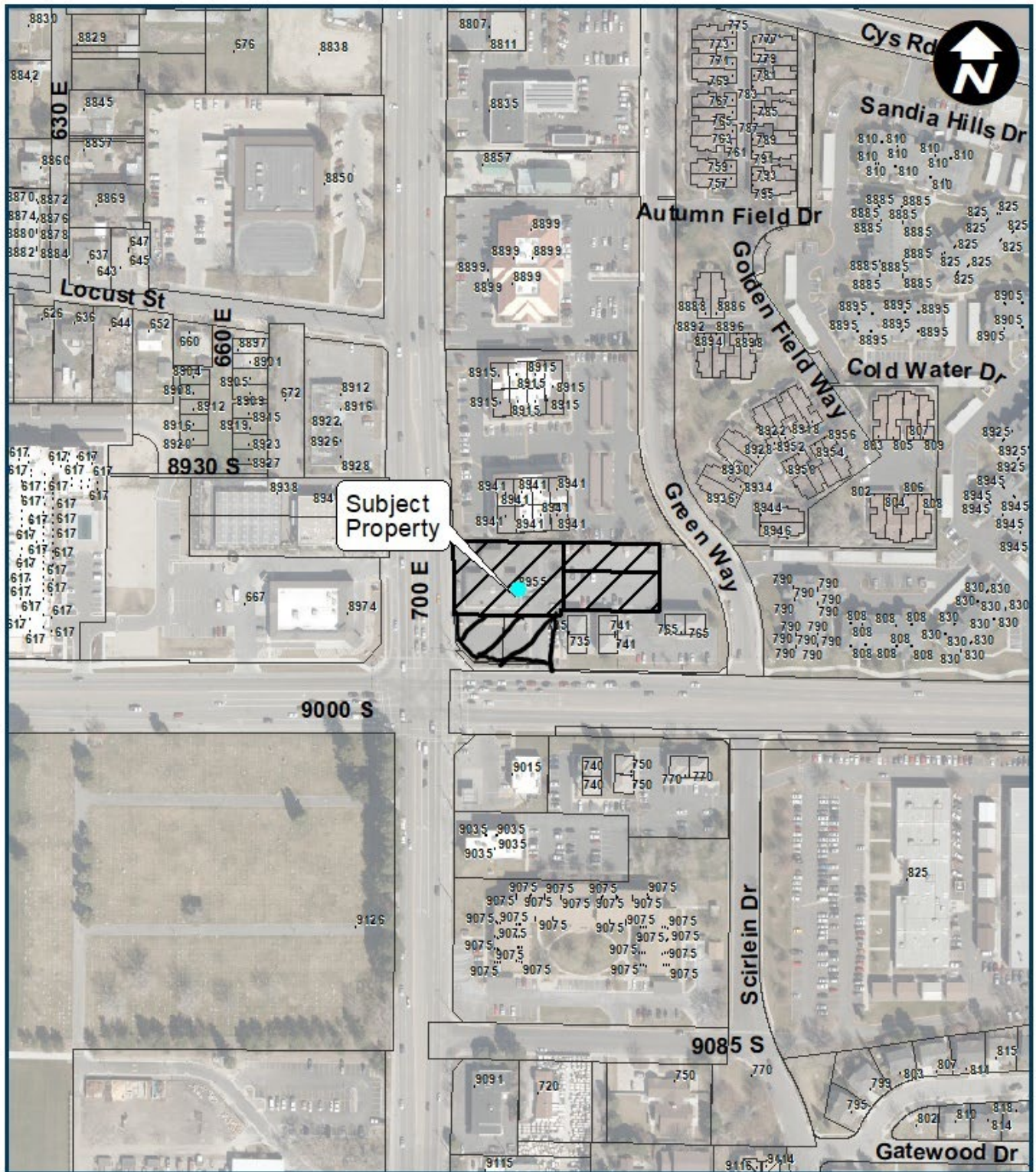
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Sales Person
Brent Albers

Project Manager
Jessica Baker

Designer
Nici Earl

Job # 17020	ITEM 5	West Elevation Qty. 1 of each Single Sided	FOR APPROVAL
Color Specifications	Material Specifications	Mounting Method	Install
 PMS 1955 C		Exterior Building Mount	-



PRODUCED BY BRYNN BOHLENDER
THE COMMUNITY DEVELOPMENT DEPARTMENT



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