



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

October 17, 2019

To: Planning Commission
From: Community Development Department
Subject: Quick Quack's "Carwashopoly" Commercial
Subdivision Review
9750 S. 700 E. Street

CN Zone
SUB-06-19-5677

[Community #5]

1.55 Acres

Public Notice: In addition to the posting of the meeting agenda, this project was noticed for this meeting to property owners within 500 feet of the subject property, by U.S. Mail delivery.

PROPERTY CASE HISTORY	
Case Number	Case Summary
	PLEASE SEE CASE HISTORY FROM SITE PLAN REVIEW REPORT

DESCRIPTION OF REQUEST

The applicant, Mr. Joseph Earnest, representing Lone Star Builders, LLC, is requesting that the Planning Commission determine that the preliminary review is complete for a two lot commercial subdivision, which will divide an existing property parcel into two commercial subdivision lots. The Planning Commission is the land use approval body for subdivision approval, as designated in the Sandy City Development Code.

BACKGROUND

The subject project is located on the property currently occupied by Alpine Electronics, which is being sold to the applicant. The Alpine Electronics property is 1.55 acres in size, which is mostly vacant. The small building which houses the electronics shop will be demolished, with the entire property being redeveloped in two phases. The first phase consists of this Quick Quack Car Wash facility on the southern 0.90 acres. The remainder 0.65 acre parcel/lot will be sold for future retail development.

NEIGHBORHOOD MEETING

A neighborhood meeting was held for the Conditional Use on this project on September 25, 2019. No one from the public attended the meeting. (See the neighborhood meeting summary attached)

ANALYSIS

City staff and departments have reviewed and recommend preliminary subdivision plat approval, subject to their normal requirements and specifications. The subdivision meets all the zoning requirements. All needed subdivision improvements for this site will be required and completed through the site plan application and approval. Some utility easements and reciprocal access driveway easements will be granted through the recording of the subdivision plat. Staff has no concerns about this proposed subdivision.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission determine that preliminary review is complete for the Quick Quack's "Carwashopoly" two-lot commercial subdivision, by making the following **two findings and subject to the following two conditions:**

FINDINGS:

- A. That the various City Departments and Divisions, including the City Engineer and the Transportation Engineer, have preliminarily approved the proposed subdivision plat.
- B. That the proposed subdivision will be finalized with City Staff, through recording with the County Recorder.

CONDITIONS:

- 1. That the developer proceed through the final subdivision review process with staff prior to the start of any construction (including payment of development fees and posting of an appropriate bond to guarantee completion of all required improvements on and off the site), according to the Subdivision Procedures Handout.
- 2. That the applicant comply with all department requirements as noted in all Preliminary Review letters prior to submittal for final subdivision review.

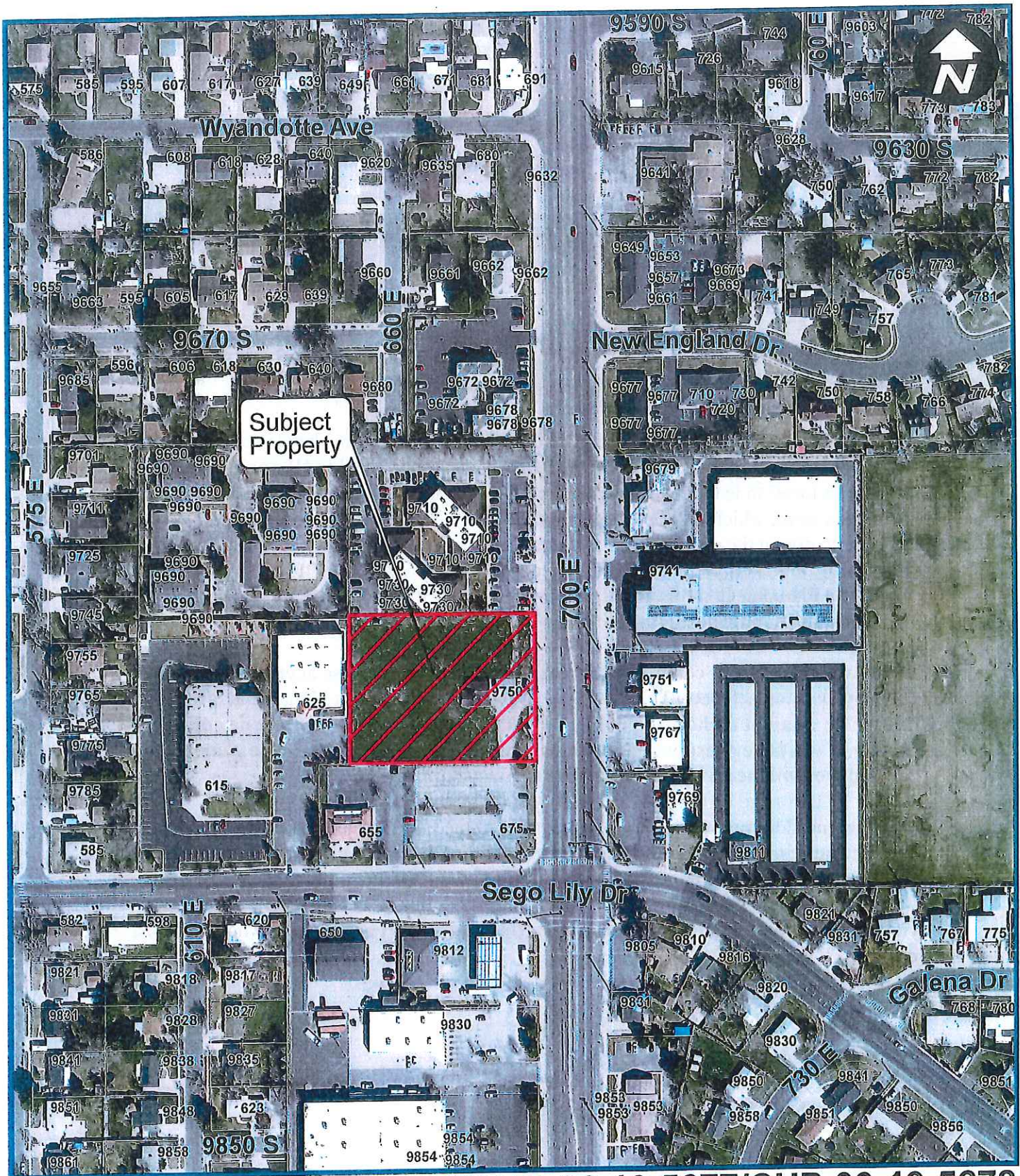
Planner:

Douglas L. Wheelwright

Douglas L. Wheelwright
Development Services Manager

Reviewed by:

RM



SPR-06-19-5676/SUB-06-19-5677/CUP-06-19-5678

Quick Quack 700 East

9750 S 700 E



PRODUCED BY DARRYL WOLNIK
THE COMMUNITY DEVELOPMENT DEPARTMENT



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
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Neighborhood Meeting Summary – Community #5

Date: 9/25/19

Location: East Conference Room

Community #/Name: #5

Community Coordinator:

Project Name: Quick Quack Car Wash

Number of Attendees: 0

Applicants:

Number of Invitees: 67

Length of Meeting:

Notice Radius: 500 ft.

Project Description: Quick Quack Car Wash, 9750 South 700 E., site of the former Alpine Electronics business, zoned Neighborhood Commercial (CN). Car Wash is a Conditional Use in the CN zone. Includes a subdivision to split the site into two commercial lots.

Community Comments:

1. No residents came to the meeting.

Neighborhood Meeting Sign-In Sheet

9/25/2019

	Name	Email	Cell Phone Number
1	Joseph Earnest	Joseph@lonestarbuidersinc.com	801 400 1944
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			

By providing your email address, you may receive various email notifications from Sandy City. However, Sandy City will not share or sell your information, but will only use it for city communications. Additionally, you can unsubscribe at any time.



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DEPARTMENT OF PUBLIC WORKS

Kurt Bradburn
Mayor

Matthew Huish
Chief Administrative Officer

Michael Gladbach, P.E.
Director

READY-FOR-PLANNING-COMMISSION MEMORANDUM

Date: August 16, 2019

To: Doug Wheelwright, Development Services Manager

From: Ryan C. Kump, P.E., City Engineer
Britney Ward, P.E., City Transportation Engineer
David J. Poulsen, Development Engineering Coordinator

Britney Ward
Ryan Kump
David J. Poulsen

Project Name: Carwashopoly Subdivision
Plan Case Number: SUB-06-19-005677
Project Address: 9730 South 700 East Street

A review of the above-mentioned project has been made. Following is a list of comments from the Public Works Department:

1. THE PRELIMINARY SUBDIVISION PLAT SUBMITTED BY THE DEVELOPER IS GENERALLY ADEQUATE at this stage of the project with regard to Public Works Department concerns. A number of items will be required prior to final approval, including items mentioned in the drawing redlines, the "Plan Case Comments," and the "City Engineer Requirements" letter, but these items are not required as part of this preliminary submittal.
2. THE PUBLIC WORKS DEPARTMENT RECOMMENDS THAT THE PLANNING COMMISSION DECLARE THAT PLANNING COMMISSION PRELIMINARY SUBDIVISION PLAT REVIEW IS COMPLETE, and that final project documents be prepared by the developer for review by city staff members.
3. PRIOR TO FINAL APPROVAL BY THE PUBLIC WORKS DEPARTMENT, the developer is required to complete all items mentioned in the drawing redlines, the "Plan Case Comments," and the "City Engineer Requirements" letter.

CARWASHOPOLY SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 7,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH



VICINITY MAP
(N.T.S.)



LEGEND

SET PROPERTY CORNER REBAR/CAP "LEGEND ENGINEERING LS 5183760"	BOUNDARY LINE
FOUND PROPERTY CORNER (AS NOTED)	TITLE LINES
FOUND STREET MONUMENT	PUBLIC UTILITY EASEMENTS
TELEPHONE PEDESTAL	EASEMENTS
WATER VALVE	FENCE
IRRIGATION VALVE	POWER LINE (UNDERGROUND)
WATER METER/MAINHOLE	POWER LINE (OVERHEAD)
FIRE HYDRANT/RISER	STORM DRAIN LINE
GAS METER	GAS LINE
ELECTRICAL METER/BOX	SEWER LINE
POWER TRANSFORMER	COMMUNICATION LINE
ELECTRICAL MANHOLE	CROSS ACCESS EASEMENT
LIGHT POLE	
POWER POLE	
SEWER MANHOLE	
STORM DRAIN BOX	
CATCH BASIN	

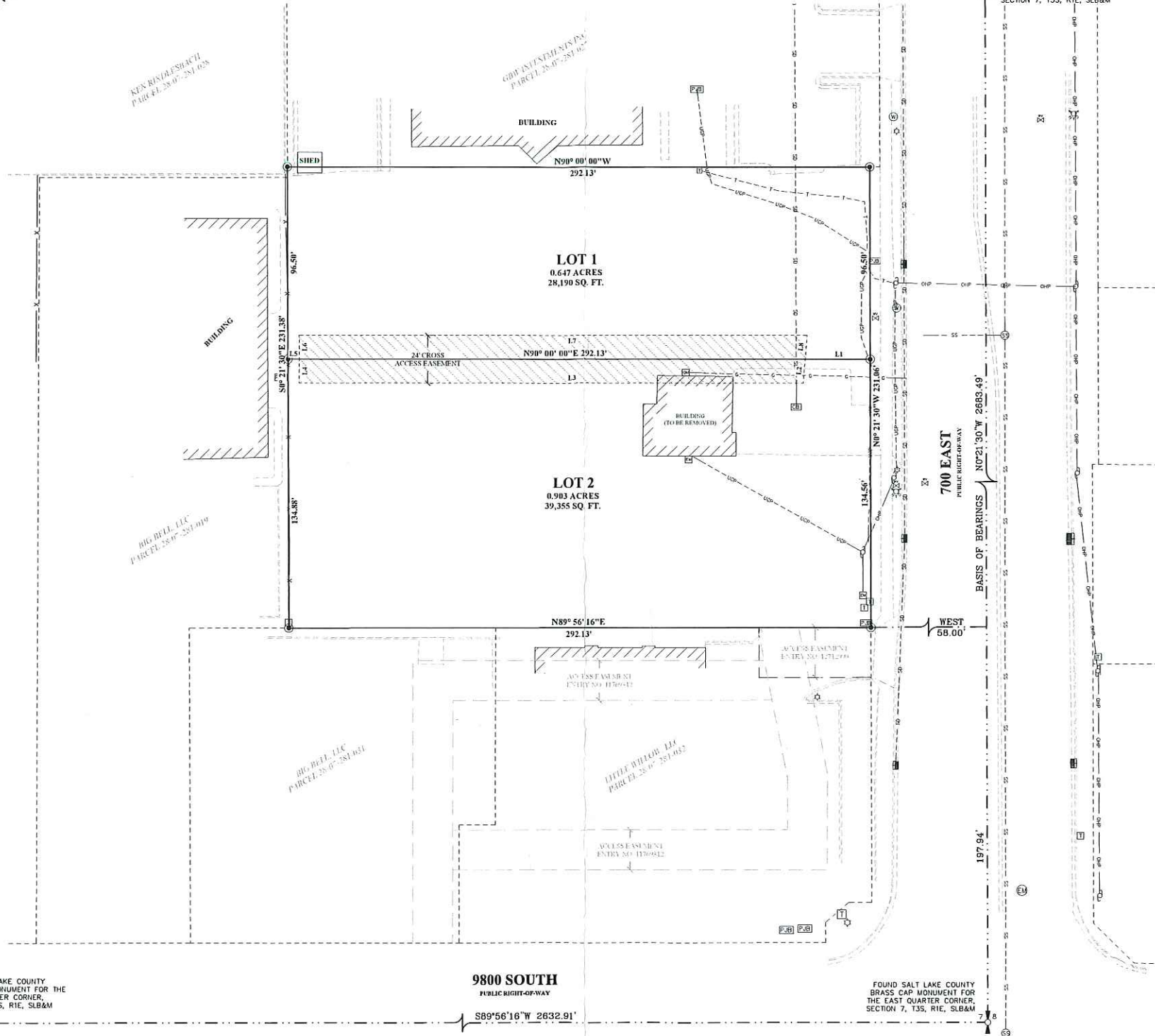
LINE TABLE

LINE #	LENGTH	DIRECTION
1.1	32.61'	N90° 00' 00" W
1.2	12.04'	S4° 28' 32" W
1.3	252.80'	N90° 00' 00" W
1.4	12.00'	N0° 12' 17" W
1.5	5.74'	N90° 00' 00" W
1.6	12.00'	N0° 12' 17" W
1.7	254.76'	N90° 00' 00" E
1.8	12.04'	S4° 28' 32" W

SUBDIVISION NOTES

- NO TREES SHALL BE PLANTED IN PUBLIC PARK STRIPS LESS THAN 4 FEET WIDE. CENTERLINE OF TREE(S) SHALL BE PLANTED MINIMUM 4 FEET AWAY FROM BACK OF CURB AND EITHER SIDE OF SIDEWALK.
- NO DRIVEWAYS SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURES WITHOUT WRITTEN PERMISSION FROM SANDY CITY ENGINEER.
- EVIDENCE THAT THE CONTRACTOR HAS A SANDY CITY PERMIT TO WORK IN THE PUBLIC WAY SHALL BE PRESENTED TO THE BUILDING DIVISION PRIOR TO ISSUANCE OF BUILDING PERMIT. CONTACT MONICA PETERSEN, AT THE PUBLIC WORKS DEPARTMENT (801) 368-2964 FOR INFORMATION.
- ALL ROADWAYS THAT ARE NOT PRIVATE ROADS (IF ANY) ARE DEDICATED TO SANDY CITY AS RIGHT OF WAY (R.O.W.) FOR PUBLIC USE.
- THE CROSS ACCESS EASEMENT HEREON IS IN FAVOR OF BOTH LOTS 1 AND 2.

FOUND SALT LAKE COUNTY
BRASS CAP MONUMENT FOR THE
CENTER QUARTER CORNER,
SECTION 7, T3S, R1E, SLB&M



SURVEYOR'S CERTIFICATE

I, CORY B. NEERINGS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD
LICENSE NO. 5183760 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE
AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND
DESCRIBED BELOW AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREINAFTER TO BE
KNOWN AS "CARWASHOPOLY SUBDIVISION", AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND
MARKED ON THE GROUND AS SHOWN ON THIS PLAT.



CORY B. NEERINGS
PLS 5183760

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 700 EAST STREET, SAID POINT BEING
NORTH 0° 21' 30" WEST 197.94 FEET ALONG THE SECTION LINE AND WEST 58.00 FEET FROM THE EAST
QUARTER CORNER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND
MERIDIAN;
THENCE NORTH 0° 21' 30" WEST 231.06 FEET ALONG SAID WEST RIGHT-OF-WAY LINE;
THENCE WEST 292.13 FEET;
THENCE SOUTH 0° 21' 30" EAST 231.38 FEET;
THENCE NORTH 89° 56' 16" EAST 292.13 FEET TO THE POINT OF BEGINNING.

CONTAINS:
TWO (2) LOTS
1.55 ACRES
67,545 SQUARE FEET, MORE OR LESS

BASIS OF BEARINGS

THE BASIS OF BEARINGS WAS ESTABLISHED AS NORTH 0° 21' 30" WEST BETWEEN THE EAST QUARTER
CORNER AND THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE
BASE AND MERIDIAN, AS SHOWN HEREON

OWNER'S DEDICATION

Know all men by these presents that, the undersigned owner(s), a Utah limited liability company,
of the above described tract of land to be hereafter known as CARWASHOPOLY SUBDIVISION, does hereby certify to
have caused this plat to be prepared and does hereby dedicate for the perpetual use of the public all public roads and other areas
shown on this plat as intended for public use. The undersigned owner(s) also hereby conveys to any and all public utility
companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the
installation, maintenance, and operation of utility lines and facilities. The undersigned owner(s) also hereby conveys any other
easements as shown on this plat to the parties indicated and for the purposes shown herein.

In Witness I have hereunto set my hand this _____ day of _____, 2019.

Name of Entity: _____
By: _____
Print Name: _____
Title: _____

STATE OF UTAH
COUNTY OF _____

On the _____ day of _____, in this year 2019, before me, _____, a notary public, personally
appeared _____, the _____ of _____, who proved on the basis of
satisfactory evidence to be the person whose name is subscribed to the foregoing Owner's Dedication and Consent regarding the
CARWASHOPOLY SUBDIVISION and acknowledged that he executed the same.

Commission Number _____
My Commission Expires _____

CARWASHOPOLY SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 7,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

PREPARED BY:



ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
lorvin@elevateeng.com

SALT LAKE COUNTY RECORDER
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND
FILED AT THE REQUEST OF _____

DATE _____ TIME _____ PAGE _____

FEE _____ SALT LAKE COUNTY RECORDER

DATE: 7/22/19

SCALE: 1"=30'

PAGE: 1 OF 1

PROJECT: S19-027

SANDY CITY PUBLIC UTILITIES

APPROVED AS TO FORM THIS
DAY OF _____ A.D. 20 _____

DIRECTOR, SANDY CITY PUBLIC UTILITIES

SEWER IMPROVEMENT DISTRICT

APPROVED AS TO FORM THIS
DAY OF _____ A.D. 20 _____ BY
THE SEWER IMPROVEMENT DISTRICT

SEWER IMPROVEMENT DISTRICT

SANDY CITY PARKS AND RECREATION

APPROVED AS TO FORM THIS
DAY OF _____ A.D. 20 _____

SANDY CITY PARKS DEPARTMENT

SALT LAKE VALLEY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____
A.D. 20 _____ BY THE SALT LAKE COUNTY HEALTH
DEPARTMENT

SALT LAKE COUNTY HEALTH DEPARTMENT

COMCAST CABLE SERVICES

APPROVED AS TO FORM THIS
DAY OF _____ A.D. 20 _____

COMCAST

SANDY CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS
EXAMINED THIS PLAT AND ITS CORRECT IN
ACCORDANCE WITH INFORMATION ON FILE IN
THIS OFFICE APPROVED AS TO FORM THIS
DAY OF _____ A.D. 20 _____

SANDY CITY ENGINEER

CENTURY LINK

APPROVED AS TO FORM THIS
DAY OF _____ A.D. 20 _____

CENTURY LINK

SANDY CITY PLANNING COMMISSION

APPROVED AS TO FORM THIS
DAY OF _____ A.D. 20 _____

CHAIR, SANDY CITY PLANNING COMMISSION

DOMINION ENERGY

APPROVED AS TO FORM THIS
DAY OF _____ A.D. 20 _____

DOMINION ENERGY

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS
DAY OF _____ A.D. 20 _____

SANDY CITY ATTORNEY

ROCKY MOUNTAIN POWER

APPROVED AS TO FORM THIS
DAY OF _____ A.D. 20 _____

ROCKY MOUNTAIN POWER

SOUTH SALT LAKE CITY APPROVAL

PRESENTED TO THE SANDY CITY MAYOR
THIS _____ DAY OF _____
A.D. 20 _____, AT WHICH TIME THIS SUBDIVISION WAS
APPROVED AND ACCEPTED.

MAYOR

ATTEST: CITY RECORDER