



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 Car Wash Conditional Use CUP-06-19-5678
CN Zone
0.90 Acres
 9750 S. 700 E. Street
 [Community #5]

PROPERTY CASE HISTORY	
Case Number	Case Summary
	SEE CASE HISTORY IN SITE PLAN REVIEW STAFF REPORT

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.

DESCRIPTION OF REQUEST

The applicant, Mr. Joseph Earnest, representing Lone Star Builders, LLC, is requesting that the Planning Commission review and approve a Conditional Use for a new Quick Quack Car Wash facility in a CN zoning district. An associated staff report addresses the commercial Site Plan Review. Another related application is for a two lot commercial subdivision, which are both before the Planning Commission at this meeting. The Planning Commission is the land use approval body for this CUP action, as designated in the Sandy City Development Code.

BACKGROUND

The subject project is proposed to be located on the southern portion of 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.)

CONDITIONAL USE ANALYSIS

Conditional Use consideration for a Car Wash land use in the CN Zoning District. Under the Sandy City Development Code, the Planning Commission, through the Conditional Use process, can: **approve** Conditional Uses if no mitigation of reasonably anticipated detrimental impacts is necessary; **approve** Conditional Uses, subject to reasonable conditions designed to mitigate or eliminate reasonably anticipated detrimental impacts; or **deny** Conditional Uses, if it is determined that reasonably anticipated detrimental impacts cannot be adequately mitigated. The burden of mitigating these impacts or effects is the responsibility of the applicant and not of the municipality or adjacent property owners (Section 21-33).

Compliance with Section 21-33-04 Conditional Use Permit:

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

1. Size, configuration and location of the site and the proposed site plan layout.

The layout is properly designed and located. The site is adequately sized for the proposed new building.

2. Proposed site ingress and egress to existing and proposed roads and streets.

The ingress and egress to and from the site will be adequate for use by this facility.

3. The adequacy, provision, relocation or protection of public facilities and amenities, including roads and street, culinary water, secondary water, sanitary sewer, storm drainage, public safety and fire protections, and other utilities.

All of these public facilities either presently exist at the site and are functioning, or are proposed to be improved and expanded by the proposed site improvements. These public facilities will not be detrimentally impacted by the proposed Conditional Use of the property.

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

Adequate vehicle parking will be provided by the proposed parking on the site, as per the Sandy City Development Code.

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

Site circulation will be sufficient for the use as designed on the site plan for phase 1. Site circulation patterns will be fully maximized with the completion of the phase 2 project by others or by the applicant, subject to agreements with Sandy City on delayed implementation.

6. Mass, size, number, location, design, exterior features, materials, and colors of buildings, structures and other facilities.

The building design, materials, and colors meet the zoning requirements and the Sandy City Architectural Design regulations, and staff has reviewed the design and has recommended approval by the Planning Commission as part of the site plan review.

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

This standard will be met. Site signage is not included in this review, but must be considered and reviewed by separate future application.

8. The provision of useable open space, public features, and recreational amenities.

This standard is not applicable.

9. Fencing, screening and landscape treatments, and other features designed to increase the attractiveness and safety of the site and protect adjoining owners from noise, visual and other impacts.

The site landscaping will be installed as part of this site plan approval as shown on the attached plans. This standard will be met.

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.

This facility will be subject to the noise limits imposed by the County Health Department. There will not be any unusual vibration, smoke, dust, and debris or plant materials nuisance factors after development of the building and site. Noise impact will not create a nuisance because the site does not abut residential zoning or residential uses.

11. Measures designed to protect the natural features of the site, including wetlands and drainage ways, ground water protection, soils, wildlife and plant life.

This standard is not generally applicable.

12. The regulation of operating hours for activities affecting normal schedules and functions;

The applicants are not requesting extended business hours.

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 will be reviewable upon legitimate complaint, and any new impacts arising can then be addressed by the Planning Commission, through the imposition of additional mitigating measures.

14. Measures to ensure compliance with all conditions and requirements of approval including but not limited to bonds, letters of credit, improvement agreements, the agreements to conditions, road maintenance funds, and restrictive covenants.

Measures to ensure compliance will be enforced by the Sandy City staff through normal plan review finalization, project performance guarantee bonding and upon citizen complaint or staff observance of non-compliance and will be adequate to mitigate potential violations of approval conditions.

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 Code.

To mitigate any potential negative impacts to the City and the neighborhood, staff suggest the conditions listed at the bottom of this report, 1 to 3.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **grant** the Conditional Use request to allow the requested "Car Wash" land use, based on the staff report, the **staff findings 1 to 15** in the above analysis of the Conditional Use Standards and the **three additional findings listed below and subject to the following three conditions:**

FINDINGS:

- A. That the various City Departments and Divisions, including the City Engineer and the Transportation Engineer, have preliminarily approved the proposed related site plan.
- B. That the proposed site planning, infrastructure improvements and building design, will provide substantial mitigation of reasonably anticipated detrimental impacts of the car wash and its related vehicle queuing development upon the surrounding businesses.
- C. That the proposed "Car Wash" land use request has been reviewed by staff considering the 15 standards contained in the Sandy City Development Code, 21-33-04, Conditional Use Process, and appropriate and adequate mitigation measures will be implemented or will be imposed as deemed necessary to minimize impacts to the surrounding business community, subject to the following conditions.

CONDITIONS OF APPROVAL:

1. That the applicant proceed through final site plan approval with staff as required by the Sandy City Development Code.
2. That the Conditional Use Permit for a "Car Wash" be reviewed upon future legitimate citizen complaint or staff observation of non-compliance with conditions.
3. That the applicant be responsible to meet all provisions of the Sandy City Development Code and all conditions of approval that are included in this report and as may be imposed by the Planning Commission to mitigate the reasonably anticipated detrimental effects of the proposed use.

Planner:



Douglas L. Wheelwright
Development Services Manager

Reviewed by:





June 5, 2019

From: Joseph Earnest
Lone Star Builders
492 W 1200 N
Springville, UT 84663

To: Sandy City
10000 Centennial Pkwy
Sandy, UT 84070

To Whom it May Concern:

We are excited at the prospect of bringing a Quick Quack Car Wash to Sandy City.

We desire a conditional use permit for our use and bring the following to your attention as direct responses to the conditional use review criteria as found in 15A.33.02 and 15A.33.03 of the city code:

The type of development is an automatic car wash facility with associated vacuum stalls and concrete parking lot. There will be an automatic wash bay building and several vacuum stations on site. The hours of operation of this facility will be Monday through Saturday 7 am to 7 pm during normal business hours and 7 am to 9 pm during summer hours. The parcel is zoned Neighborhood Commercial (CN) and the proposed development will meet the character of the existing zoning by providing a commercial service in a commercial district and by abiding by the architectural and landscape standards for the zone. Lot 2 will remain undeveloped until future purchase.

The access points for this site will come from 700 East and cross access will be provided to the North and the South parking lots. The size of the site will be the same as the existing use. There will be 14 stacking spots for the carwash.

The building tunnel is 114 feet long and 25 feet wide. The physical design of the building, as seen on the elevation plans and seen at other Quick Quack Car Wash facilities in the state of Utah, is compatible with surrounding commercial buildings; as it uses aesthetically appealing CMU, stucco, elevation changes and pop outs, modern design features window canopies, etc. The traffic flow created and drawn into the car wash will be contained within the site of the car wash. The car wash has more vehicle stacking capabilities than needed and the same is true for the vacuum parking stalls. Further, the car wash takes less than three minutes increasing vehicle site flow capability. The site has clearly defined traffic circulation. Parking will be provided for the anticipated two employees on site and 20 vacuum stalls for customers.

The site currently has no onsite detention and will be improved by installing a 28'x30' R-Tank System that is 4.2 feet deep to retain a 100-year storm event. The amount of water drawn from the Sandy City

Water District is as shown in the engineering letter included with the site plan application and as explained below under "Water Usage." The power required for operation will not have significant utility impacts.

This conditional use will be the equivalent to a permitted use and will not exceed any expected effects of the already existing environment. No noise, vibration, odors, steam, or other factors will adversely affect others offsite. Given the nature of the site, there are trash receptacles that are maintained on each side of each customer area. The customer satisfaction ratings reflect the employees' competency to evade potential adverse impact from their own conduct and that of the customers. No other significant environmental impacts will be present and due to the organization of the site operations, general purpose of the site, and the anticipated public need for the services provided, criminal activity will therefore be discouraged.

In addition, as we are excited to become a commercial citizen of the City of Sandy, we would like to introduce Quick Quack further:

SNAPSHOT ABOUT QUICK QUACK

Quick Quack currently owns and operates 77 beautiful automatic express tunnel car wash locations throughout Texas, Utah, Colorado, Arizona, Nevada, and California. Included herein are images of various Quick Quack Car Wash's in order for you to get a feel for the aesthetics of a Quick Quack Car Wash.

What sets Quick Quack apart from the rest? Included below is information regarding the management, operations, and culture of Quick Quack to, hopefully, articulate the ways we are very different from what people typically think about when they think of a car wash:

1. Hours of operation:

7am - 7pm during winter months
7am - 9pm during summer months

2. Water Usage: Through our advanced water reclamation and recycling process we only use on average 26 gallons of water per vehicle washed. This is significant because a person washing their car in their driveway will use between 80 and 140 gallons of water. It may be counter-intuitive, but Quick Quack Car Wash will absolutely save the City a significant amount of water as residents change their habits from self-performed in-driveway car washes to offering their patronage to Quick Quack.

3. Lighting: All site lighting automatically shuts off at 10 pm every day. The only lights left on are the building lights and the monument sign light, the building lights provide a deterrent effect for security benefits. Further, our lights are designed to point down, light will not escape onto neighboring properties.

4. Sound Mitigation: Our dryer blowers and vacuums are designed to ensure that at the property line, the sound will not exceed that of the traffic of the nearby road. Also, our self-serve vacuums are housed in enclosures that mitigate their sound. While our sites typically abut cities major traffic arteries, the sound emanating from the car wash will be far less noisy than the traffic.

5. Traffic and Parking: At any given time, there are two or three employees on site; they have their own parking stalls, including one accessible stall apart from the customer vacuum stalls. We are an express wash and our desired site size for each location is +/- 1 acre. We are really a convenience stop for most of

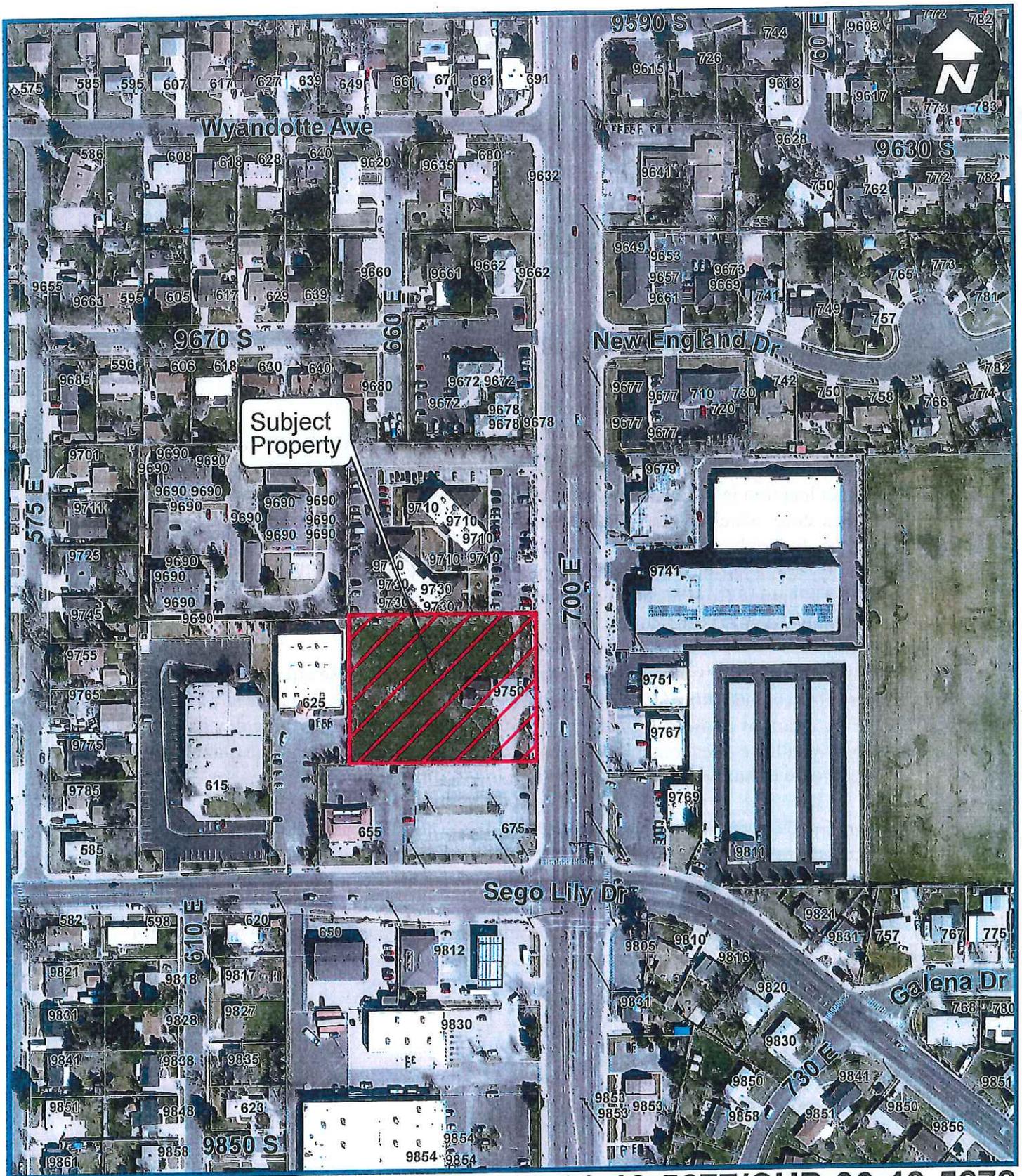
our customers; they are expecting to be in and out quickly. Our site plan is designed to support and self-sustain all customer traffic flow. This is possible due to the length of time our customers stay on site. Quick Quack Car Wash uses a conveyor that keeps cars moving even if there are many cars in line. The entire wash cycle lasts no longer than THREE MINUTES and since there is no waiting for the car in front of you to finish, you will rarely spend more than five minutes from the time you pull in to when you are back on your way.

6. Company Values: Why do Quick Quack team members wear ties? Cleanliness is one of our company values and we believe that this extends beyond just a clean car. We feel that our facilities and team members should also represent the highest standards of appearance. Unlike full service car washes or other automotive service centers where employees might be more hands-on, our team members are primarily cashiers and customer service professionals who greet customers with a friendly smile and clean appearance. Quick Quack Car Wash's state-of-the-art car wash equipment does the heavy lifting and the "dirty work." Our signature duck ties have become an important part of our brand image that the majority of our customers appreciate and have come to expect and love. Our company slogan: Be FAST, Be CLEAN, Be HONEST, Be CONSISTENT, Be ACCOUNTABLE, Be a LEADER, Work as a TEAM, Show RESPECT, WORK hard, Have FUN!

7. Community Involvement: Quick Quack strives to get involved in the community. In fact, prior to each car wash opening we select a person or family in need in the city we are opening the wash in and provide free washes to the community and ask that the community donate to the in-need person. Quick Quack then matches the donations. This has been wildly successful in the past with donations ranging from \$5,000 to over \$10,000 to community members in need. Further, after our grand opening, we provide 10 days of free premium car washes at the site. It is a fun time for all. We also have a mascot, Quackles the duck. Quackles will be seen frequenting city events such as: Easter egg hunts, races, July 4th and 24th celebrations; and Quackles is a big hit at parades while riding on top of our mini replica car wash float.

In conclusion, between Quick Quack's: cutting edge water conservation technology, aesthetically pleasing finished car wash building and site layout with beautiful landscaping, non-offensive operating hours, light disturbance mitigation, sound abatement technology, completely self-contained vehicular traffic, company values, impressive and ongoing community involvement, overall high property tax assessment, and the wonderful community service Quick Quack provides of an absolutely immaculate clean vehicle inside and out; Quick Quack is humbly confident that a business such as this will be a valuable addition to any city.

Warm regards,
Joseph Earnest
General Counsel & Director of Entitlements
Lone Star Builders, LLC
M: 801.400.1944
E: joseph@lonestarbuidersinc.com



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
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

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@onestarbuildersinc.com	801 400 1944
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