



SANDY CITY COMMUNITY DEVELOPMENT

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MEMORANDUM

November 19, 2020

To: Planning Commission
From: Community Development Department
Subject: Mirage Auto Car Sales (Conditional Use Permit) CUP-10-20-5928
198 W. 9240 S. Zone: RC
(Community #2-Civic Center)

HEARING NOTICE: *This item has been noticed to property owners within 500 feet of the subject property.*

PROPERTY CASE HISTORY	
Case Number	Case Summary
SPR-77-97	Diversified Properties, Industrial Building Construction

DESCRIPTION OF REQUEST

The applicant, Shannon Zenteno, for Mirage Auto LLC., is requesting a Conditional Use Permit to allow an “auto, light trucks, RV dealership-sales and service agency” land use in the Regional Commercial (RC) zone on the property located at 198 W. 9240 S. (*See Exhibit #1: Application Material*).

The subject property is a warehouse style building that is zoned RC and is shared by three other units. The proposed use will occupy a tenant space on the western side of the building. There are buildings to the North, East, South, and West of the property that are all similarly zoned RC. These properties are all various industrial uses. Each have their own individual parking and would not be impacted by the traffic from this project. Further to the east is the Rio Tino Stadium. To the west is the I-15 corridor.

The applicant works full time at BD medical as a nurse and will use this business as a second job. The applicant is proposing to operate a small local dealership that sells between three to five cars per month. The applicant will operate the business part-time, with hours of operation being by appointment only. Vehicles that are stored and sold at the dealership will be parked inside of the garage that is onsite. No outdoor storage of vehicles will occur onsite.

NOTICE

A neighborhood meeting was held on November 2, 2020. Notices were mailed to property owners within 500 feet of the subject property. No neighbors attended the meeting. At the time of writing this report, staff has not received any comments for this application.

ANALYSIS

Under Section 21-08-02(B) of the Sandy City Land Development Code the proposed auto sales requires a conditional use in the RC zone. There are three assigned parking spots on the southwest corner of the building for customer parking, this is sufficient parking for the use on the site.

COMPLIANCE WITH SECTION 21-33-04

Staff response in *italics*.

Conditions. In order to achieve compliance with the standards set forth herein, the City may impose conditions, which address standards 21-33-04 “1” to “15”, as contained in the Sandy City Development Code. This proposed conditional use meets or satisfies all of Conditions “1” through “15”, except the following conditions, which merit discussion or additional consideration by the Planning Commission:

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.

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

CONCERNS

Staff has no concerns with the proposed use. All commercial activities will take place inside of the existing building. The proposed use will have minimal impact on the surrounding properties.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve a Conditional Use Permit for Mirage Auto LLC. for the property located at 198 W. 9240 S. to operate a “auto, light trucks, RV dealership-sales and service agency” as described in the staff report subject due to the following findings and subject to the following conditions:

Findings

1. The proposed use meets the intent of the RC Zone.
2. All activities will be done inside the building.
3. Minimal impact to surrounding properties.

Conditions

1. That the applicant complies with all Building & Safety, and Fire & Life Codes.
2. That the applicant be responsible for meeting all provisions of the Sandy City

Development Code, and all conditions of approval imposed by the Planning Commission.

3. That this Conditional Use Permit be reviewed upon legitimate complaint.
4. All extended storage of vehicles will take place inside the proposed building.

Planner: _____ Reviewed by: _____

David Rodgers, *Zoning Technician*

S:\USERS\PLN\STAFFRPT\2020\CUP-11-20-5928 Mirage Auto

Exhibit #1 – Application Materials

Proposed Conditional Use:

Mirage Auto LLC. will be a small dealership only selling a few cars a month. Hours of operation will be by appointment only. I work full time at BD medical in Sandy as a Nurse this business will be a 2nd job for me.

Approximate square footage for the location at 198 W. 9240 S Sandy, UT 84070 is 2500 square feet.

There are 3 assigned parking spots that are included with our building lease on the south west corner for customer parking.

Vehicles that are part of the dealership for sale will be parked inside the Garage.

There is a 9 ft X 8 ft space available above the office door on the south side for a Mirage Auto sign.



Thank you for your time

Shannon Zenteno

269-317-2000

Exhibit #2 – Vicinity Map

