



Legislation Text

File #: SPR-06-19-5676, **Version:** 1

Agenda Item Title:

Quick Quack Car Wash facility
9750 S. 700 E. Street
[Community #5]

Presenter:

Douglas L. Wheelwright

Description/Background:

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

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.

Recommended Action and/or Suggested Motion:

STAFF RECOMMENDATION

Staff recommends that the Planning Commission determine that preliminary site plan review is complete, based on this staff report, and the two findings listed below and subject to the following eight conditions:

FINDINGS:

- A. That the various City Departments and Divisions, including the City Engineer, Transportation Engineer, Fire Marshal, and the Public Utilities Department Chief Engineer have all preliminarily approved the proposed site plan.
- B. That the proposed driveway access, internal site circulation and off-street vehicle parking will be adequate for the proposed use of the building and the site.

CONDITIONS:

- 1. That the developer proceed through the final site plan 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 Site Plan Review Procedures Handout. The final site plan shall be in compliance with all Development Code requirements and those modifications determined by the Planning

Commission.

2. That the developer enter into agreements with the City to install at his cost the required reciprocal driveway access connections from the north side of the southern lot to the northern boundary of the proposed northern lot. And to similarly install the 700 East Street parking strip and front yard setback landscaping, within two years of the date of the City's issuance of the building certificate of occupancy for the car wash facility.
3. That the development comply with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.
4. All utility boxes shall be screened from view to the extent possible (i.e. transformers, switch gear, telephone, cable TV, etc.) and shall be shown on the site plan and shall be placed underground or moved behind the front setback (minimum of 30 feet from the front property line) and screened from view. Each box shall be shown in its exact location and shall be noted with its exact height, width and length and approved by staff.
5. That the architectural design, colors and materials proposed for this development will comply with the Sandy City Architectural Design Standards and the details shall be finalized with staff prior to the issuance of a building permit.
6. That the developer be responsible for the placement of a temporary 6 foot high 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.
7. That the applicant comply with the Sandy City Noise Ordinance, including working hours during construction.
8. That the applicant comply with all department requirements as noted in all Preliminary Review letters prior to submittal for final site plan review.
9. That all building and site signage must be reviewed separately and meet the Sandy City Development Code provisions for signage.