



Millcreek City Planning and Community Development

3330 South 1300 East

Millcreek, Utah 84106

Phone: (801) 214-2750

STAFF MEMORANDUM

From: Blaine Gehring, Planner
To: East Millcreek Community Council
Meeting Date: November 6, 2019

To: Canyon Rim Citizens Association
Meeting Date: November 7, 2019

RE: Conditional Use Permit for a drive-through soda shop located at 2342 East 3300 South (*Project area is the old Dan's parking lot east of Shell gas station*)

Zone: C-2

Applicant: FFG Soda Shop Stores LLC (SWIG)

File No.: CU-19-012

Request

Millcreek City Planning and Community Development is seeking your input on a request by FFG Soda Shop Stores LLC (SWIG) for a conditional use permit for a drive-through soda shop located at 2342 East 3300 South in the C-2 (Commercial) Zone. In the C-2 Commercial Zone, eating and drinking establishments are a permitted use. However, when an order window and drive through is proposed as part of the establishment, a conditional use permit is required. See Chapter 19.60.020 of the Millcreek Code for more detailed information. The applicant is proposing a SWIG soda shop to be located in the parking lot of the old Dan's parking lot near the corner of 2300 East and 3300 South. The Planning Commission will discuss this matter at their meeting on **Wednesday, November 20, 2019 at 5:00 pm.**

Existing Land Use and Proposed Change

Currently the property is zoned C-2, was the previous home to Dan's grocery store, and now is home to Joanns Fabric Store, Downeast Outfitters and Java Joe's coffee shop. The site consists of approximately .26 acres. The soda shop structure will consist of approximately 417 square feet and be approximately 15 feet in height. The structure will have one lane of traffic moving vehicles around the building on three sides. The proposal includes two parking stalls (one ADA) with other parking in the larger parking lot. (See site plan for details.) Staff has reviewed the plans and find that the use, parking, stacking of cars, landscaping requirements, and imposed infrastructure impacts can meet the requirements of the Millcreek Code and provide a valuable service to the public in an otherwise oversized vacant parcel.

A traffic study was done and there have been concerns with that study that the City Engineer and traffic engineer are working out. A copy of the summary of that traffic study is attached. As a condition of the permit, staff will be asking the Planning Commission to require a UDOT permit for the use adjacent to 3300 South which is a UDOT road.

Community Council Action

As per Chapter 2.56.100 of the Millcreek City Code, staff is seeking Millcreek Community Council's input on the conditional use permit. Specifically, or not if the proposal is appropriate to the existing area and are encouraged to make recommendations concerning the application to the city planning commission.



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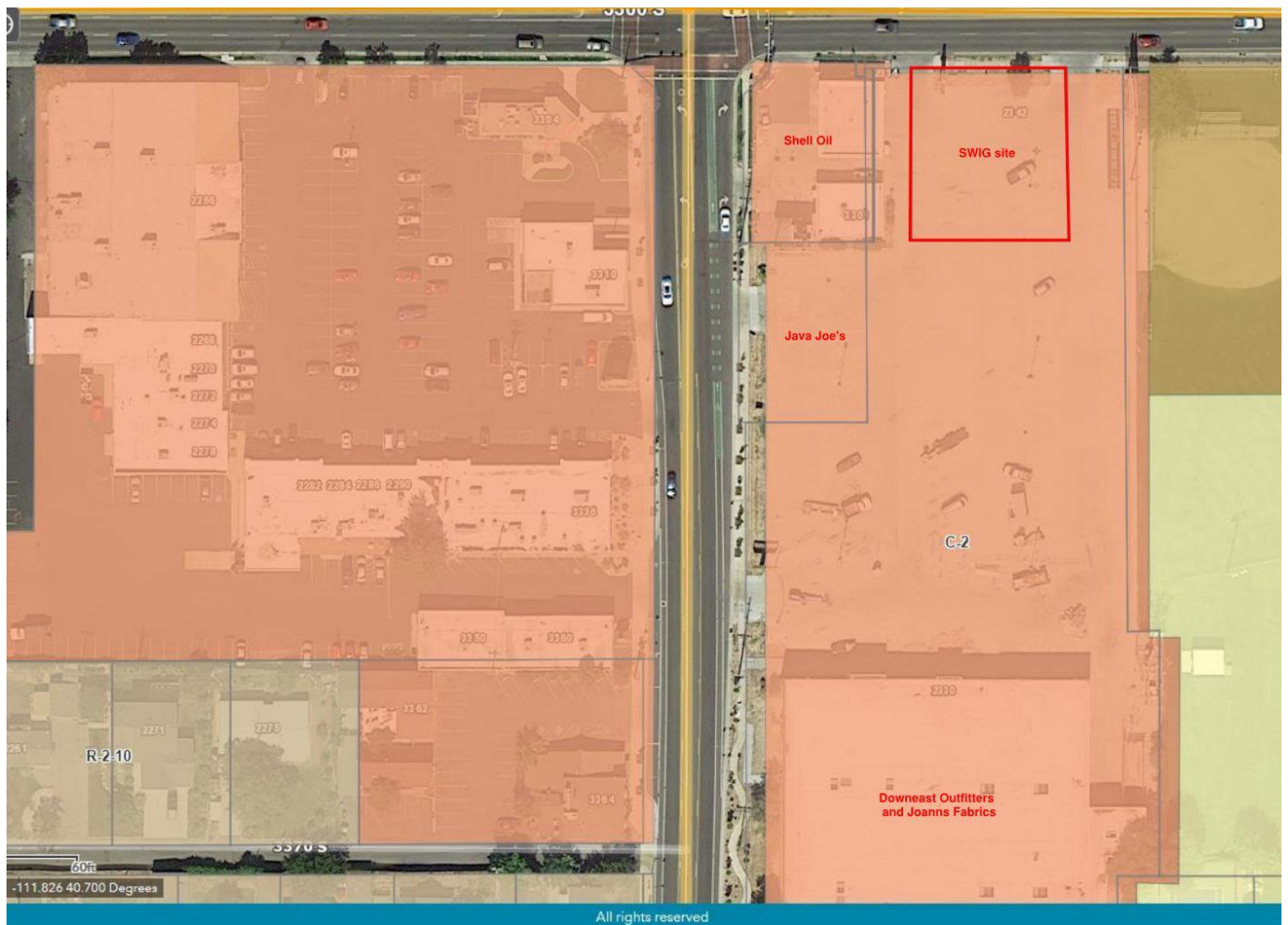
Phone: (801) 214-2750

Attachments

Application

Traffic study summary

Zoning Map





Millcreek City Planning and Community Development

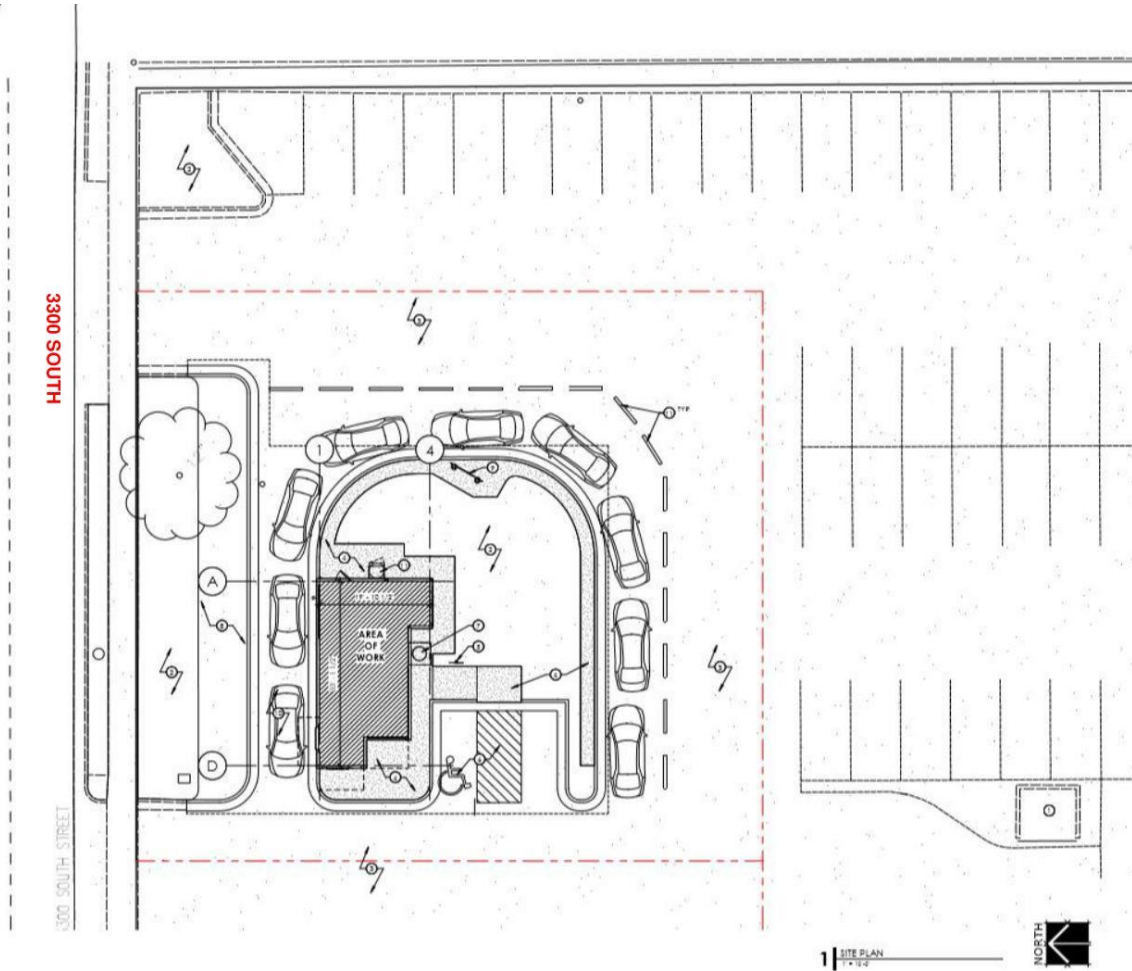
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Site Plan and Elevations

3.002 ENCLOSURE - SEE EQUIPMENT



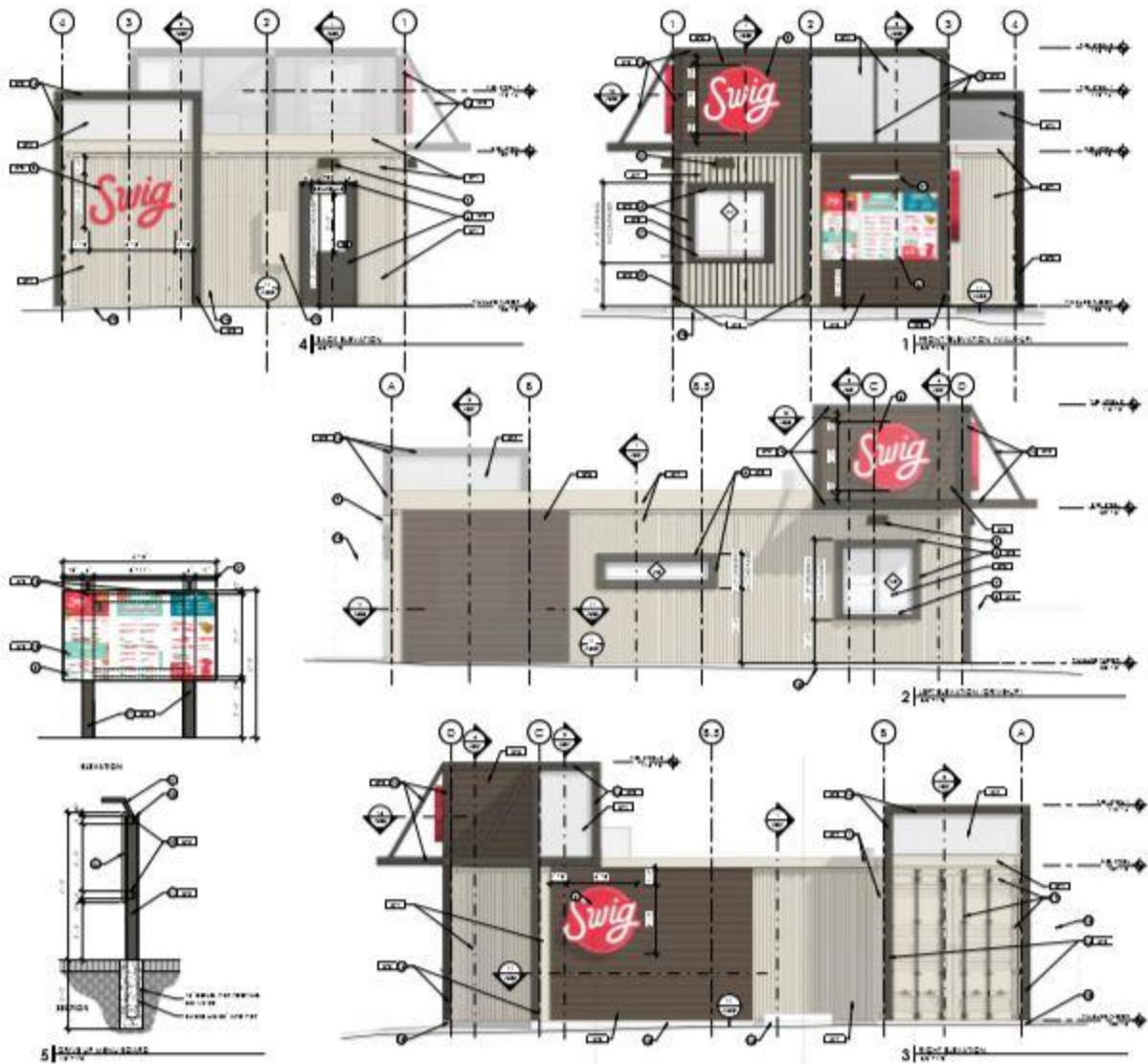


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**Planning Services**

3330 South 1300 East • Millcreek, Utah 84106

Phone: (801) 214-2750

Millcreek.us**File #**

Land Use & Development Application

Zone: _____ Community Council: _____ Planner: _____

Parent File #: _____ Date: _____

Property Address: 2305 E. 3300 S. Parcel #: 16274520590000Name of Project Swig Millcreek Property Acreage: 11,562 sf

Please describe your request:

Swig drive-thru soda shop.

New Development:

- ☒ Conditional Use
- ☐ Permitted Use
- ☐ Subdivision # lots: _____
- ☐ PUD #lots: _____

Modify an Existing Development:

- ☐ Change Conditions of Approval
- ☐ Change the Site Plan
- ☐ Condo Conversion
- ☐ Lot Consolidation
- ☐ Lot Line Adjustment
- ☐ Mobile Store
- ☐ Signs
- ☐ Billboards

Other:

- ☐ Exception Request
- ☐ General Plan Amendment
- ☐ GRAMA (Records Request)
- ☐ Land Use Hearing
- ☐ Non-Conforming
- ☐ RCOZ Appeal (Option C)
- ☐ Research Request
- ☐ Re-zone
- ☐ Right-of-Way Improvement Permit
- ☐ Vacate a Street

Is a key or gate code required to access the property? ☐ Yes ☒ No If yes, code: _____
(or provide driving directions to property):

APPLICANT'S NAME:First: Daniel Last: Gonzales Initial: DGAddress: 2162 W Grove Pkwy., Ste. 220 City: Pleasant Grove State: UT Zip: 84062Phone: (801) 642-3800 Cell: 801-960-5682 Email: dgonzales@fourfoodsgroup.com**Property Owner(s):**First: FFG Soda Shop Stores LLC Last: _____ Initial: _____Address: 2162 W Grove Pkwy City: Pleasant Grove State: UT Zip: 84062Phone: 801-642-3800 Cell: _____ Email: permits@fourfoodsgroup.com**Professional(s):** ☐ Engineer ☒ Architect ☐ OtherCompany: Babcock Design Contact: Jamin KunzAddress: 52 Exchange Place City: Salt Lake City State: UT Zip: 84111Phone: 801-531-1144 Cell: _____ Email: jamin@babcockdesign.com**NOTE: all correspondence will be sent to the applicant's address:*

To facilitate the land use notice and review process, the undersigned hereby authorize the City to reproduce this application and all documents attached to the application for staff, officials, and the interested public:

Applicant's Signature: _____ Date 09/23/2019

I. Introduction and Summary

The proposed Swig is located in the parking lot on the southeast corner of 3300 South and 2300 East in Millcreek, Utah. The site is planning to a 483 sf Swig with a drive through and no indoor seating. The site is projected to generate 164 AM, 40 PM and 966 daily trips. The site will access the existing 4 accesses to the corner lot, 2 accesses along 2300 East and 2 accesses along 3300 South.

The intersection of 2300 East / 3300 South operates with overall LOS C in the AM and LOS C in the PM peak period. This is maintained with the opening of the site. In 2025 without the site the intersection operates with overall LOS C in the AM and LOS D in the PM peak period. With the addition of site traffic it operates with overall LOS D in the AM and LOS D in the PM peak period. The site traffic increases traffic by 4.8% in the AM and 0.9% in the PM peak period.

The site accesses along 3300 South (Access 1 and Access 2) operate with critical WBL at LOS B without the site and LOS C with the site. The accesses have enough capacity to accommodate the traffic, the issue for these accesses is the close distance to the intersection. Access 2 is likely to be blocked during the peak periods by the NBL and NBT queues at the signal. Access 1 is likely to be blocked during the peak periods by the NBT queue at the signal. This will impact LOS for the turning movements at the access and higher delay is expected. The site accesses along 2300 East (Access 3 and Access 4) operate with critical NBL at LOS B without the site and LOS C with the site. The accesses have enough capacity to accommodate the traffic, the issue for these accesses is the close distance to the intersection. Access 3 is likely to be blocked during the peak periods by the WBL and WBT queues at the signal. This will impact LOS for the turning movements at the access and higher delay is expected.

The primary queue issue for this area occurs within the location of the accesses. Access 2 is located within the gap of the NBL and NBR movements at 2300 East / 3300 South. Access 3 is located within the storage of the WBL movement at 2300 East / 3300 South. Access 4 is within the gap of the WBL movement at 2300 East / 3300 South. It is projected that Access 2 and Access 3 will be blocked by turning movement traffic during the AM and PM peak periods. This will limit the mobility at both of these accesses and LOS for the left ingress and egress and right turn egress will be impacted by the turn pockets at the intersection. Additionally, the NBT queue at 2300 East / 3300 South will block Access 1 and Access 2, so while LOS analysis shows that these accesses have enough capacity for the additional traffic, it is likely that these access will experience higher delay when the queue from the intersection backs in front of the access.

There are no off-site recommendations made for this site.