



3330 South 1300 East  
Millcreek, UT 84106  
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millcreek.us

File # SD-22-001

## Planning Commission Staff Report

**Meeting Date:** April 20, 2022  
**Applicant:** Elliot Smith  
**Address:** 4181 South State Street  
**Parcels:** 16-33-105-027  
**Total Acreage:** Property size 2.08 acres  
**Zone:** Commercial (C-3)  
**Prepared By:** Brad Sanderson, AICP,  
Current Planning Manager

### SYNOPSIS AND SCOPE OF DECISION

Elliot Smith, on behalf of Mister Car Wash (applicant) and Buck Bellini (property owner), is seeking preliminary subdivision approval to subdivided property located at 4181 South State Street into a two-lot commercial subdivision. The applicant recently received site plan and conditional use permit approval from the Planning Commission in March 2022, to construct a carwash with a drive thru on the northern portion of the property.

If approved, the property would be divided into a north and south lot configuration. In addition to creating two new lots, the subdivision plat as proposed, would cause and/or include the following:

1. A new shared access easement will be created between the two property lines near State Street.
2. A private existing sewer easement will be adjusted and slightly relocated to the east from its current location.
3. A new 10-foot-wide public utility easement parallel and abutting both State Street and Gordan Lane for any existing or future utilities.
4. Dedication of additional property along Gordan Lane, as public right-of-way, per the City's Master Transportation Plan.

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## **FINDINGS, CONCLUSIONS, & RECOMMENDATION**

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**Findings:**

1. The property is located within the C-3 Zone.
2. There are no minimum lot size requirements within the commercial zone.
3. Both parcels, if subdivided, will continue to have access to all utilities, including water and sewer services.
4. For the time being, the existing building located on the southern parcel will remain. Any significant modifications to the southern parcel will require further review by City Staff and the Planning Commission.
5. Some additional property will likely need to be dedicated along Gordan Lane for future sidewalk and/or park strip improvements, per the City's Master Transportation Plan for a minor collector street.
6. Improvements along Gordan Lane may not occur until later, or upon such time when the southern lot may further develop.
7. Subdivision applications generally do not require review by Community Councils, such as was the case with this application.

**Conclusions:**

Based on the findings listed above, the application, the materials submitted by applicant, and Staff's review of the proposed subdivision, Staff concludes that the preliminary subdivision meets all the provisions of Titles 18 (Subdivision) & Title 19 (Zoning) requirements of the City Code.

**Recommendation:**

Base on the findings and conclusions listed above, Staff recommends that the Millcreek Planning Commission approve the preliminary subdivision application number SD-22-001, per the proposed plans.

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## **MODEL MOTION**

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**I motion that the Planning Commission** approve the preliminary subdivision application SD-22-002, subject to property dedication along Gordan Lane, as determined by the City Engineer, during final subdivision approval.

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## **SUPPORTING DOCUMENTS**

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1. Location Map
2. Zoning Map
3. Subdivision Map