

MEMORANDUM



To: Planning Commission
From: Jason Bond, Community Development Director
Date: August 6, 2021
RE: **Ridley's Pad Site (Tommy's Car Wash) Parking Reduction Request**

Tommy's Car Wash is a future business which will be located just southwest of the Macey's grocery store, and which recently received site plan approval with conditions. One of the conditions of the approval is that a shared parking agreement be reviewed and approved by the Planning Commission. Tommy's Car Wash has need for three parking stalls and it is proposed that those parking stalls come from and be shared with parking for the Macey's grocery store.

Santaquin City Code 10.48.040.D states:

“Reduction In Parking Requirements: Businesses or mixed-use developments seeking a reduction in parking must receive special exception approval by the Planning Commission. Such exceptions shall be based on the following review considerations and conditions:

1. Considerations For Reduction:

- a. Large Floor Area: The proposed business may have an exceptionally large floor area per volume of sales and customers; e.g., furniture store, car wash, etc.”
- b. Shared Parking: Where compatible occupancies within mixed use buildings and development projects allow sharing of parking stalls, impervious parking areas and "heat island" effects can be reduced. Different occupancies often have parking demands that differ with the time of day or week. This allows sharing of parking spaces between occupancies and reducing the site area dedicated to car storage. In addition to the above review items, where a shared arrangement is proposed, the following shall also be provided for review and approval:
 - 1) A parking study must be conducted by a transportation engineer licensed in the State of Utah, which can illustrate peak hours and parking demands for the existing or proposed uses.
 - 2) The total number of parking spaces between the uses shall not be less than that needed to handle the yearly average peak hour parking demands for the individual uses.
 - 3) Shared parking facilities may have a reduction greater than that outlined above.
 - 4) Documentation of a permanent lease, easement, association agreement, or other supporting documents between parties sharing the parking must be obtained prior to final approvals for the affected development.

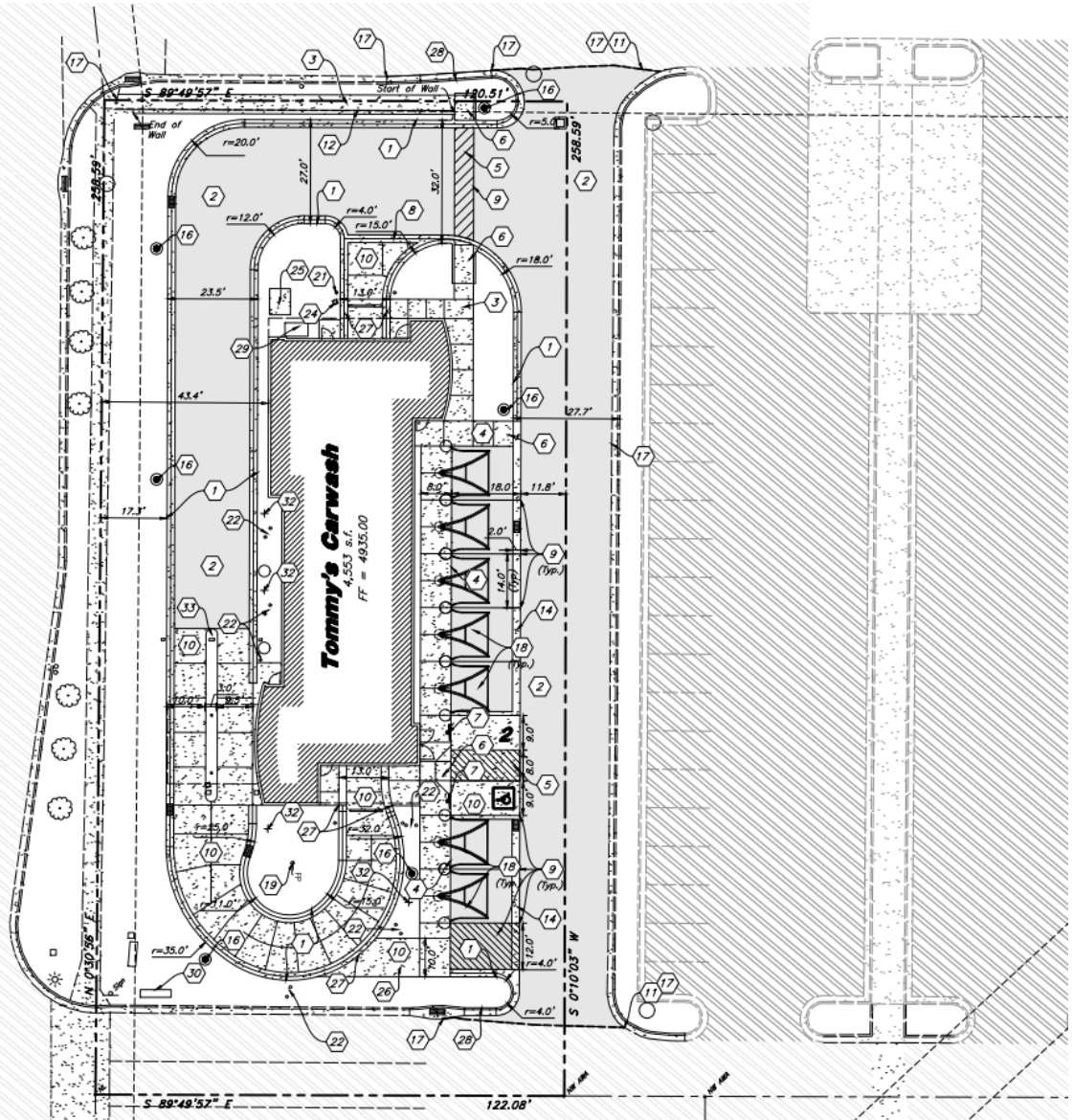
Staff Recommendation

Staff recommends the Planning Commission consider the parking reduction through a shared parking agreement for the Tommy's Car Wash site plan.

Attachments:

1. Site Plan
2. Shared Parking Agreement

400 East Street





CJM Limited Liability LP
10780 W. State Street #252
Star, ID 83669-5591

July 27, 2021

Santaquin City Corporation
275 West Main
Santaquin, UT 84655

RE: SHARED ACCESS – RIDLEY’S SANTAQUIN SUBDIVISION

Dear Sir or Madam:

As the Owner of the property located at 110 N 400 E Street, Santaquin, Utah 84655, I am writing to confirm the existence of the following shared access within the shopping center:

- 1) The Tommy’s Car Wash proposed for Lot 3 shall have shared use of parking spaces on Lot 1 as needed for Tommy’s Car Wash employees. Plenty of parking remains available, so this will have no adverse impact on the parking for Macey’s on Lot 1.
- 2) The businesses on Lots 3, 4, and 5 will have shared access to a trash enclosure.

I believe this information will be sufficient to satisfy the conditions identified at the July 27th DRC meeting. Should you need any additional information or documentation regarding this matter please feel free to contact me directly at (208) 320-2070.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Mark Ridley'.

Mark Ridley
CJM Limited Liability LP
Authorized Partner