



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

July 5, 2018

To: Planning Commission
From: Community Development Department
Subject: Quantum Health and Fitness
8734 S. 700 E. STE 250
(Historic Sandy, Community #4)

CUP-06-18-5436
Zoned BC

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

PROPERTY CASE HISTORY	
Case Number	Case Summary
CUP#87-5	A-1 Quality Glass, auto glass shop in SD(BC) zone. Approved by PC
SPR#91-20	McDonald Plumbing Supply site construction and exterior remodel. Approved by PC
CUP-12-14-4007	The Dog Zone. CUP to operate a dog store/kennel in BC Zone. Approved by PC

DESCRIPTION OF REQUEST

The applicant, Katherin Miner, is requesting a conditional use permit to operate a massage therapy business on the property located at 8734 South 700 East STE 250. The subject property is 2.26 acres (98,446 square feet) and is located in the Boulevard Commercial (BC) zone. Properties to the north and south along 700 East are commercial properties zoned BC. Properties to the west and southwest are single-family and multi-family homes zoned RM(12).

The applicant is a certified medical massage therapist, specializing in rehabilitation from sports injuries, post-surgical, and myofascial tissue re-alignment. The applicant is also a certified personal trainer who utilizes exercise in addition to massage therapy. The applicant's clients are referred to them by doctors and surgeons (*See Exhibit #1 – Application Material*).

ANALYSIS

Per section 15A-04-11.I of the Sandy City Land Development Code, the purpose of the BC zone district is to provide guidelines for the development of properties fronting on to 700 East north of 9000 South. The intent of the zone is to allow a selective variety of uses within a planned commercial center in a manner that will contribute to efficient traffic flow and architectural elements compatible with adjoining residential neighborhoods.

The proposed use would be classified as commercial retail sales and services. Per Section 15A-08-02.B of the Sandy City Land Development Code, commercial retail sales and services land uses require a conditional use in the BC zone district. The applicant's business primarily deals with sports related injuries and rehabilitation from accidents.

NOTICE

A neighborhood meeting was held on Tuesday, June 26, 2018. No neighbors attended the meeting. Notices were mailed to property owners within a 500-foot radius of the subject parcels in advance of the Planning Commission meeting.

STAFF CONCERNS

Staff has no concerns with the application.

COMPLIANCE WITH SECTION 15A-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 15A-33-03 "A" to "O", as contained in the Sandy City Development Code. This proposed conditional use meets or satisfies all of Conditions "A" through "O", except the following conditions, which merit discussion or additional consideration by the Planning Commission:

B. Proposed site ingress and egress to existing and proposed roads and streets.
Access to the site will utilize the existing curb cut on to 700 East and utilize existing parking (See Exhibit #2 – Conditions Map).

I. Fencing, screening and landscape treatments, and other features designed to increase the attractiveness and safety of the site and protect adjoining property owners from noise, visual and other impacts.
The proposed tenant space is separated from adjacent residential properties to the west by 100 feet. In addition, there is a commercial building between the property and commercial space. This should provide ample separation from adjacent residential properties.

O. 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.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve a Conditional Use Permit for Katherin Miner of Quantum Health and Fitness to operate a massage therapy business on the property on the property located at 8734 South 700 East STE 250. This is based on the following findings and conditions:

Findings

1. The proposed use meets the intent of the BC zone district as outlined in Section 15A-04-11.I of the Sandy City Land Development Code
2. The applicant understands and is willing to comply with the Sandy City Land Development Code and conditions of approval.

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 Land Development Code, and all conditions of approval imposed by the Planning Commission.
3. That the applicant obtain a Sandy City business license.
4. That this Conditional Use Permit be reviewed upon legitimate complaint.

Planner: Reviewed by: 

Wade Sanner, Planner

File Name: SA\USERS\PLN\STAFFRPT\2018\CUP-06-18-5428 Quantum Health and Fitness

Exhibit #1 – Application Materials

June 21st, 2018

To: Wade Sanner

From: Katherin Miner

Quantum Health & Fitness, LLC

8734 S. 700 E. Ste 250

Sandy, Utah 84070

801-529-6315

Wade,

This letter is to inform you of my business practice. I am currently the sole owner and practitioner for my business, I do not have employees or contractors working with me. I am a medical massage therapist, specializing in rehabilitation from sports injuries, post-surgical, and myofascial tissue re-alignment. I am also a certified personal trainer, where I utilize exercise as corrective treatment in addition to massage therapy. My work is not palliative care, rather, outcome based. I have doctors and surgeons who refer their patients to me for my corrective care techniques. I bill automobile insurance claims for patients who have been injured in accidents, and refer with Attorney's to protect the rights of the injured patients.

In addition, I previously had a business in sandy for 7 years, named Quantum Healing Arts, that was highly respected in the community, and I closed it in 2014 for my own health reasons. My business reputation in Sandy is held with high regards.

Sincerely,

Katherin Miner, LMT CPT

Exhibit #2 – Conditions Map

Building Separation

8680 S

620 E

E 700

Access to the site
will utilize the
existing curb
cuts on to 700 E.

There is a 100' separation
between the proposed
tenant space and adjacent
residential properties.

0 25 50 100 150 200 Feet

