



SANDY CITY COMMUNITY DEVELOPMENT

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Staff Report Memorandum September 18, 2025

To: Planning Commission
From: Community Development Department
Subject: EmpoweringU Adult Day Care (Conditional Use Permit)
11339 S. 700 E.
[Community #13, Alta High]

CUP09022025-007033
PO Zone
2.1 acres
3,165 sq. ft

Public Meeting Notice: This item has been noticed to property owners within 500 feet of the subject area, on public websites, and at public locations.

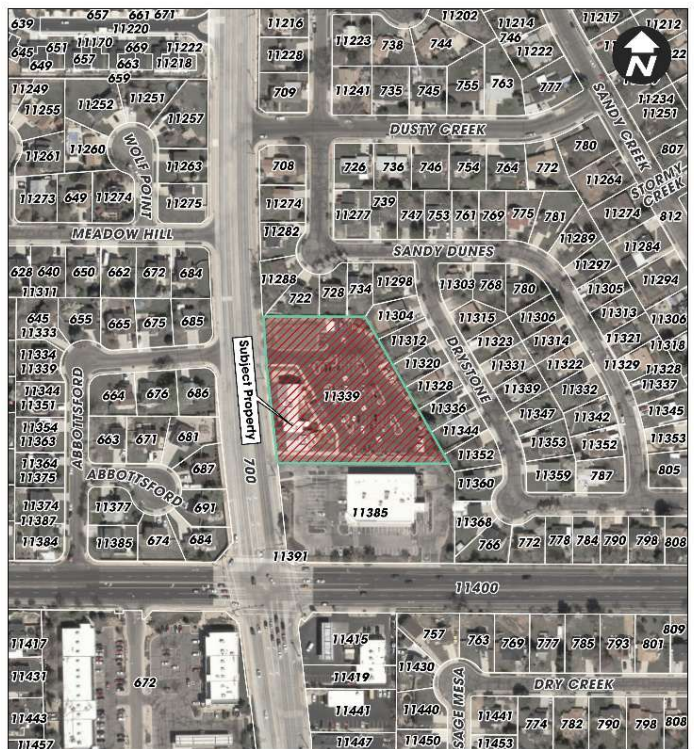
Request

The applicant, Winslow Burton, with permission of the property owner, Randall Bunnell of AMJB Properties, is requesting approval of a conditional use permit for a property located at 11339 S. 700 E. The request is to have Adult Daycare for people with developmental disabilities within a portion of the existing building. This proposed use is listed as conditional within the Professional Office (PO) zone. See the application letter (Exhibit A) and materials (Exhibit B).

Background

The subject property, addressed as 11339 S. 700 E., is approximately 2.1 acres in area. The property includes an existing building that was developed as a commercial school. The building is approximately 21,126 square feet with a basement and two floors above that. The property was recently rezoned to the Professional Office (PO) Zone

The surrounding properties to the north and east are zoned R-1-6 with single family residential. Property to the west is zoned R-1-8 with single family residential. Lastly, property to the south is zoned CvC, with a pharmacy on site.



CUP09022025-007033
Conditional Use Permit
11339 S 700 E

Sec. 21-33-4. Conditions.

In order to achieve compliance with the standards set forth herein, the City may impose conditions that address:

- (2) Proposed site ingress and egress to existing and proposed roads and streets.

Ingress and egress to the from the site is accessed through two driveways. One driveway is to the north of the building and a shared access driveway to the south of the property.

- (4) Design, location and amount of off-street parking, loading areas and solid waste disposal and collection areas.

There are 110 parking stalls for the entire building. EmpoweringU would require six parking stalls for their use.

- (5) Site circulation patterns for vehicular, pedestrian and other traffic.

Ingress and egress to the from the site is accessed through two driveways to the north and south of the building.

- (14) Measures to assure compliance with all conditions and requirements of approval, including, but not limited to, bonds, letters of credit, improvement agreements, agreements to conditions, road maintenance funds, and restrictive covenants.

To be reviewed upon legitimate complaint.

- (15) 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 title.

That the applicant complies with all Building & Safety, and Fire & Life Codes.

Staff Concerns

Staff has no concerns with the proposed project.

Recommendation

Staff recommends that the Planning Commission approve a Conditional Use Permit for the EmpoweringU adult daycare in the PO zone and as described in the staff report for the property located at 11339 S. 700 E. based on the following findings and subject to the following conditions:

Findings:

1. The proposed use meets the intent of the PO Zone.
2. Parking and access requirements are sufficient for this type of business.

Conditions:

1. That the business complies with all requirements from the Department of Services for Persons with Disabilities.
2. That the applicant complies with all Building & Safety, and Fire & Life Codes.
3. That the applicant be responsible for meeting all provisions of the Sandy City Development Code.
4. That this Conditional Use Permit be reviewed upon legitimate complaint.

Planner:



Sarah Stringham
Planner

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Exhibit "A"

Dear Planning Commission Members,

I am writing to request approval for a Conditional Use Permit to operate an Adult Day Program at 11339 S. 700 E. Suite 150, Sandy, UT 84070.

This program, EmpoweringU, will serve adults with developmental disabilities by providing a safe, supportive, and structured environment where they can learn skills, build friendships, integrate into the community and enjoy meaningful daily activities.

Hours of Operation

The program will be open Monday through Friday, from 9:00 a.m. to 4:00 p.m. There will be no evening, overnight, or weekend hours.

Employees

We will have 2–3 staff working per shift, with a maximum of 6 employees onsite at one time. Staff are trained to provide respectful support, ensure safety, and encourage positive community involvement.

Impact on the Neighborhood

Traffic & Parking: Most clients will arrive by van transportation provided by our program, limiting extra cars in the area. Parking for staff and vans will be handled on-site.

Noise: Activities are quiet and focused on group learning, crafts, exercise indoors and outdoor time at local museum, diners, libraries, aquarium to name a few. Noise levels will remain consistent with typical residential use.

Community Fit: Our building will be kept clean, safe, and well-maintained. The program will blend into the neighborhood and bring a positive presence by supporting local families.

Safety: Clients will always be supervised by staff, and the program will follow all state safety and licensing requirements.

We believe this program will not only have a minimal impact on the neighborhood but will provide a valuable service for families who need extra support for their loved ones. Our goal is to be a good neighbor and a resource for the community.

Thank you for your time and consideration of this request. I am happy to answer any questions or provide more information as needed.

Sincerely,
Jane Taufa
Program Director
EmpoweringU, LLC

Exhibit "B"

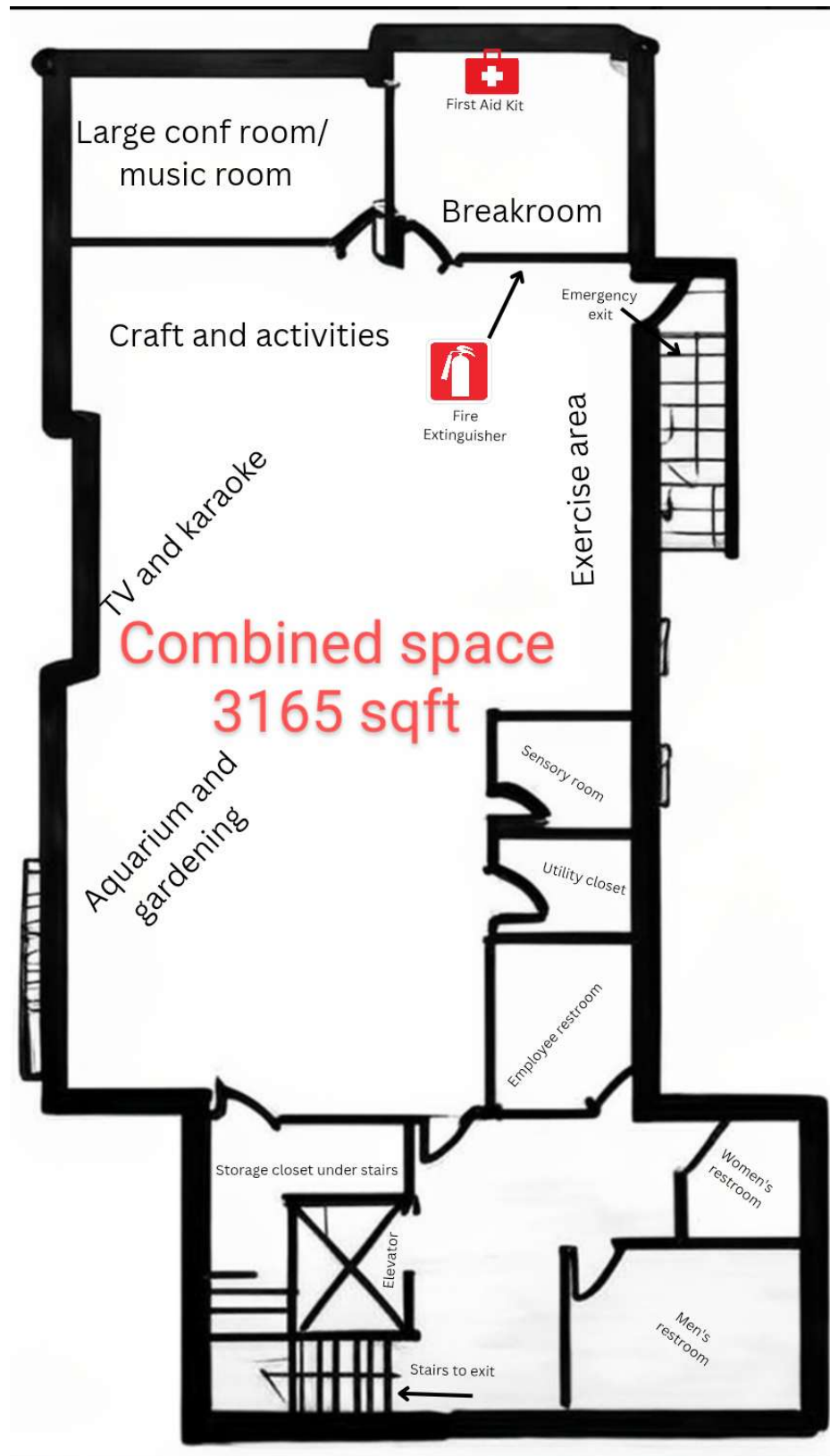


Exhibit "B" continued

