



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

November 7, 2019

To: Planning Commission
From: Community Development Department
Subject: Pilates for Everyone
8789 S. Highland Dr.
(Community #18-Willow Creek)

CUP-10-19-5742
Zoned CN

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

PROPERTY CASE HISTORY	
Case Number	Case Summary
License #135232	Originally given a business license in 2013 with no CUP. It was classified as indoor recreation.

DESCRIPTION OF REQUEST

The applicant, Tiffany George, is requesting a Conditional Use Permit to allow a Pilates studio to operate on the property located at 8789 S. Highland Dr. (See Exhibit #1: Application Material). This particular land use is classified as a recreation center, which requires a Conditional Use Permit when located within 250 feet of a residential zone.

The subject property is a 1,548 square foot leased space located within a 13,317 square foot building and is zoned Neighborhood Commercial (CN). The development to the east is zoned PUD (6) and the homes to the south are zoned R-1-8. Properties to the north, west, and south are commercial properties along Highland Dr. zoned CN.

NOTICE

A neighborhood meeting was held on October 29, 2019. No neighbors attended the meeting. Notices were mailed to property owners within a 500-foot radius of the subject parcel in advance of the Planning Commission Meeting.

ANALYSIS

The property was initially used as a Pilates studio and the applicant will continue this use. Access to the property is via a single access on Highland Dr. Pilates for Everyone is a Pilates studio that holds approximately 8-10 people. The applicant proposes to hold both morning and evening classes. Classes will start no earlier than 7 a.m. and will end no later than 9 p.m.

Parking for patrons of the studio is located on the east side of the property. The parking lot is shared by all tenants of the building and currently has 54 parking spaces. The building has reciprocal access with a large strip mall in case of need for overflow parking.

COMPLIANCE WITH SECTION 21-33-04

Staff response in *italics*.

Conditions. In order to achieve compliance with the standards set forth herein, the City may impose conditions, which address standards 21-33-04 “1” to “15”, 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:

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 Code.

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

CONCERNS

Staff has no concerns.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve a Conditional Use Permit for Tiffany George for the property located at 8789 S. Highland Dr. to allow for a recreation center (Pilates studio) to operate as described in the staff report due to the following findings and subject to the following conditions.

Findings

1. The proposed use meets the intent of the CN Zone.
2. All activities will be done indoors, which should have minimal, if any, impact on surrounding residential units.
3. Although misclassified, a Pilates studio has occupied this space before without incident.

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 Development Code, and all conditions of approval imposed by the Planning Commission.
3. That this Conditional Use Permit be reviewed upon legitimate complaint.

Planner:  Reviewed by: 

Claire Hague, *Zoning Technician*

S:\USERS\PLN\STAFFRPT\2019\CUP-10-19-005742 Pilates for Everyone

Exhibit #1 – Application Materials

PILATES FOR EVERYONE

801-694-3792

tiffany_george@hotmail.com

October 11, 2019

Tiffany George
Pilates for Everyone
8789 S Highland Drive
Sandy, UT. 84093

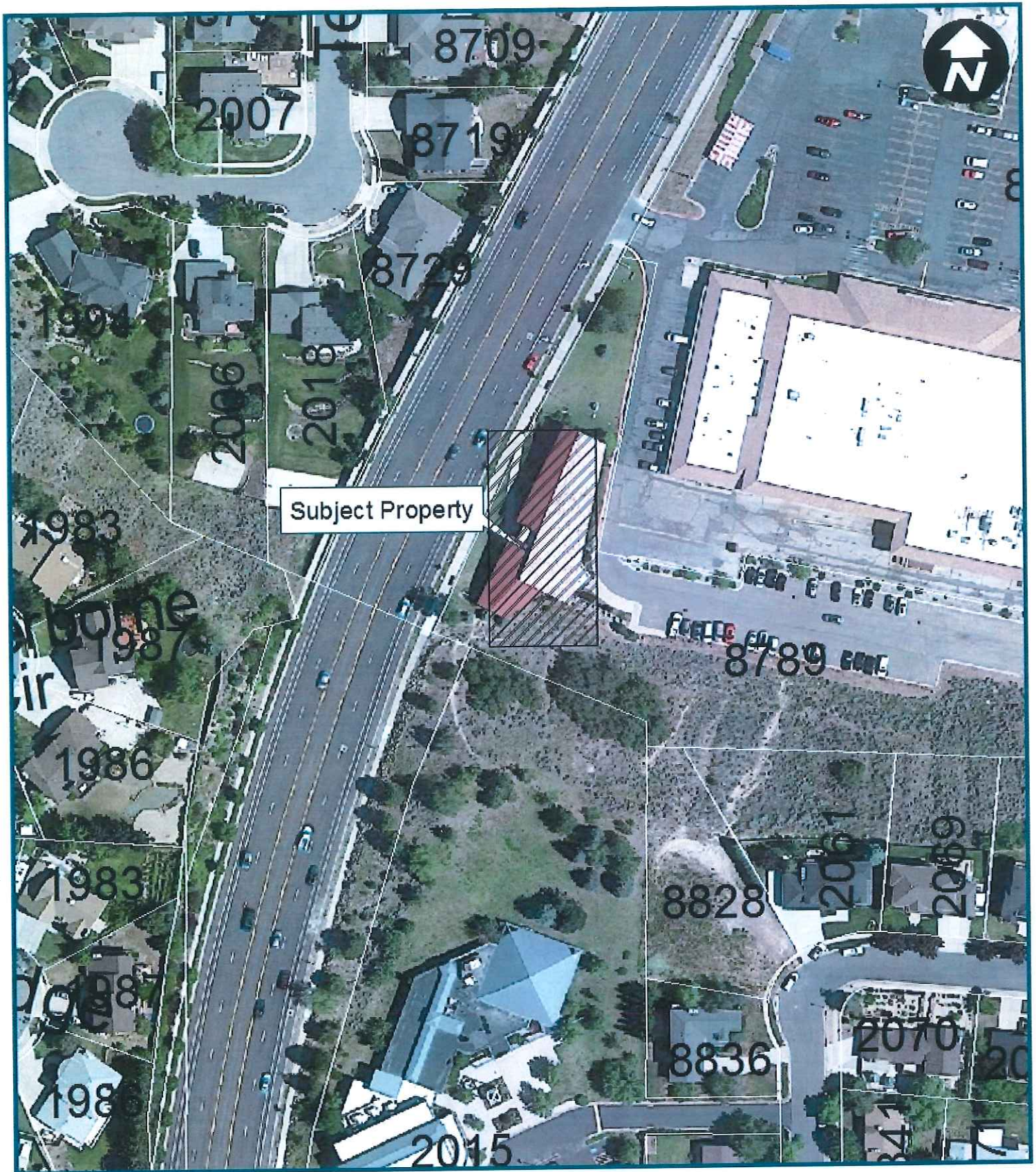
Dear Sandy City,

I need a conditional use permit to operate hours outside of 9am-5pm. I want to operate early evening & early morning hours because that is when my clients are available. I have less than 10 clients per class as I am not a gym, I own a small pilates reformer studio.

Sincerely yours,

Tiffany George

Exhibit #2 – Site Plan



CUP-10-19-005742
Pilates for Everyone
8789 S Highland Dr

0 25 50 100 150 200 250 Feet

PRODUCED BY CLAIRE HAGUE
THE COMMUNITY DEVELOPMENT DEPARTMENT