



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

October 18, 2018

To: Planning Commission
From: Community Development Department
Subject: The Elite Training Facility
(Recreation Center and Extended Hours)
9322 S. 700 E.
[Historic Sandy, Community #4]

CUP-09-18-5492
Zone: CC

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

PROPERTY CASE HISTORY	
Case Number	Case Summary
CUP#82-30	<i>Outer Limits Dance Hall, recreation use within 100 feet of residential properties. Approved by PC.</i>
CUP#85-51	<i>Valley Dance Studio, recreation use within 100 foot of residential properties. Approved by PC.</i>
CUP-01-18-5346	<i>Puppy Match Maker, CUP to allow for overnight kenneling. Approved by PC.</i>

DESCRIPTION OF REQUEST AND BACKGROUND

The applicant, Matt Johnson for The Elite Training Facility, is requesting that the Planning Commission consider a request for a conditional use permit (CUP) on the property located at 9322 South 700 East to allow for a recreation center to operate within 250 feet of a residential property, with extended hours (*See Exhibit #1 – Application Materials*).

The Elite Training Facility is a private personal training gym that offers group, one-on-one, and online training. The gym will operate Monday – Friday 5:00 AM to 7:00 PM. The most clients attending an individual training session will be ten people. The applicant will play music during the training sessions, but has agreed to shut the rear door (on the west side of the building) during these sessions.

The subject property is bordered to the north, south, and east by commercial businesses zoned CC. However, to the west the commercial property borders single-family residential lots along Brighton View Drive zoned R-1-8. The distance from the nearest residential home to the commercial tenant space is 70 feet (*See Exhibit #2 – Site Separation*).

ANALYSIS

Per **Section 15A-08-02** of the Sandy City Land Development Code, recreation centers located within 250 feet of a residential district require a Conditional Use approval from the Planning Commission.

Per **Section 15A-23-19** of the Sandy City Land Development Code, any commercial uses located within 250 feet of a residential district where such commercial use desires to operate after 10:00 PM and/or before 6:00 AM shall require Conditional Use approval from the Planning Commission.

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 existing and proposed roads and streets.
The ingress and egress to and from the site is existing and will not change. Entrance to and from the commercial building will be through the front doors on the east side of the building.

E. Site circulation patterns for vehicular, pedestrian and other traffic.
Pedestrian and vehicular circulation will utilize the existing ingress/egress point of access to the east on to 700 East and to the south on to 9400 South.

I. Fencing, screening and landscape treatments, and other features designed to increase the attractiveness and safety of the site and protect adjoining owners from noise, visual and other impacts.
Separation from the rear of the building to the nearest home to the west is 70 feet, with a 6-foot cinderblock wall. These buffers provide ample separation and buffering from residential properties. The applicant is not proposing to use the rear door on the west side of the building.

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.

NOTICE

A neighborhood meeting was held on Tuesday October 2, 2018 at 7:00 PM by the Community Development Department. No neighbors attended the meeting. Notices were mailed to the property owners within a 500-foot radius of the subject parcels in advance of the Planning Commission meeting. At the time of writing the staff report, staff has not received any comment on this application.

CONCERNS

Staff has no concerns.

STAFF RECOMMENDATION


Staff recommends that the Planning Commission approve a Conditional Use Permit to allow for The Elite Training Facility to operate a recreation center within 250 feet of a residential property with extended hours opening at 5:00 AM at 9322 South 700 East based on the findings listed below and the subject to the following conditions:

Finding

1. Based on the proposed use, staff finds that there is sufficient separation from the commercial building and the nearest residential properties of 70 feet, with a 6-foot cinderblock wall. Further, the applicant is not proposing extensive use of the rear of the building.

Conditions

1. That the proposed structure comply with all applicable 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 to mitigate a reasonably anticipated detrimental effects of the proposed use prior to further expanding the business hours.
3. That the applicant obtain a business license from the Community Development Department.
4. That loud music not be heard beyond the property line during operating hours.
5. That the proposed use and hours of operation be subject to review upon legitimate complaint.

Planner: Reviewed by: 

Wade Sanner, Planner

File Name: SAUSERS\PLN\STAFFRPT\2018\CUP-09-18-5492 The Elite Training Facility

Exhibit #1 – Application Materials

Wade Sanner

From: Matt Johnson <matt@theelitetrainingfacility.com>
Sent: Tuesday, September 04, 2018 3:05 PM
To: Wade Sanner
Subject: Letter for the neighborhood

My name is Matt Johnson,

I am the owner of The Elite Training Facility.

We are a smaller private personal training gym.

We offer group training, one on one, and online training.

Our hours of operation are 5am-7pm mon-fri.

We are aware the most concerns that the public would or could have is the noise.

We do not have people working out outside and our music cannot be heard outside unless our back door is open, which we do keep close.

The most we have in a class or even in our gym at one time is around 10 people.

We don't have any morning classes on the weekend.

We want to provide the Sandy community with a gym that doesn't just care about your physical health but also your mental and emotional health. We really help our clients by providing what we see as the complete healthy lifestyle program.

We hope that you can support us being here and see the value that we bring to the community.

Exhibit #2 – Site Separation

The Elite Training Facility





6-Foot Cinder Block Wall

Legend

Google Earth

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467 ft