



SANDY CITY COMMUNITY DEVELOPMENT

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Staff Report Memorandum May 7, 2026

To: Planning Commission
From: Community Development Department
Subject: Preschool at Established Dance (Conditional Use Permit)
8695 S. Highland Dr.
[Community #18]

CUP04072026-007191
CN Zone
11.19 acres

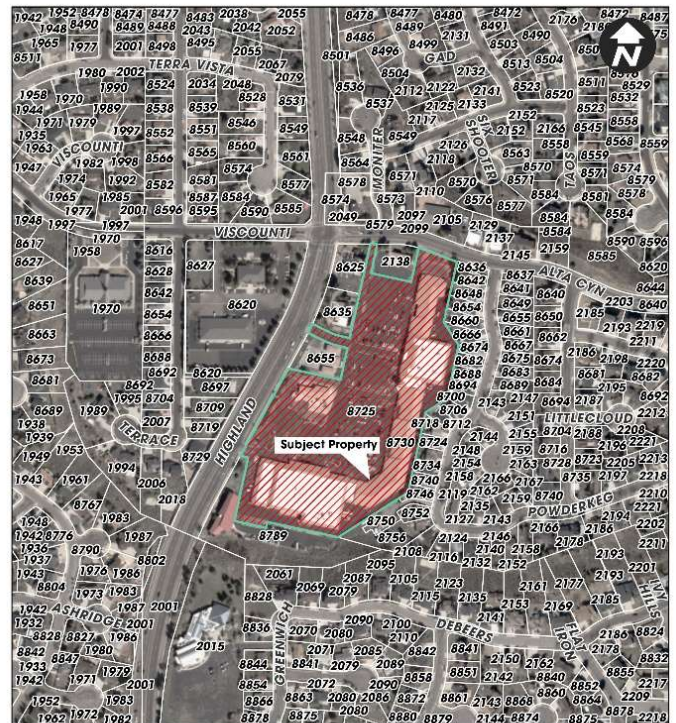
Public Meeting Notice: This item has been noticed to property owners within 500 feet of the subject area, on public websites, and at public locations.

Request

The applicant, Lisa Glick (representing the property owner, Ream Fiesta Village, LTD), is requesting approval of a conditional use permit for preschool use in the Neighborhood Commercial (CN) zone for a property located at 8695 S. Highland Dr. The proposed preschool would be located within an existing dance studio. See the application materials in Exhibits A-C.

Background

The subject property, 8695 S. Highland Dr. is part of the Ream's Fiesta Village commercial center and is approximately 11.19 acres (487,436 square feet). The site was developed in 1984 and is part of the Ream's Fiesta Village Subdivision. The property was annexed in 1973. The property is in the Neighborhood Commercial (CN) zone. The surrounding properties to the north, west, and south are zone R-1-8 with single family residential developments. Properties to the east are zoned PUD (6) with single family residential homes.



CUP04072026-007191
Conditional Use Permit
8695 S HIGHLAND DR

Community Development Department
Sandy City, UT

Property Case History	
Case Number	Case Summary
SPR 82-28	Busch Development
SPR 83-11	Fiesta Village Original Site Plan
SPR 84-36	Fiesta Village
CUP09162022-006401	Picklr Sandy – Extended Hours
CUP 95-15	Giardino’s Italian Kitchen – Liquor License
CUP 94-14	Ho Ho Gourmet – Liquor License
CUP 88-19	T.J.’s Hamburgers
CUP 91-33	Payless Drug – Rooftop Satellite Dish
CUP 90-10	Sounds Easy Video – Extended Hours
CUP 89-26	Ambassador Pizza – Extended Hours
CUP 93-15	Reams – Pole Sign
CUP 88-18	TCBY Yogurt
CUP 88-3	Treasures of the Orient – Liquor License
CUP 88-33	Fiesta Village – Extended Hours

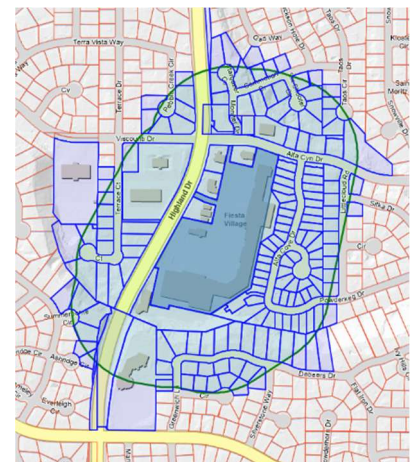
Public Notice and Outreach

This item has been noticed to property owners within 500 feet of the subject area by mail. A neighborhood meeting was held on April 27th and one neighbors attended. The following comments were made about the proposal:

1. How many kids will be attending the preschool?
2. Once this is approved when will you open?

Analysis

The applicant is proposing to have a preschool within an existing dance studio. A preschool is categorized as a group day care use and in the CN zone is listed as a conditional use in Sec. 21-8-2(b) in the Sandy City Land Development Code. The preschool is proposing to have two sessions each day with approximately 12 students in each session. Classes will be offered Monday through Friday. The first session will be from 9:00 am – 12:00 pm and the second session will be from 12:15 pm – 3:15 pm. There will only be AM classes on Fridays. Students will be able to come two days to five days a week. The preschool will be indoors and there will be no outdoor activities. There will be three instructors.



Parking

Sandy City Land Development Code Sec. 21-24-8(b) gives the parking requirements for a daycare at one space for each instructor plus drop off space. There will be three instructors that will require parking spaces. The applicant is proposing to have students dropped off in front of the business in a designated drop off/pick up area (See Exhibit C). The teachers will facilitate the drop off/pick up process, so parents do not have to park to take their children inside. This plan has been approved by the Reams commercial center.

Conditional Use Standards

The City may impose conditions on a conditional use based on certain standards of review found in section 21-33-04 of Sandy City Land Development Code. The following items from that list are applicable to this particular request and merit

discussion or additional consideration by the Planning Commission (staff analysis is found below in *italics*):

Sec. 21-33-4. Conditions.

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

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

Three parking spaces are needed for teacher parking. Applicant is proposing to have a designated area for student drop off and pick up.

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

The applicant is proposing to have a designated drop off and pick up area in front of the business.

- (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 is concerned about the drop off/pick up line. While drop off/pick up would only occur for a short period during each session it could potentially prevent other cars from moving through the commercial center drive aisle or inhibit customers from safely accessing the other businesses nearby with cars idling in the drive aisle.

Recommendation

Staff recommends that the Planning Commission approve a Conditional Use Permit for preschool use in the CN zone and as described in the staff report for the property located at 8695 S. Highland Dr. based on the following findings and subject to the following conditions:

Findings:

1. The proposed use meets the intent of the CN zone.
2. There is an existing dance studio that will continue to operate.

Conditions:

1. That the applicant complies with all business licensing requirements.
2. That the applicant complies with all Building & Safety, and Fire & Life Codes.
3. That this Conditional Use Permit be reviewed upon legitimate complaint.

Planner:



Sarah Stringham
Senior Planner

File Name: S:\USERS\PLN\STAFFRPT\2026\CUP04072026-007191 PRESCHOOL AT ESTABLISHED CUP\STAFF REPORT TEMPLATE - ESTABLISHED.DOCX

Exhibit "A"

Creative Arts Preschool At Established

Students, drop off 8:45 AM.

Class begin begins 9:00 AM

9:00 AM to 10:15AM academics

1015 until 12 o'clock noon gross motor skills.

Break until 12:15 P

Children drop off 12:15p.

Class of academics begin 12:30p. until 1:55p.

Gross motor skills, 1:55p until 3:15p.

Class dismissed.

Classes offered Monday through Friday.

Friday classes are only a.m. classes

Parents have the option to come two days a week up to five days a week.

I will include pictures of all three rooms that we will be using for classes

Also, the parking lot pictures are included I am guessing there are about 120 parking spots.

Exhibit "B"



Exhibit "C" Drop off/pick up plans

