



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

June 20, 2019

To: Planning Commission
From: Community Development Department
Subject: F45 Cottonwood Heights
7653 S. 700 E.
[Community #6 - High Point]

CUP-05-19-5661
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
SPR-97-37	Harmon's Retail Center. Approved by PC.

DESCRIPTION OF REQUEST

The applicant, Arrin Wray, is requesting a Conditional Use Permit to allow for a recreation center to operate within 250 feet of a residential property in the Neighborhood Commercial (CN) zone with extended hours on the property located at 7653 South 700 East (*See Exhibit #1: Application Material*).

The subject property is 34,668 square feet (0.80 acres), and is zoned CN. The property is part of the Harmons Subdivision. The subdivision contains four commercial buildings, and one vacant retail pad site addressed as: 7645 South 700 East, 7695 South 700 East, 7755 South 700 East, 7785 South 700 East, and 747 East 7800 South.

Properties to the north and east are single-family homes in the Midvale City limits. The property abuts 700 East to the west. Across 700 East is a vacant commercial lot zoned CN, and a pump house owned by Salt Lake County Water Conservancy zoned PUD(12). The properties to the south are part of the Harmon's Retail Center.

The proposed fitness studio will occupy the middle portion of the north commercial retail center. The fitness studio offers 45-minute high intensity training workout classes. The applicant is

requesting that the fitness studio begin operating at 5:00 AM with a 4:30 AM set up. The business employs 5-7 certified trainers. Music is played during the workout sessions, but the applicant has proposed keeping the rear doors closed during business hours to mitigate any noise to the residents to the north. There is adequate parking on the property for the use.

NOTICE

A neighborhood meeting was held on June 10, 2019. Notices were mailed to property owners within 500 feet of the subject property. No neighbors attended the meeting. At the time of writing this report, staff has not received any comments for this application.

ANALYSIS

Per **Section 15A-08-02(B)** of the Sandy City Land Development Code the proposed fitness studio is classified as a “Recreation Center” and requires a conditional use in the CN zone.

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. The applicant is proposing to open at 5:00 AM, with a 4:30 AM set up for staff. Separating the commercial property and residential property is a 7-foot cinderblock wall that is 30 feet from the rear of the building. The proposed business will be 50 feet from the nearest residential home (*See Exhibit #2: Business Separation*).

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 via 7800 South or 700 East. Entrance to and from the commercial building will be through the front doors on the south side of the building.

E. Site circulation patterns for vehicular, pedestrian and other traffic.

Vehicular circulation will utilize the existing ingress/egress points of access to the south on to 7800 South and to the west on to 700 East.

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 commercial building to the nearest single-family home to the northwest is 50 feet, with a 7-foot cinderblock wall separating the 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.

CONCERNS

Staff has no concerns.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve a Conditional Use Permit for F45 Cottonwood Heights for the property located at 7653 South 700 East to operate a fitness studio with extended hours beginning at 5:00 AM as described in the staff report based on the following findings and conditions:

Findings

1. The proposed use meets the intent of the CN Zone.

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.
4. That the applicant keep the rear doors closed during business hours to mitigate noise to the residents to the north.

Planner: 

Reviewed by:  _____

Wade Sanner, Planner

Exhibit #1 – Application Materials

Wade Sanner

From: Arrin Wray <wray.arrin@gmail.com>
Sent: Tuesday, May 28, 2019 2:40 PM
To: Wade Sanner
Cc: Katie Alder
Subject: F45 Cottonwood Heights

Hi Wade,

I hope you had a great weekend. We have decided to move forward with getting the conditional use permit and I wanted to get the letter over to you.

F45 is an upscale fitness studio that runs exercise classes at specific times. Here is a description of our business focus:

The concept is simple: our studios all over the world offer a 45 minute High-Intensity, Circuit Training workout class for our studio members. We have developed 27 different 45 minute workouts, with more currently in development. Our studios offer the same class at different times throughout the day. Every day throughout the week offers a different 45 minute workout. The workouts are created by the F45 Athletics and Peak Performance Department from a database of over 3,000 different exercises, so our members never get the same workout twice.

We are requesting that our business hours begin at 5am. We would like to have a 5am class as our first of the day. Our employees would need to be there by 4:30 to prepare for the class. We do use music during our workouts but it will not be excessively loud to bother the neighbors behind our building. With the doors of our studio closed they won't hear it.

We will have 5-7 employees and each of our trainers will have a personal training certification and/or a group fitness instructor certification.

Our parking lot has plenty of space to accommodate all of our members, so they would not need to park in the neighborhoods near our studio.

Let me know if you need anything else from me.

Thanks,
Arrin

Exhibit #2 – Separation Map



31r

30

7' Cinderblock Wall

Proposed Business Location

35

726

7661

7669

7673

7681

7653