



# SANDY CITY COMMUNITY DEVELOPMENT

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## Staff Report Memorandum June 19, 2025

To: Planning Commission  
From: Community Development Department  
Subject: Golf Simulator Indoor Recreation Use Parking Determination  
8676 S. 1300 E. St.  
(Community #7, Quarry Bend)

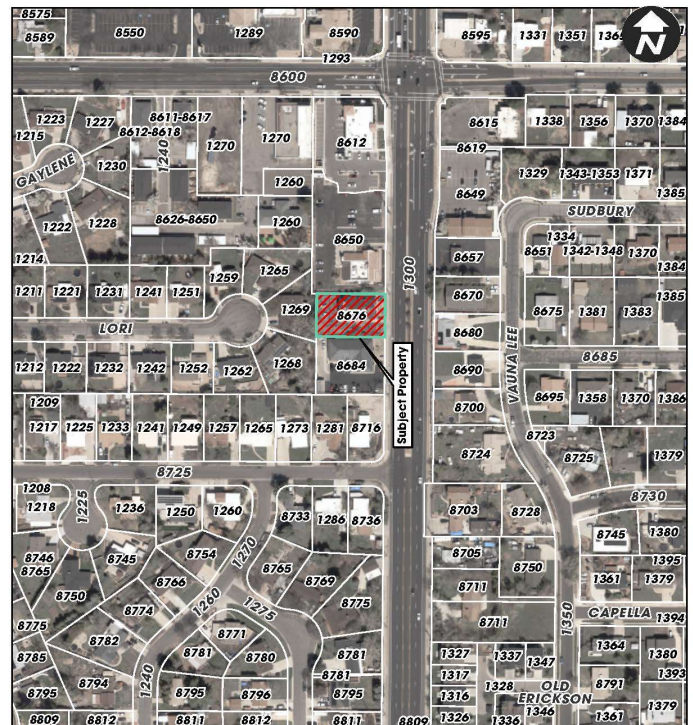
MSC05122025-006964  
CN Zoning District  
0.32 acres, bldg.  
footprint 3,136 Sq. Ft.,  
8 parking stalls

**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, Brady Flamm, representing the proposed business owner Nick Morgan, with permission of the property owner, Odesza Enterprises, LLC., is requesting the planning commission to make a determination of adequacy for off-street vehicle parking for the proposed new use of an existing building as indoor recreation. The property is located at 8676 S. 1300 E. St. and is zoned Neighborhood Commercial (CN).

The Sandy City Development Code Section 21-24-8(b) does not specify a parking space number requirement for this proposed indoor recreation land use. Under the generalized "Special Review" land use category of that code section, the specific off-street parking requirement is to be determined by the planning commission, on a case-by-case basis. The purpose of this application is for the planning commission to decide whether the existing eight (8) off-street parking stalls located on the site, will be sufficient for the proposed golf simulator membership business, based upon the information provided by the applicant. Please see the provided parking study which has been prepared by a professional transportation engineer as (Exhibit A) and application materials (Exhibit B).



Golf Simulator Membership Business  
8676 S 1300 E  
MSC05122025-006964

Sandy City, UT  
Community Development Department

Property Case History	
Case Number	Case Summary
A#77-C	Wohler Annexation into Sandy City, 1977, Council Resolution #11-16.
SPR#78-13	Site Plan Review approval for the Wohler Art Gallery with reduced parking, June 1, 1978. Main floor use only, 3,136 Square feet. Unfinished attic and unfinished basement area.
W#00-02	US West/Wohler Art. Wireless Telecommunication stealth roof mount antenna architectural change. Approved July 17, 2000.

## Background

The existing building and site improvements were built in 1978 for an art gallery and studio where the artist would both produce, display and sell art. Only the main floor area was involved in any land use or building permitting. The approval by the planning commission included eight (8) vehicle parking stalls, located on the west side (rear) of the building and accessed by a 24-foot-wide driveway, located on the south side of the building, and connecting to 1300 East St. The city appears to have accepted that an art gallery would not be a high-volume traffic generator and much of the retail space would be used for display of artwork for sale. However, no record of that reasoning or discussion exists in the minutes of the 1978 planning commission meeting. What is clear from the existing records is that the art gallery use approval was only for the main floor with storage only in the basement area (which is fire sprinkled) and no use of the attic space.

The art gallery use existed from 1979 to about 2012. In July of 2000, the city approved a tele-communications stealth antenna addition to the roof of the building in the form of a fake chimney structure as a telecom site which use continues to the present day. At some point during the art gallery tenure, the attic space was finished for residential use without city approval, permits, or inspections.

From 2012 to 2018, various business offices and professional offices for counseling use were permitted intermittently through city business licenses. Currently, there is a souvenir distribution and warehousing operation (Utah Souvenir, LLC.) located in the building. This use is not permitted in the CN zoning district, and the city has an open enforcement case with the property owner (Odesza Enterprises, LLC.) since the fall of 2023 to present. The proposed golf simulator business owner is under contract to purchase this property from Odesza Enterprises, LLC., pending approval of this application by Sandy City. This property is abutted on the north by a restaurant which is also zoned for commercial land use. There is a business office located to the south, in the unincorporated Salt Lake County jurisdiction. West and east of this property are residential uses within Sandy City jurisdiction.

## **Public Notice and Outreach**

No neighborhood meeting was required or held on this Miscellaneous application. Mailed notices of the planning commission meeting were made to the surrounding property owners of record within 500 feet of this property, and the required public notices were posted, and the various web sites were notified of the planning commission meeting.

## Analysis

The proposed indoor recreation use is a permitted use in the CN zoning district. No changes to the site or the building exterior are proposed. This building was originally built with a use specific amount of parking which was adequate for the art gallery. This is less than the required off street vehicle parking that would be required for other types of land uses



such as retail sales, services, or office use. The adequacy of the current eight (8) off-street vehicle parking stalls for the intended indoor recreation land use as a golf simulator business, is entirely dependent on the operational model as a membership business and limited to two golf simulator bays and no over-lapping reservations.

Attached as exhibit A is a parking study from a licensed transportation engineer that is recommending that the planning commission determine that the current eight (8) parking stalls are adequate for the intended use within the operational model proposed. The proposed new use of the building is well suited for this difficult site and building and will minimize potential negative impacts to the residential neighbors in the area. Additionally, the change from the current land use operation is better suited for the limited accessibility for commercial or industrial truck traffic to this site, which is currently occurring.

Planning staff and the Sandy City Engineering Division staff concur with the recommendation of the consulting transportation engineer that the present 8 parking stalls will be adequate for the intended golf simulator business, subject to the proposed membership business operational model and intended two simulator bay operations.

#### **Staff Concerns.**

Staff does not have any concerns with this proposed new use on the main floor of the existing building. Staff has great concern about the use of the basement and attic. The basement has been improved with adequate life safety provisions to allow the basement be used for business related storage. The attic space in the building has been finished for living space years ago by a previous owner and refinished within the past 3 years by the current owner, without any zoning review, building permit, and without any building safety inspections ever taking place. Staff has seen the interior of the building on a code violation visit and staff is concerned about health and safety issues that exist with the unauthorized residential conversion construction. Occupant safety for secondary exiting is not present. The attic space is not fire sprinkled. The plumbing and electrical work has not been inspected and could have HVAC issues, electrical fire hazards, and plumbing issues. This golf simulator use will require all of the available parking on-site, so there is no available parking for any future use of the attic or basement space in the building, other than business related storage. Therefore, staff believes it necessary to restrict any use of the attic area and limit the use of basement area to storage related to the proposed business use of this building.

#### **Recommendation**

Staff recommends that the Planning Commission make a determination that the existing eight (8) off-street vehicle parking stalls are adequate for the proposed indoor recreation use, as described in the staff report for the property located at 8676 S. 1300 E. St., based on the following findings and subject to the following conditions:

#### **Findings:**

1. Discontinuation of the existing distribution and warehousing operation, and the sale of the property to the proposed business owner will eliminate a current land use violation and bring the property into conformance.
2. The proposed indoor recreation use, subject to the limitations described in the application materials, will be a suitable adaptive re-use and of the existing building and site.

#### **Conditions:**

1. That the applicant complies with all applicable zoning regulations of the CN Zone District.
2. That the applicant addresses trash removal through other means (e.g. cleaning service removes the refuse from the site) as an on-site dumpster does not fit on the property.

3. That the applicant applies for a tenant improvement building permit to make any required changes to the main floor of the building to install the golf simulator units as per the included building floor plan.
4. That the applicant file for a business license for the proposed new use and that the building be inspected by planning staff, building inspectors and the fire marshal for code compliance with the proposed new business use.
5. That no use or occupancy of the illegally constructed attic space improvements be allowed. That the basement only be used for utilities and storage related to the building tenant. That no mini-storage or any other type of use be allowed in the basement or attic without further review and approval of the City.

Planner:



Douglas L. Wheelwright,  
Development Services Manager, Sandy City Planning Division

File Name: \\FSUSERS\CH-USERS\USERS\PLN\STAFFRPT\2025\MSC05122025-006964 - GOLF SIMULATOR MEMBERSHIP BUSINESS\GOLF SIMULATOR MEMBERSHIP PARKING DETERMINATION (DRAFT) STAFF REPORT-06-19-2025.DOCX



Exhibit "A"  
See attachments for full document



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Midvale, UT 84047  
801.352.0075

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To:	Sandy City	From:	Jason Watson, PE, PTOE FOCUS Engineering & Surveying, LLC
File:	Golf Simulator Membership Business Parking Study	Date:	May 6, 2025

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**Reference:** Golf Simulator Membership Business Parking Study

### INTRODUCTION

FOCUS Engineering and Surveying, LLC (FOCUS) has been retained to complete a Parking Generation Study for a new Golf Simulator Membership Business located at 8676 South and 1300 East. This project is planned to add two new golf simulator bays to an existing office building. The existing building is roughly 9,900 SF and the proposed Golf Simulator Business is planned to occupy one floor of the existing building which is roughly 3,300 SF. Currently this property has eight parking stalls that are planned to remain. This parking generation memo presents the number of parking stalls needed with the addition the proposed development based on the proposed business model and also based on the ITE Trip Generation Manual which estimates the number of vehicles that could be accessing this site during a typical peak hour. Exhibit 1 illustrates the vicinity map of the proposed project site.

*Exhibit 1 – Project Vicinity Map*



Exhibit "B"  
See attachments for full details

## Proposed Main Floor Layout

Based on Existing Floorplan

