



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum

February 5, 2026

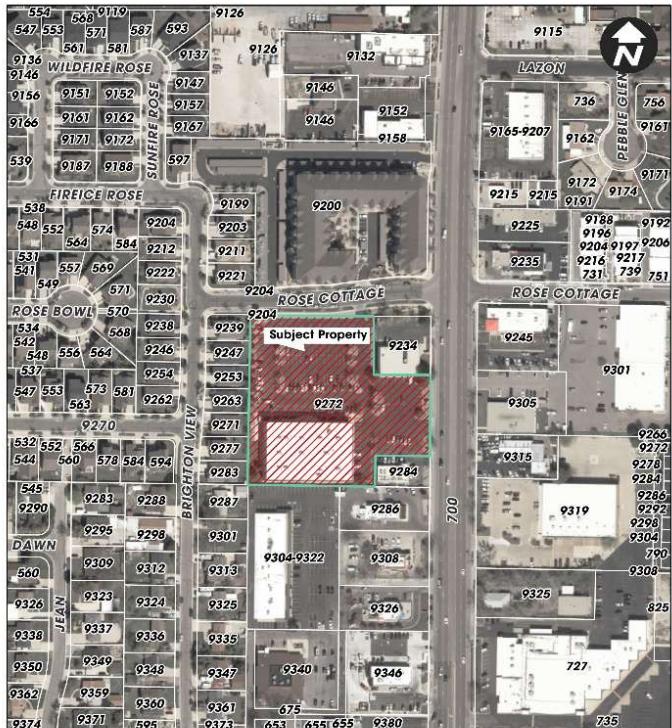
To: Planning Commission
From: Community Development Department
Subject: 9272 Office Condominiums (Preliminary Review)
9272 S. 700 E.
(Community #4, Historic Sandy)

SUB08212024-006814
CC Zone
22 Condominium Units
52,368 Sq. Ft. Building

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

Request

The applicant, Brook Hintze with Alta Commercial, is representing the property owner Emporch, LLC. They are requesting preliminary subdivision review to create a commercial condominium from an existing office building located at 9272 S. 700 E. The request consists of subdividing interior spaces into twenty-two separately owned units along with associated common space. (See Exhibit "A" for Application Materials).



Background

This two-story commercial office building has become known as the Ranlife Building. It was originally built as a fitness center and was later converted into office use. It is zoned CC (Community Commercial District), consistent with the properties to the south and with those to the east across 700 East. To the west, the adjoining properties are zoned R-2-10 and are developed with single family residential lots under an overlay zone. To the north, across Rose Cottage Way, is The Cottages at 7th, a senior apartment community which is zoned mixed use (MU).



SUB08212024-006814
Condo Plat Only
9272 S 700 E

Community Development Department
Sandy City, UT

Property Case History

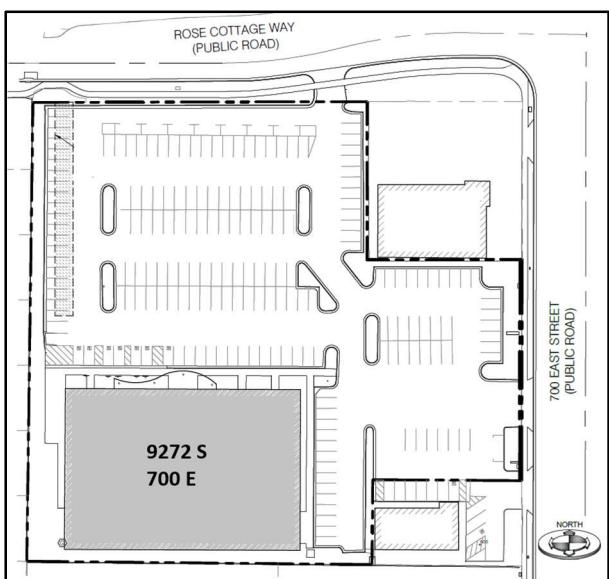
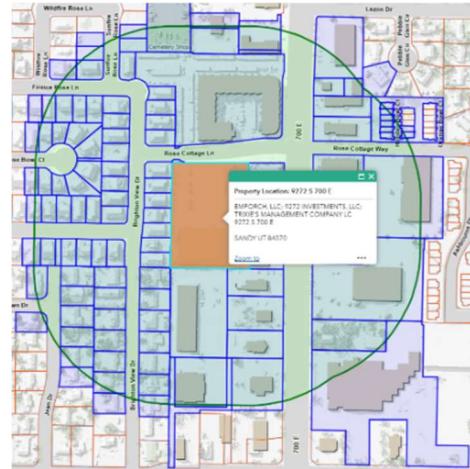
Case Number	Case Summary
SPR#00-22	Lifestyle 2000 Health Club (later became a Gold's Gym)
SPR-09-13-2999	Conversion to Office Use (Ranlife) – Modified site plan and parking reduction request (12%)

Public Notice and Outreach

Notices were mailed to property owners within 500 feet of the subject property and affected entities. The notice was posted to the Utah Public Notice website and the city website. A physical copy of the notice was posted at City Hall, and a public notice sign was placed on the subject property. No neighborhood meeting was necessary.

Analysis

The applicant is proposing to divide the interior spaces of the existing building into 22 individually owned units. Shared common areas will be provided to ensure that each unit has direct egress without requiring passage through any other private space. The shared utility systems necessary for the proper operation of the facility are also shown as commonly owned spaces. The parking lot and site improvements will also be jointly owned for the use of all owners and their customers.



Sandy City's ordinance allows for the conversion of existing occupied commercial buildings into privately owned condominium spaces by complying with various conditions intended to ensure the structure meets life/safety requirements and provides for the needs of future owners.

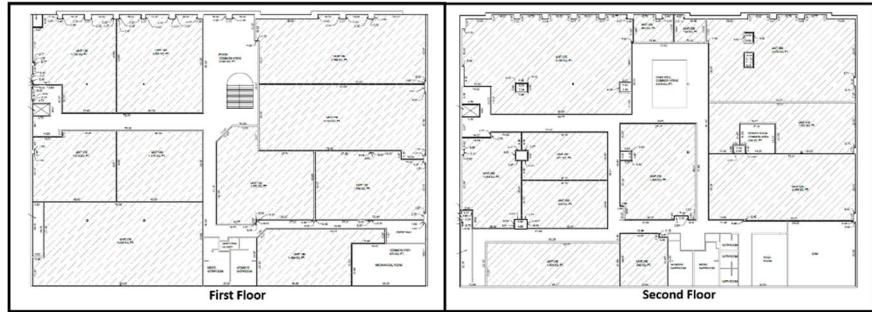
Report of Property Condition and Reserve Study.

State law requires that a reserve study be conducted and money be set aside for future capital improvements needed to maintain the overall building. In order to determine the amount of funding needed, a report of the condition of the existing building is needed that estimates the future needs of the building based upon its current condition.

The applicant has provided both the property report and reserve study. These have been reviewed by staff and found to adequately address the future needs of the property. (see Exhibit "B")

Report of the Building Official

Prior to approving an existing building to be subdivided into individual units, the Chief Building Official is required to inspect the project in order to determine compliance with the life safety provisions of the International Building Code and the International Fire



Code. This inspection has been completed, and the Building Official finds the structure to adequately meet basic life/safety requirements. (see Exhibit "C")

Staff Recommendations

Staff recommends that the Planning Commission determine that preliminary review for the 9272 Office Condominiums located at 9272 S 700 E is substantially complete based on the following findings and subject to the following condition:

Findings:

1. That a Capitol Reserve Study has been provided that sufficiently ensures for the funding of the ongoing maintenance of the building and site improvements.
2. That the Chief Building Official has inspected the site and found it to be in compliance with the life safety provisions of the International Building Cod and the International Fire Code.
3. That the various City Departments and Divisions have preliminarily approved the proposed condominium conversion subdivision plat.

Conditions:

1. That any previous conditions of approval from previous Site Plan applications on the subject property remain in full effect and fully enforceable.
2. That prior to recording the final condominium plat, all requirements of that pertain to condominium conversion be satisfied.
3. That all units comply with all requirements of the International Building Code regarding condominium conversions.
4. That prior to plat recordation, that Staff review and approve the declaration of condominium, project bylaws, and the condominium plat. That these documents include all information required according to State Statute.
5. That any required utility easements for this site be dedicated with the plat in accordance with the department review requirements.
6. That the applicant complies with each department's comments and redlines throughout the final review process and that all issues be resolved before the condominium subdivision plat can be recorded.

Planner:



Thomas Irvin
Senior Planner

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Exhibit "A"
(See the attached file for full details)

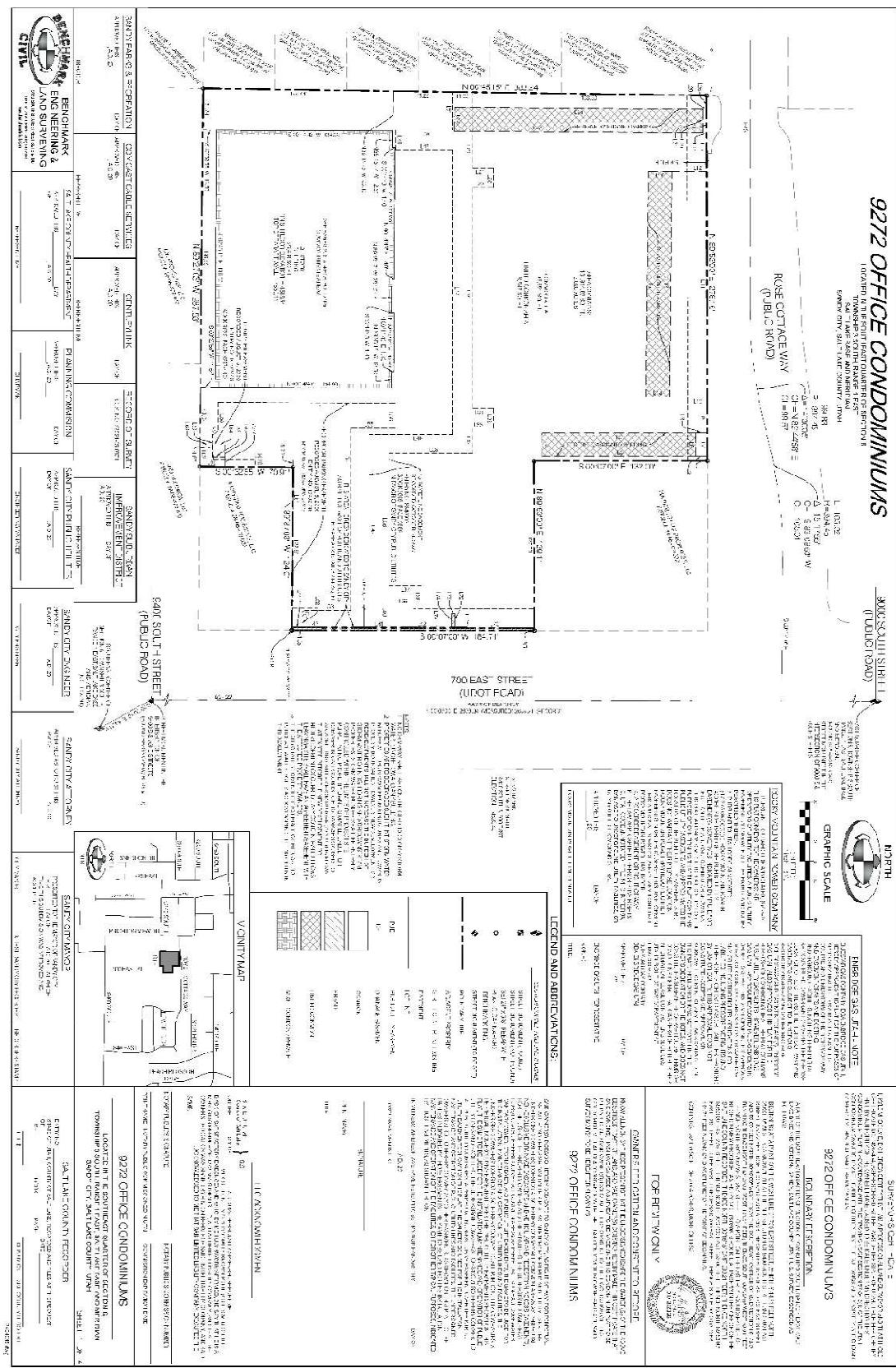
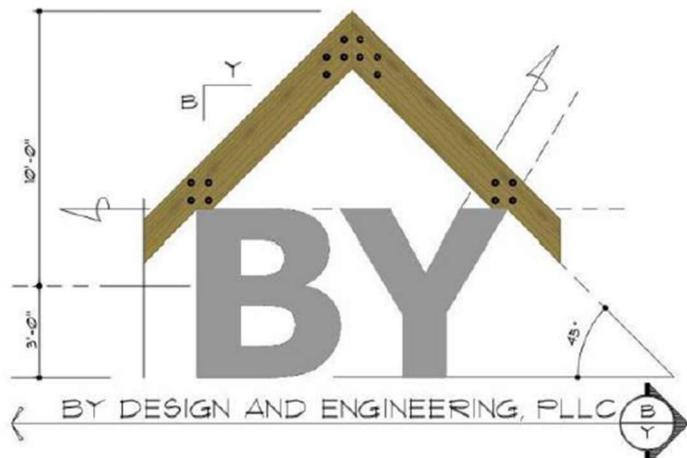


Exhibit "B"
(See the attached file for full details)



394 West 990 North
American Fork, UT 84003
(801) 654-2297

Property Report

For
Alta Commercial Development LLC
Brooke Hintze

Property Report
9272 S 700 E, Sandy, UT 84070



Date: November 11, 2024

IMPORTANT

BY Design & Engineering, PLLC has authorized this copy only if the seal is in **red or black** ink and the signature is in **colored** ink.

24046
REB

Exhibit "C"



RE: 9272 S 700 E Office Condos

Date July 7, 2025

To whom it may concern:

I visited and inspected the above-mentioned property as requested by the owners. There were no code violations at the time of inspection. We have been in discussions with owners and contractors to aid the subdividing of this building into office condominiums. The owners are in the process of designing the building to meet all egress and accessibility requirements required to subdivide the building.

Regards

Willie Chidester

Willie Chidester

Assistant Chief Building Official

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