



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

March 21, 2019

To: Planning Commission
From: Community Development Department
Subject: Friends for Life (F4L, LLC) CUP-02-19-5619
 8807 S. 700 E. Zone: BC
 [Community #7]

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

PROPERTY CASE HISTORY	
Case Number	Case Summary
	None

DESCRIPTION OF REQUEST AND BACKGROUND

The applicant, Jeff Moncur for Friends For Life (F4L, LLC), is requesting that the Planning Commission consider a request for a conditional use permit (CUP) to allow for adult daycare business to operate within 250 feet of a residential property located at 8807 South 700 East (*See Exhibit #1 – Application Materials*).

F4L, LLC is an adult daycare for adults 18+ with intellectual and developmental disabilities. The proposed site will be used to eat lunch for the employees and clients after their daily activities out in the community. At full capacity, the application is proposing 11 individuals on site with an employee to client ratio of three employees to eight clients. The business will operate from 8:00 AM to 2:30 PM.

The subject property is 0.19 acres (8,276 square feet) with a 3,000 square foot commercial building. The property is bordered to the north, south and west by commercial properties that front on to the 700 East corridor, and are zoned Boulevard Commercial (BC). The residential homes to the east are zoned PUD(10) (Planned Unit Development, 10 units per acre), and is part of the Harvest Lane Condominiums. The distance to the commercial building and nearest

condominium is 279 feet. Access to the property will utilize the existing ingress/egress point of access to the west on to 700 East.

ANALYSIS

Per **Section 15A-08-02** of the Sandy City Land Development Code, adult day care located within 250 feet of a residential district requires a Conditional Use approval from the Planning Commission. The distance is measured from the property line to the nearest residential zone district. The distance from the property line to the nearest residential zoned district is 230 feet, 20 feet less than the 250-foot requirement. Separation from the commercial building and the nearest residential home is provided by a 135-foot wide landscaped parking lot, Green Way (which has a 61-foot right-of-way), and a 30-foot access street adjacent to the rear of the building (*See Exhibit #2 – Site 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. Entrance to and from the commercial building will utilize the front doors on the west side of the structure.

E. Site circulation patterns for vehicular, pedestrian and other traffic.
Vehicular circulation will utilize the existing ingress/egress point of access 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.
A 135-foot wide landscaped parking lot, Green Way (which has a 61 foot right-of-way), and a 30-foot access street adjacent to the rear of the building separate the proposed business and the nearest residential home.

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, March 5 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 F4L, LLC to operate an adult day care within 250 feet of a residential property at 8807 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 district of 230 feet.

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.
3. That the applicant obtain a business license from the Community Development Department.
4. That the use be reviewed upon legitimate complaint.

Planner: _____



Reviewed by: _____



Wade Sanner, Planner

File Name: SAUSERS\PLN\STAFFRPT\2019\CUP-02-19-5619 F4L, LLCC Adult Day Care

Exhibit #1 – Application Materials

F4L, LLC
8807 S. 700 E. Sandy UT 84070
jeff@f4lutah.com
801-550-3148

Sandy City Planning Commission,

F4L is a community-based day program for adults with special needs. We work with the state to support individuals ages 18+ with intellectual and developmental disabilities. The purpose for this location is to have a place to eat lunch after our daily activity out in the community. Our typical schedule and hours of operation are as follows:

8:00 AM - 9:00 AM: Pick up clients from home
9:00 AM - 12:00 PM: Access the community to participate in scheduled activities
12:00 PM - 1:30 PM: Have lunch
1:30 PM - 2:30 PM: Relax and prepare to drop off clients

This location can hold up to 8 clients. We tend to have a 3-1 client-to-staff ratio. At full capacity that would include 3 employees and 8 clients.

We do not foresee there being any traffic impacts. Our staff pick clients up in their personal vehicles and meet at the facility, where they head out to an activity shortly thereafter. After the activity they return to the facility for a couple hours to eat lunch, relax, and prepare to return home. We would have our own designated parking with plenty of spaces. If parking spaces are not available on a given day, we can drop off clients at the front by the entrance and park in the back where additional parking is available. We do not need any room for storage.

As a policy, we do not take on clients who make a lot of noise or struggle with challenging behaviors. The extent of the activity taking place in the facility would be watching movies, doing arts and crafts, and eating lunch.

The facility sits right on 700 East surrounded by existing businesses on either side of it. The building itself is shared with a chiropractic business. I fully believe the proposed use will be in keeping with the character of the existing zoning of the area.

Sincerely,

Jeff Moncur, CEO

Exhibit #2 – Site Separation



30-Foot Wide
Access Road

Proposed
Tenant Space

Green Way
with a 61-Foot

Autumn
Dr

Oakw

