



# SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN  
COMMUNITY DEVELOPMENT  
DIRECTOR

KURT BRADBURN  
MAYOR

MATTHEW HUISH  
CHIEF ADMINISTRATIVE OFFICER

## MEMORANDUM

January 16, 2020

**To:** Planning Commission  
**From:** Community Development Department  
**Subject:** Exercise Coach  
9730 S. 700 E. Suite #110  
(Community #5)

CUP-12-19-5780  
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#-84-07	Candlelight Plaza Office Complex

### DESCRIPTION OF REQUEST

The applicant, Jennifer Whiting, is requesting a Conditional Use Permit to allow for a workout studio to operate on the property located at 9730 S. 700 E. Suite #110 (*See Exhibit #1: Application Materials*). This particular land use is classified as a recreation center, which requires a Conditional Use Permit when located within 250 feet of a residential zone.

The subject property is a 950 square foot leased space located within an approximately 10,000 square foot building and is zoned Neighborhood Commercial (CN). The majority of parcels to the west are single family homes zoned R-1-8 with one parcel directly west of the property (2.34 acres) utilized for residential condominiums and zoned SD(C)(MF). Properties to the north and east are zoned R-1-8, PO and CN respectively.

### NOTICE

A neighborhood meeting was held on January 9, 2020. No neighbors attended the meeting. Notices were mailed to property owners within a 500-foot radius of the subject parcel in advance of the Planning Commission meeting.

**ANALYSIS**

Per Section 21-08-02 of the Sandy City Land Development Code, a workout studio 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.

The adjacent property to the west is a condo project. An R-1-8 zoned district is 36' feet from the nearest property line. (*See Exhibit #2: Residential Distance*). The office building and residential properties are separated by a 6 foot concrete wall and 36 foot private lane. Distance from the entrance (north side of the building) to the adjacent residential property is 141 feet.

Parking for patrons of the studio is located on the north, east and west sides of the property. The parking lot has approximately 80 parking spaces with parking shared by the tenants and patrons of the Candlelight Plaza.

**COMPLIANCE WITH SECTION 21-33-04**

Staff response in *italics*.

**Conditions.** In order to achieve compliance with the standards set forth herein, the City may impose conditions, which address standards 21-33-04 "1" to "15", as contained in the Sandy City Development Code. This proposed conditional use meets or satisfies all of Conditions "1" through "15", except the following conditions, which merit discussion or additional consideration by the Planning Commission:

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 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 Jennifer Whiting for the property located at 9730 S. 700 E. Suite #110 to allow for a recreation center (workout studio) to operate as described in the staff report due to the following findings and subject to the following conditions.

**Findings**

1. The proposed use meets the intent of the CN Zone.
2. All activities will be done indoors, which should have minimal, if any, impact on surrounding residential units.

**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.

Planner: Claire Hague Reviewed by: EM  
Claire Hague, Zoning Technician  
S:\USERS\PLN\STAFFRPT\2019\CUP-12-19-5780 Exercise Coach

## Exhibit #1 – Application Materials

To whom it may concern,

I am writing to the planning commission to justify the application of a conditional use permit for my new business that I am opening in Sandy city.

We are opening a franchise for The Exercise Coach. This is a personal training gym. We use proprietary technology to help create a safe and effective workout for the general public. If you would like to see a little about what we do feel free to visit our website at [exercisecoach.com/sandy](http://exercisecoach.com/sandy). I have also attached a document of our impact letter in this application.

We will be offering one on one and small group training from the hours of 6am-8pm Monday- Friday and on Saturdays from 7am-1pm. Our suite is approx. 950 sq feet located at the back of the building.

If you have any further questions or concerns after reading the attached letter please let me know.

*Jenn Whiting*

Jenn Whiting

[Jenn.whiting@exercisecoach.com](mailto:Jenn.whiting@exercisecoach.com)

(801)836-9660



The Exercise Coach® is a fitness training franchise with decades of successful operations. We operate fitness studios in the U.S. and have a robust international franchise development in Japan. Over the years our vision has become clear, and we are dedicated to becoming the leading high-efficiency, personal training brand worldwide. We have over one hundred territories sold throughout the U.S. and we attract highly qualified franchise owners and work hard to support and lead the franchisees and their staff members to operate successful local businesses.

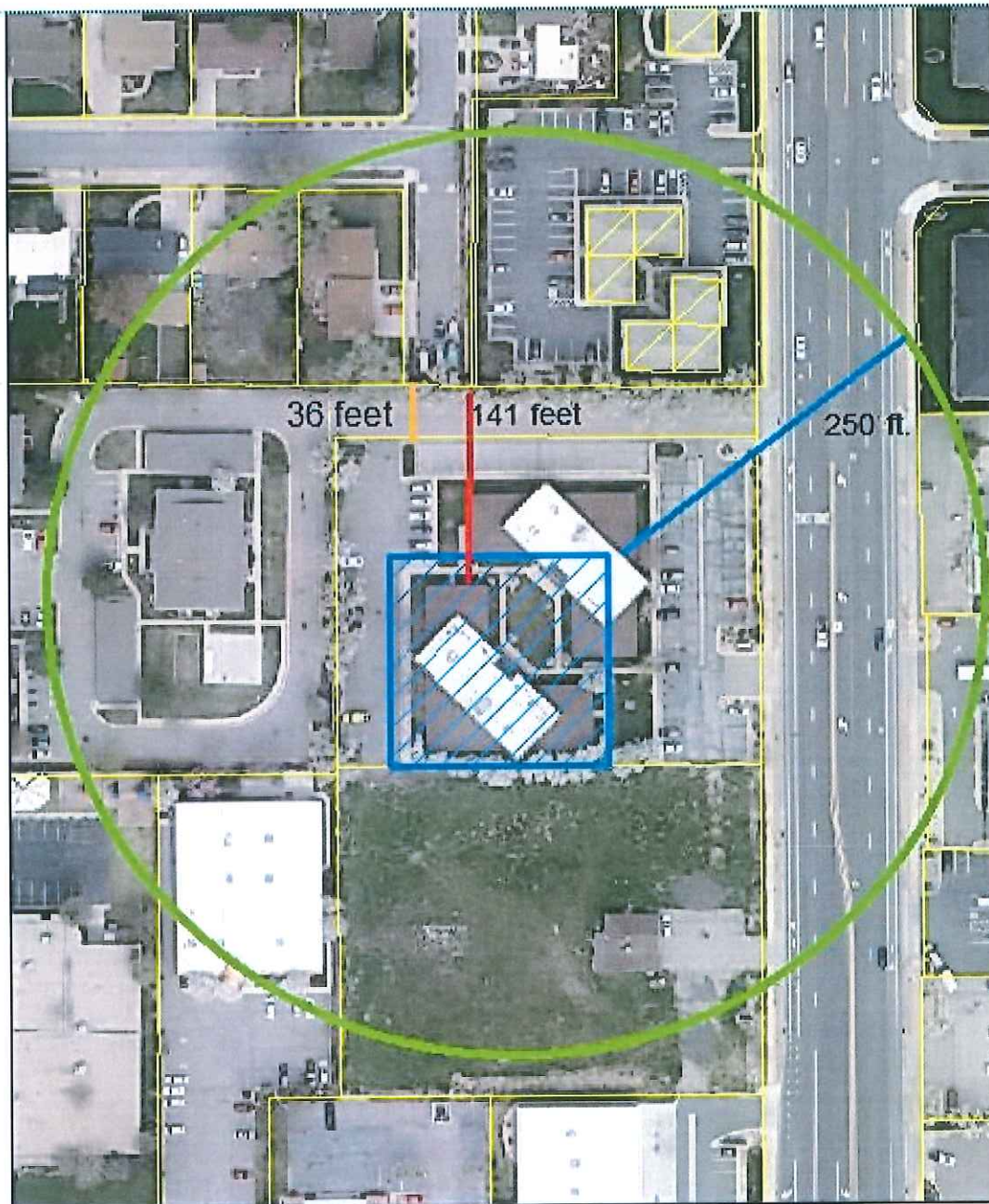
Our franchisees operate small-footprint, personal training fitness businesses which have a minimal impact on the center and co-tenants. There are no large group classes, no noise or vibrations outside the studio itself, no showers or special plumbing or electrical needs, and a maximum occupancy of 10 people, including clients and staff, at any given time. All exercise programming is accomplished on quiet, controlled machines with no free weight or impact on the walls or floors of the studio. In this regard, both our usage and our parking needs are more similar to an office or medical use than a traditional gym or fitness business.

We consistently attract the most desirable consumer to our studios – our average client is a local resident, over the age of 40 with household income over \$100,000. These clients visit our studio once or twice a week, six to eight times per month on average. Firms such as DDR, Regency Centers, Publix and CBRE have enjoyed incorporating The Exercise Coach® in their properties. As a health and fitness concept, we contribute to the tenant mix for retail or office developments looking to provide high-quality personal services to their local community. Many of our clients are local business owners, executives and long-term residents of the local community.

The Exercise Coach® is an excellent addition to any retail center or professional office development. Please visit [www.exercisecoach.com](http://www.exercisecoach.com) to discover more about our innovative fitness brand. If you have any need for additional information or further questions, please contact Paul Broeder, Director of Studio Operations at [p.broeder@exercisecoach.com](mailto:p.broeder@exercisecoach.com).



## Exhibit #2 – Site Separation



### **Exhibit #3 – Vicinity Map**



