



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

November 19, 2020

To: Planning Commission
From: Community Development Department
Subject: Silva Soccer School
547 W. 9460 S.
(Community #2-Civic Center)

CUP-10-20-5925
Zoned ID

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

PROPERTY CASE HISTORY	
Case Number	Case Summary

DESCRIPTION OF REQUEST

The applicant, Luis Silva, for Silva Soccer School, is requesting a Conditional Use Permit to operate a "Indoor Recreation" (soccer training) facility on the property located at 547 W. 9460 S. (See Exhibit #1: Application Material).

The subject property is zoned Industrial (ID) and is approximately 1200 square feet. Properties on all sides are zoned Industrial. The proposed use of the space is for individual and small group training sessions.

The applicant is a former professional soccer player with 10 years of professional experience. The applicant will be offering individual and group training sessions for kids aged 5-18 with a maximum of six kids per hour. The training program will be operating on an as needed basis depending on the number of kids with no operations prior to 6 am or after 10 pm.

NOTICE

A neighborhood meeting was held on November 3, 2020. Notices were mailed to property owners within 500 feet of the subject property. One neighbor attended the meeting and had concerns about parking.

ANALYSIS

Under Section 21-08-02(B) of the Sandy City Land Development Code the proposed soccer school is classified as a "Indoor Recreation" and requires a conditional use in the ID zone. There is sufficient parking for the site as the maximum number of kids per hour is six but the average number of kids per hour is projected to be smaller.

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 is concerned that the facility could be used as a facility for games. Indoor soccer games generate significant traffic and staff is concerned this could become an issue. The applicant is aware of this concern and is not planning on using the facility for indoor games.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve a Conditional Use Permit for Silva Soccer School for property located at 547 W. 9460 S. to operate a "Indoor Recreation" (soccer training) facility as described in the staff report subject due to the following finding and subject to the following conditions:

Findings

1. The proposed use meets the intent of the ID Zone.
2. The proposed use should have minimal impacts to surrounding uses.

Conditions

1. That the applicant complies with all Building & Safety, and Fire & Life Codes.

2. That the facility will not be used for indoor games.
3. 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.
4. That this Conditional Use Permit be reviewed upon legitimate complaint.

Planner: Claire Hague Reviewed by: BM
Claire Hague, Planner

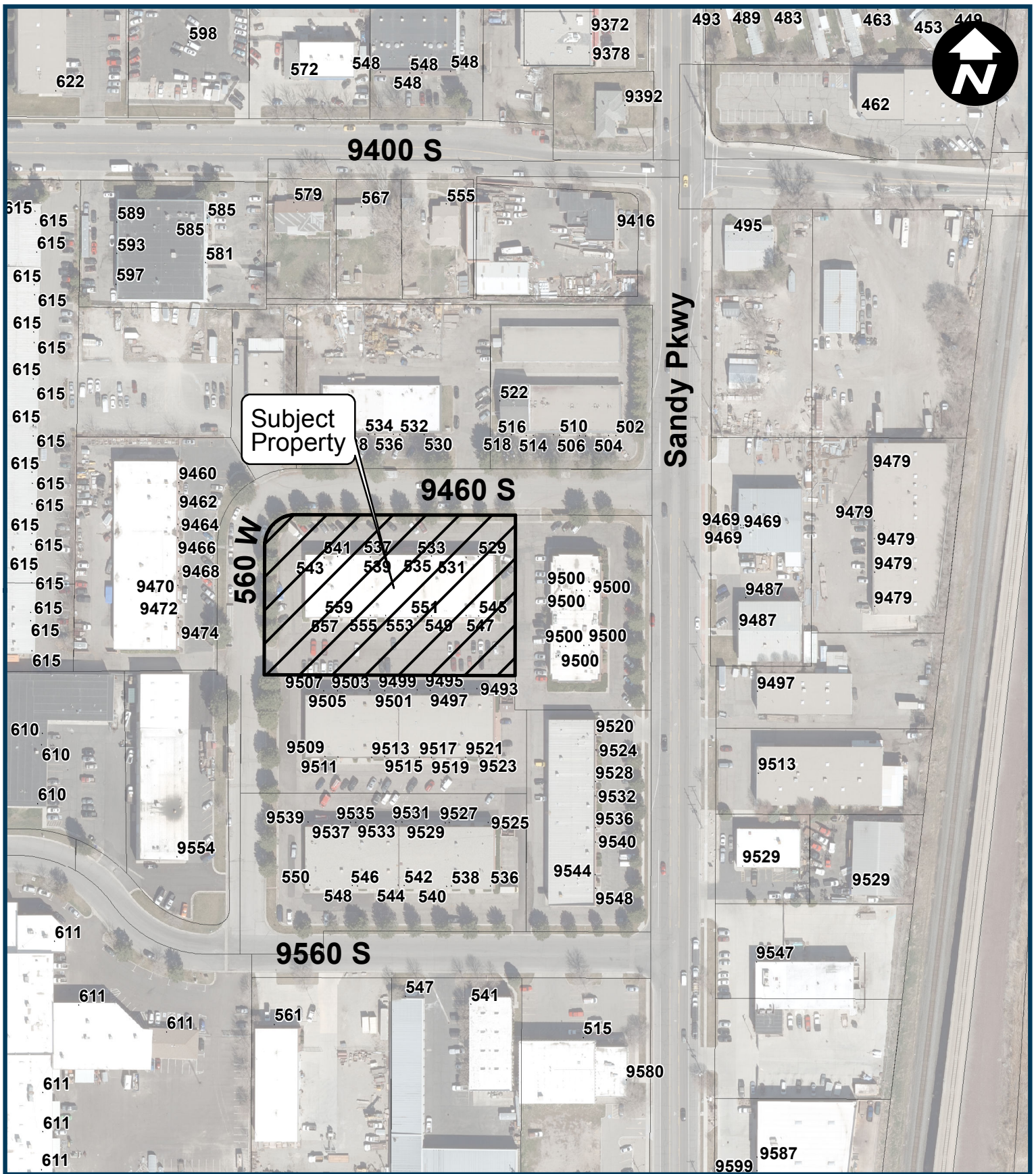
S:\USERS\PLN\STAFFRPT\2020\CUP-10-20-5925 Silva Soccer School

Exhibit #1 – Application Materials

To whom it may concern,

I, Luis Silva, would like to propose my youth soccer training business, LS Soccer School, to conduct soccer training that would be headquartered in Sandy, UT. I will be offering my services in an industrial style warehouse that has been renovated into a safe, and welcoming training space that consists of 1200 square feet of artificial turf. I would be accommodating youth athletes from ages 5 to 18. I offer individual and small group trainings for athletes to improve not only their soccer skills, but all-around game awareness. I just want to share everything I have learned and experienced being a professional soccer player.

Exhibit #2 – Vicinity Map



CUP-10-20-5925
Silvia Soccer School
547 W. 9460 S

