



## Legislation Text

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**File #:** CUP-05-19-5661, **Version:** 1

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**Agenda Item Title:**

F45 Cottonwood Heights (Recreation Center and Extended Hours)  
7653 S. 700 E.  
[Community #6 - High Point]

**Presenter:** Wade Sanner

**Description/Background:**

The applicant, Arrin Wray, is requesting a Conditional Use Permit to allow for a recreation center to operate within 250 feet of a residential property in the Neighborhood Commercial (CN) zone with extended hours on the property located at 7653 South 700 East.

**Fiscal Impact:**

**Further action to be taken:**

**Recommended Action and/or Suggested Motion:**

Staff recommends that the Planning Commission approve a Conditional Use Permit for F45 Cottonwood Heights for the property located at 7653 South 700 East to operate a fitness studio with extended hours beginning at 5:00 AM as described in the staff report based on the following findings and conditions:

**Findings**

1. The proposed use meets the intent of the CN Zone.

**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.
4. That the applicant keep the rear doors closed during business hours to mitigate noise to the residents to the north.