



Legislation Text

File #: CUP-12-19-5780, **Version:** 1

Agenda Item Title:

Exercise Coach (CUP for Recreation Center)

9730 S. 700 E. Suite #110

[Community #5]

Presenter:

Claire Hague

Description/Background:

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.

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

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.

