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## Staff Report Memorandum April 16, 2026

To: Planning Commission  
From: Community Development Department  
Subject: 9854 S Building LLC Commercial Condominium  
(Preliminary Subdivision Review)  
9854 S. 700 E.  
[Community #5]

SUB06092025-006981  
CN Zone  
2 Units  
59,537 Sq Ft Bldg

**Public Meeting Notice:** This item has been noticed to property owners within 500 feet of the subject area, on public websites, and a sign posted on site.

### Request

The applicant, Kenneth Chapman representing the property owner Kika Investments, is requesting preliminary subdivision review to create a commercial condominium plat that would split the existing building into two commercial condominium units for the property located at 9854 S 700 E. The request consists of subdividing the existing building into two separately owned units along with associated common space. No new development is proposed with this request. See Exhibit "A" and Exhibit "B" for the Application Materials.

### Background

The subject property consists of an approximately 59,537 square foot commercial building which consists of the Black Lion reception center, Parkour Utah fitness facility, Chadwick Design Lighting, and Connect HVAC Contractors.

This property as well as all others on the west side of 700 East Street are zoned CN, Neighborhood Commercial and contain various commercial uses. Properties to the west behind the subject property are zoned R-1-8 and consists of single-family homes. Across 700 East Street, the zone is PO (Professional Office) and consists of an office building.

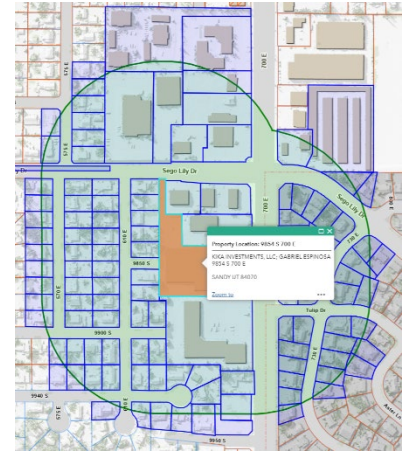


SUB06092025-006981  
9854 S 700 E.  
Building LLC Commercial Condo  
Community Development Department  
Sandy City, UT

<b>Property Case History</b>	
<b>Case Number</b>	<b>Case Summary</b>
SPR#79-43	Winegar’s Grocery Store
SPR#97-24	Powerhouse Gym & Aerobics

**Public Notice and Outreach**

Notices were mailed to property owners within 500 feet of the subject property and affected entities. The notice was posted to the Utah Public Notice website and the city website. A physical copy of the notice was posted at City Hall, and a public notice sign was placed on the subject property. No neighborhood meeting was deemed necessary.

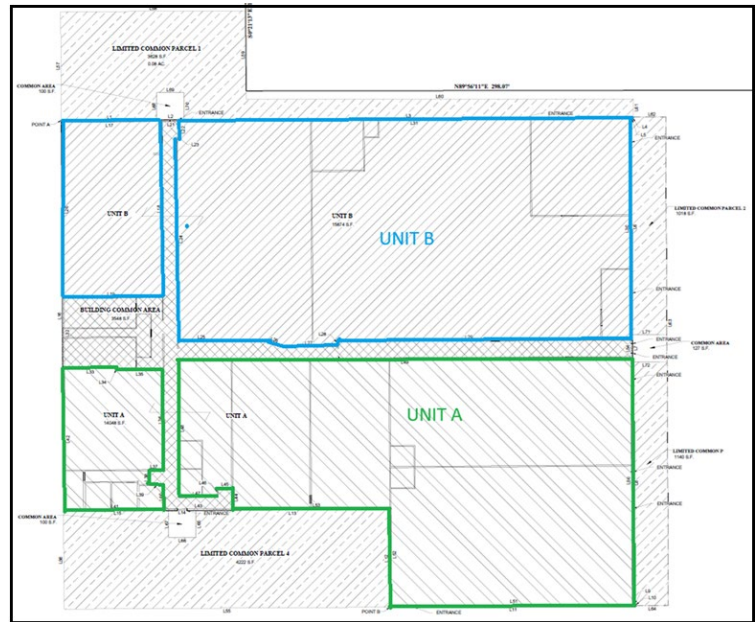


**Analysis**

The applicant is proposing to divide the interior space of the existing building into two individually owned units. The first unit is primarily located to the north while the second unit is to the south. (Units A and B respectively). Both units are bisected by hallways designated as common space for the purpose of safe egress to the exterior.

Both units have designated limited common spaces on either side of the building to allow for shipping and receiving. The parking lot and site improvements are designated as common space jointly owned by both for the use of the owners and their customers.

Sandy City’s ordinance allows for the conversion of existing occupied commercial buildings into privately owned condominium spaces by complying with various conditions intended to ensure the structure meets life/safety requirements and provides for the needs of future owners.



**Report of Property Condition and Reserve Study.**

State law requires that a reserve study be conducted and money be set aside for future capital improvements needed to maintain the overall building. In order to determine the amount of funding needed, a report of the condition of the existing building is needed that estimates the future needs of the building based upon its current condition.

The applicant has provided a property reserve study. This has been reviewed by staff and found to adequately address the future needs of the property (see Exhibit “B”).

**Report of the Building Official**

Prior to approving an existing building to be subdivided into individual units, the Chief Building Official is required to inspect the project in order to determine compliance with the life safety provisions of the International Building Code and the International Fire Code. This inspection has been completed, and the Building Official has provided a list of required improvements that must be done prior to recording that are necessary to adequately meet basic life/safety requirements (see Exhibit “C”).

**Staff Recommendations**

Staff recommends that the Planning Commission determine that preliminary review is substantially complete for the 9854 S Building LLC Commercial Condominium located at 9854 S. 700 E. based on the following findings and subject to the following conditions:

**Findings:**

1. That a Capitol Reserve Study has been provided that sufficiently ensures for the funding of the ongoing maintenance of the building and site improvements.
2. That the Assistant Building Official has inspected the site and provided a list of necessary improvements needed to comply with life safety provisions of the International Building Code and the International Fire Code.
3. That the various City Departments and Divisions have preliminarily approved the proposed condominium conversion subdivision plat.

**Conditions:**

1. That any previous conditions of approval from previous Site Plan applications on the subject property remain in full effect and fully enforceable.
2. That prior to recording the final condominium plat, all requirements of the plat pertaining to condominium conversion be satisfied.
3. That all units comply with all requirements of the International Building Code regarding condominium conversions.
4. That prior to plat recordation, Staff review and approve the declaration of condominium, project bylaws, and the condominium plat. That these documents include all information required according to State Statute.
5. That any required utility easements for this site be dedicated with the plat in accordance with the department review requirements.
6. That the applicant complies with each department's comments and redlines throughout the final review process and that all issues be resolved before the condominium subdivision plat can be recorded.

Planner:



Thomas Irvin  
Senior Planner

File Name: S:\Users\PLN\STAFFRPT\2025\SUB06092025-006981 – 9854 S BUILDING LLC COMMERCIAL CONDO\PLANNING COMMISSION\STAFF REPORT

Exhibit "A"
(See the attached file for full details)

9854 BUILDING LLC CONDOMINIUM
LOCATED IN THE SOUTHWEST CORNER OF SECTION 7, T20N, R10E, S44M
SALT LAKE BASIN AND MERIDIAN, SALT LAKE COUNTY, UTAH
LEGAL DESCRIPTION
OWNER'S DECLARATION AND CONSENT TO RECORD
NOTARY ACKNOWLEDGEMENT
PLANNING COMMISSION
SANDY CITY ENGINEER
SANDY CITY PARKS AND RECREATION
SANDY CITY PUBLIC UTILITIES DEPARTMENT
SANDY CITY MAJOR
SANDY CITY AVIATION
SANDY SUBURBAN SEWER DISTRICT
9854 BUILDING LLC CONDOMINIUM
LOCATED IN THE SOUTHWEST CORNER OF SECTION 7, T20N, R10E, S44M
SALT LAKE BASIN AND MERIDIAN, SALT LAKE COUNTY, UTAH

Exhibit "B"  
(See the attached file for full details)



Community Strategy Group  
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# 2025 Reserve Study Report

9854 S Building LLC

Level I - Full | 9854 700 East, Sandy, UT 84070

January 15, 2026

Fiscal Year 2025

December 31, 2024 - December 30, 2025



POWERED BY  
 PropFusion

ALL-IN-ONE RESERVE STUDY SOFTWARE  
PROPFUSION.COM

## Exhibit "C"



## SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN COMMUNITY  
DEVELOPMENT DIRECTORMONICA ZOLTANSKI  
MAYORShane Pace  
CHIEF ADMINISTRATIVE OFFICER**RE: 9854 S 700 E Condo Plat Response**

To whom it may concern,

We visited the above-mentioned site at the request of the 2 potential buyers of this building. It was requested to walk the building and discuss issues that need to be addressed to obtain positive approval for subdividing the building for Condos. The Fire Marshalls, Building Officials, and potential owners were at this site visit. After walking through the Black Lion space, interior corridors, and restrooms the following are the recommendations from the Building and Safety Division.

The accessible route and means of egress shall meet current code requirements. Specifically, Panic hardware shall be added to all corridor exits and exits from the Black Lion space. Emergency egress lighting shall be functional and located in all areas required by code. IBC 1008.3. Exit signs need to be in place and function as required by IBC 1013. Open electrical boxes, receptacles, and switches need to be concealed and guarded. Sprinkler and alarms systems as required in chapter 9 of the IBC shall function correctly as determined by the Fire Marshall.

There are additional items that should be taken care of as part of building maintenance but not required for subdivision approval. Some spaces within the building were finished without permits. We would need to inspect these spaces for code compliance. There are a lot of concealed spaces that sprinkler coverage does not comply. Open framing exists and is allowed with sprinkler coverage. We recommend finishing the open framing with approved materials. Corridor contains flooring that may contain trip hazards and current thresholds do not meet accessibility standards. We also recommend having a licensed electrician inspect the existing wiring system and correct all code violations.

Regards  
Willie Chidester

**Willie Chidester**

Assistant Chief Building Official

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