Planning Commission Staff Report

File # 23C26 - CUP-000644-2026

Public Hearing and Consideration of a Nonadministrative Conditional Use Permit to Operate a Fitness Center (Indoor Recreation) at 960 W. Levoy Dr. #100 in Taylorsville, Utah.

Department of Community Development

Date:	October 21, 2026
Meeting Date:	October 27, 2026
Agenda Item:	Public Hearing and Consideration of a Nonadministrative Conditional Use Permit to Operate a Fitness Center (Indoor Recreation) at 960 W. Levoy Dr. #100 in Taylorsville, Utah.
Subject Property Address:	960 W. Levoy Dr. #100
Applicant:	Ethan Gardner
Applicant Agent:	na
Author:	Terryne Bergeson, Planner II
Parcel #:	21024010010000
Applicable Ordinances:	Including, but not limited to Chapter 13.08, 13.24, 13.33
Agenda Item #:	5

Attachments:

Exhibit A: Zoning Map
Exhibit B: General Plan Map
Exhibit C: Subject Property
Exhibit D: Vicinity Map
Exhibit E: Business Plan
Exhibit G: Floor Plan
Exhibit H: Site Photos

Summary:

Ethan Gardner manages Peak Athletics, a personal training facility located within a multitenant building on Levoy Drive. The use meets the definition of "recreation, fitness center". The use is most like the "recreation, indoor" use listed on the Table of Uses in §13.08.020(E). Per the table, indoor recreation center requires approval of a nonadministrative conditional use permit in the Research and Development zone.

Site Description

The proposed business is located on the first floor of a two-story, multitenant building at 960 W. Levoy Dr. The parcel area is 3.48 acres with a total building area of over 58,000 SF, immediately surrounded by approximately 160 parking stalls with access to a second parcel to the north with approximately 200 additional stalls.

North	South	East	West
Open Space (OS) - Meadowbrook Golf Course	Research & Development (RD) – Office	Research & Development (RD) – USU Satellite Campus	Research & Development (RD) – ICU Medical

General Plan Analysis

The subject property is designated as "Taylorsville Expressway Station Area Plan" on the General Plan (Future Land Use) Map. The future vision for parcels with this designation are to redevelop to support higher intensity and provide a range of services to residents and employees. The use is not inconsistent with this vision. No site redevelopment is proposed with the requested use.

Land Development Code Analysis

The applicant stated that, "Our basic operation is to have specific hours throughout the day that athletes can attend and workout. Most sessions are 1.25 hours while some are 1 hour." The described use most closely aligns with the Land Development Code definition *RECREATION, FITNESS CENTER: An establishment providing completely enclosed fitness related activities. Accessory uses may include the preparation and serving of food and/or the sale of equipment related to the enclosed use. This definition may include such uses as swimming pool, aerobics, weight training, diet counseling, indoor running track, etc.*

Fitness center is not listed on the commercial land use table, but the use takes place entirely within the building and is similar to *RECREATION, INDOOR: An establishment providing completely enclosed recreation activities. Accessory uses may include the preparation and serving of food and/or the sale of equipment related to the enclosed uses. Included in this definition shall be bowling, roller or ice skating, billiards, swimming pools and related amusements.*

This use in the Research and Development zone requires the approval of a nonadministrative conditional use permit. Chapter 13.33 provides the general criteria for review and conditional approval for uses of this nature. The planning commission has the authority to review and impose conditions (described in §13.33.050) to mitigate specific impacts, below:

A. Equivalent To Permitted Use: Any detrimental impacts or effects from the proposed use on any of the following shall not exceed those that could reasonably be expected to arise from a use that is permitted in the district:

Code Reference	Review Criteria	Staff Analysis
13.33.040(A)(1)	The health, safety, and welfare of the city and its present and future inhabitants and businesses.	None anticipated
13.33.040(A)(2)	The prosperity of the city and its present and future inhabitants and businesses.	None anticipated
13.33.040(A)(3)	The morals, peace and good order, comfort, convenience, and aesthetics of the city and its present and future inhabitants and businesses.	None anticipated
13.33.040(A)(4)	The tax base.	None anticipated
13.33.040(A)(5)	Economy in governmental expenditures.	None anticipated
13.33.040(A)(6)	The state's agricultural and other industries.	None anticipated
13.33.040(A)(7)	The urban and nonurban development.	None anticipated
13.33.040(A)(8)	Access to sunlight for solar energy devices.	None anticipated
13.33.040(A)(9)	Property values.	None anticipated
13.33.040(C)	The proposed conditional use shall promote and conform with the objectives of the general plan and shall not limit the effectiveness of land use controls, promote blight, or injure property values.	None anticipated

Staff reviewed the business plan, floor plan, and site and determined that there are no potential detrimental impacts to the surrounding area for the use. Staff recommends the planning commission impose a condition that the use remains entirely indoors. Operations outside of the building would meet certain elements identified in “recreation center” and “recreation, outdoors” which are both prohibited uses in this zone. Additionally, §13.24.080 lists parking standards for such uses as requiring planning commission approval of specific parking ratios. Based on the description of the operations staff recommend extending the ratio of 5 stalls per 1,000 SF of floor area to this use. The recommended ratio applies to the existing uses within the building, and the site provides sufficient parking under this ratio.

Public Comment

A public notice was sent to all owners of property within 300 feet of the property on October 13, 2026. As of October 22, 2026, no comments have been received.

Findings

1. The application was initiated by Ethan Gardner, manager of Peak Athletics.
2. The subject property is 960 W. Levoy Dr.

3. The property is designated as Taylorsville Expressway Station Area Plan on the city's General Plan Map.
4. The property is in the Research and Development zone.
5. The use is defined as "recreation, fitness center" in the Taylorsville Municipal Code.
6. "Recreation, fitness center" is not listed in the Table of Uses in §13.08.020(E).
7. "Recreation center" and "recreation, outdoor" include outdoor uses and are not permitted in Research and Development zone.
8. The submitted description of operations most closely align with "recreation, indoor" listed in the Table of Uses in §13.08.020(E).
9. "Recreation, indoor" requires approval of a non-administrative conditional use permit, per §13.08.020(E).
10. The applicant seeks nonadministrative conditional use permit to provide personal training services within a tenant space at 960 W. Levoy Dr.
11. Staff have reviewed the business operations, site, and floor plans and do not anticipate detrimental impacts greater than a regularly permitted use.
12. Staff recommend a condition of approval that all activities remain indoors to keep the use aligned with the indoor recreational use.
13. §13.24.080(B) states that the space requirements for such uses shall be determined by the Planning Commission.
14. Staff recommends applying the ratio 5 stall per 1,000 SF of floor area requirement that applies to other uses within the building to the requested use.
15. §13.33.050(J) allows the approval authority to impose conditions intended to mitigate nuisance factors.
16. The planning commission is the approval authority for all nonadministrative conditional use permits.

Conditions of Approval

Staff recommends the following conditions of approval:

1. Activities associated with the business shall take place entirely within the confines of the building.
2. 5 stalls per 1,000 SF of floor area shall be provided for the business.
3. The business shall remain in compliance with all applicable city, state, and federal standards.
4. The Conditional Use Permit is subject to review and revocation upon substantiated complaint or citation.

Staff Recommendation

Staff recommend the Planning Commission approve File # 23C26-CUP-000644-2026, request for a nonadministrative conditional use permit to operate a fitness center (indoor recreation) at 960 W. Levoy Dr. in Taylorsville, Utah, subject to the findings and conditions in this staff report.

Recommended Motion

I move that we approve File # 23C26-CUP-000644-2026 request for a nonadministrative conditional use permit to operate a fitness center (indoor recreation) at 960 W. Levoy Dr. in Taylorsville, Utah, subject to the findings and conditions in this staff report.

Exhibit A

Zoning Map: 960 W LEVOY DR

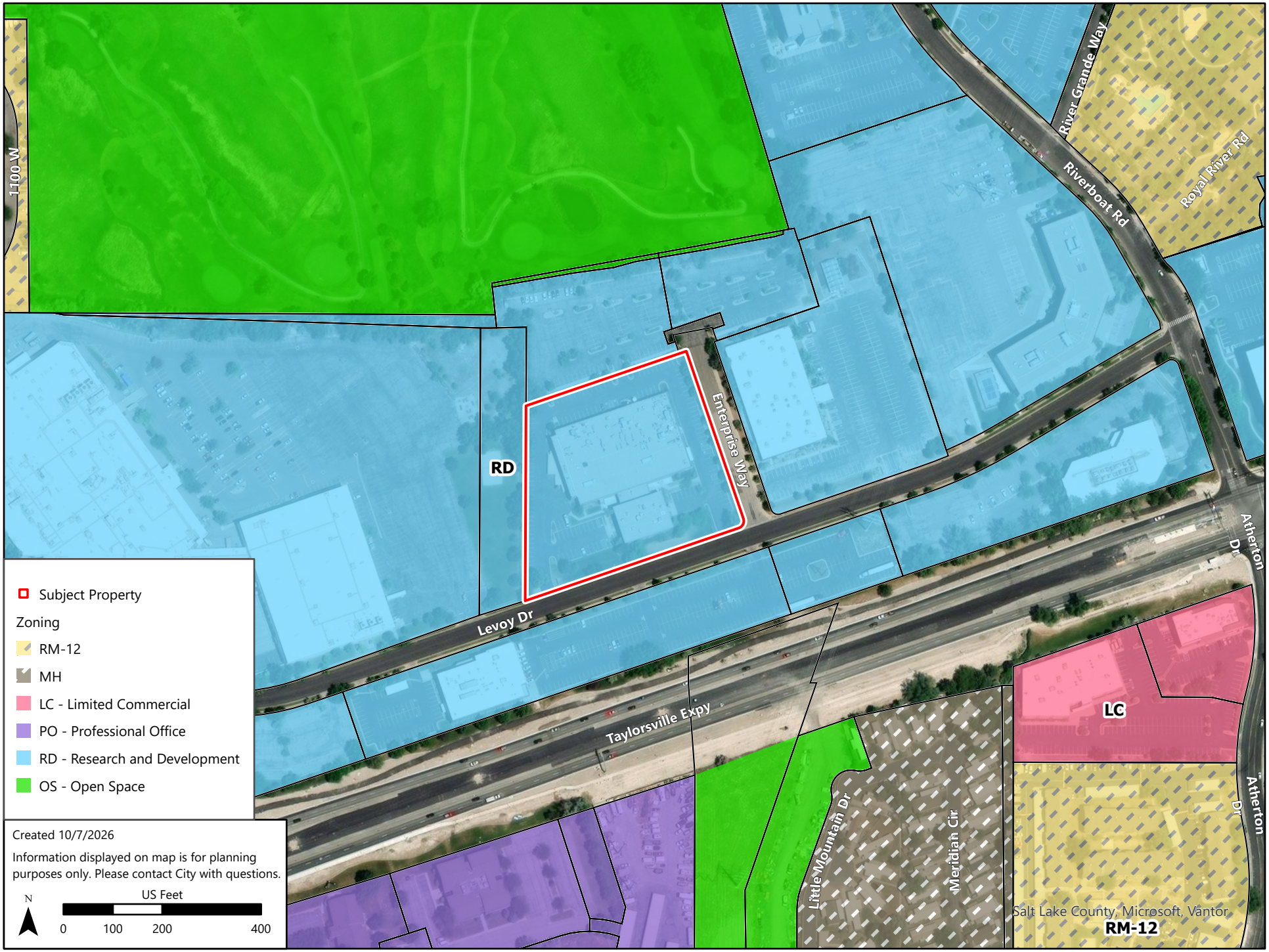


Exhibit B

General Plan Map: 960 W LEVOY DR

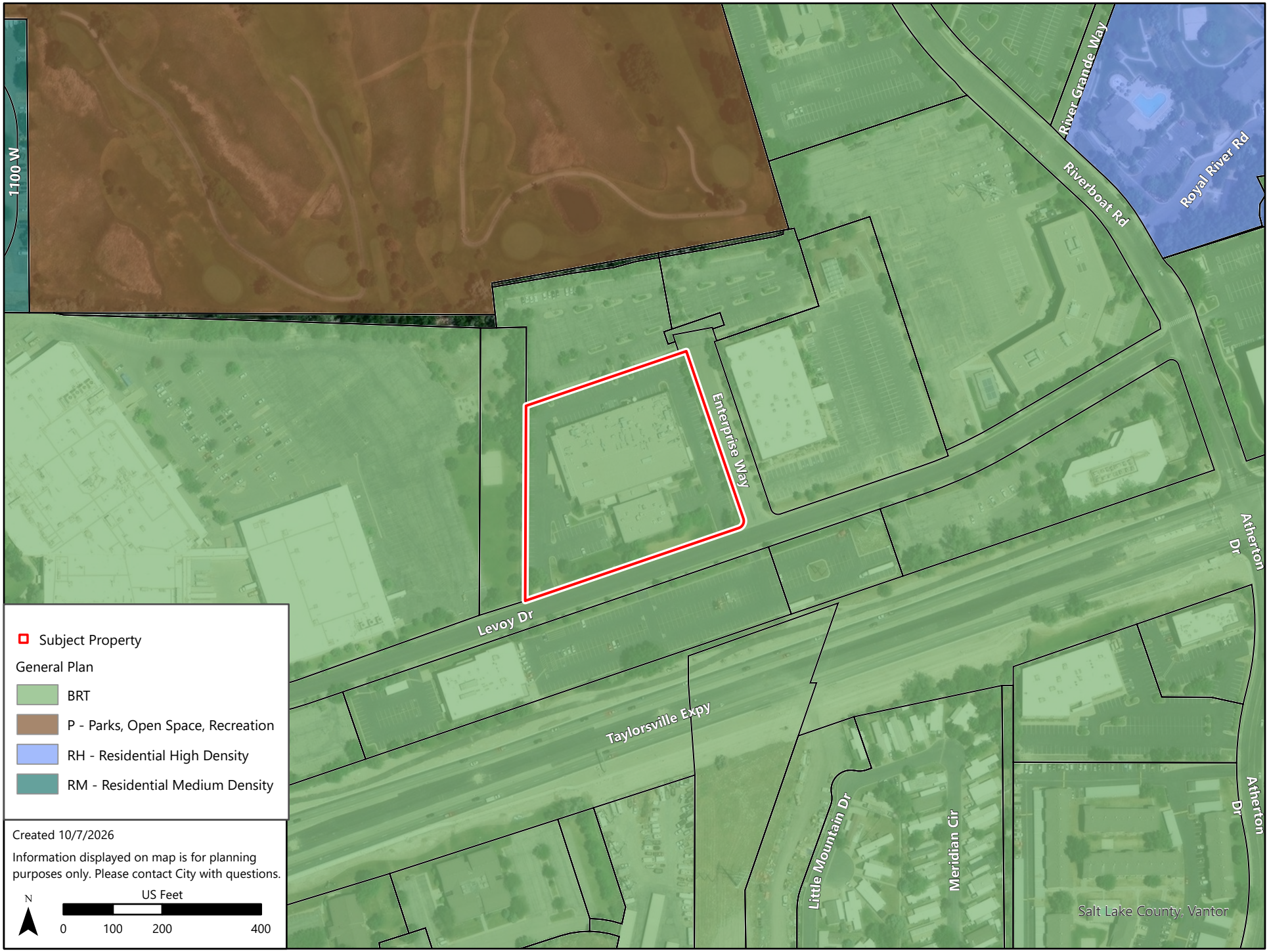


Exhibit C

Site Map: 960 W LEVOY DR

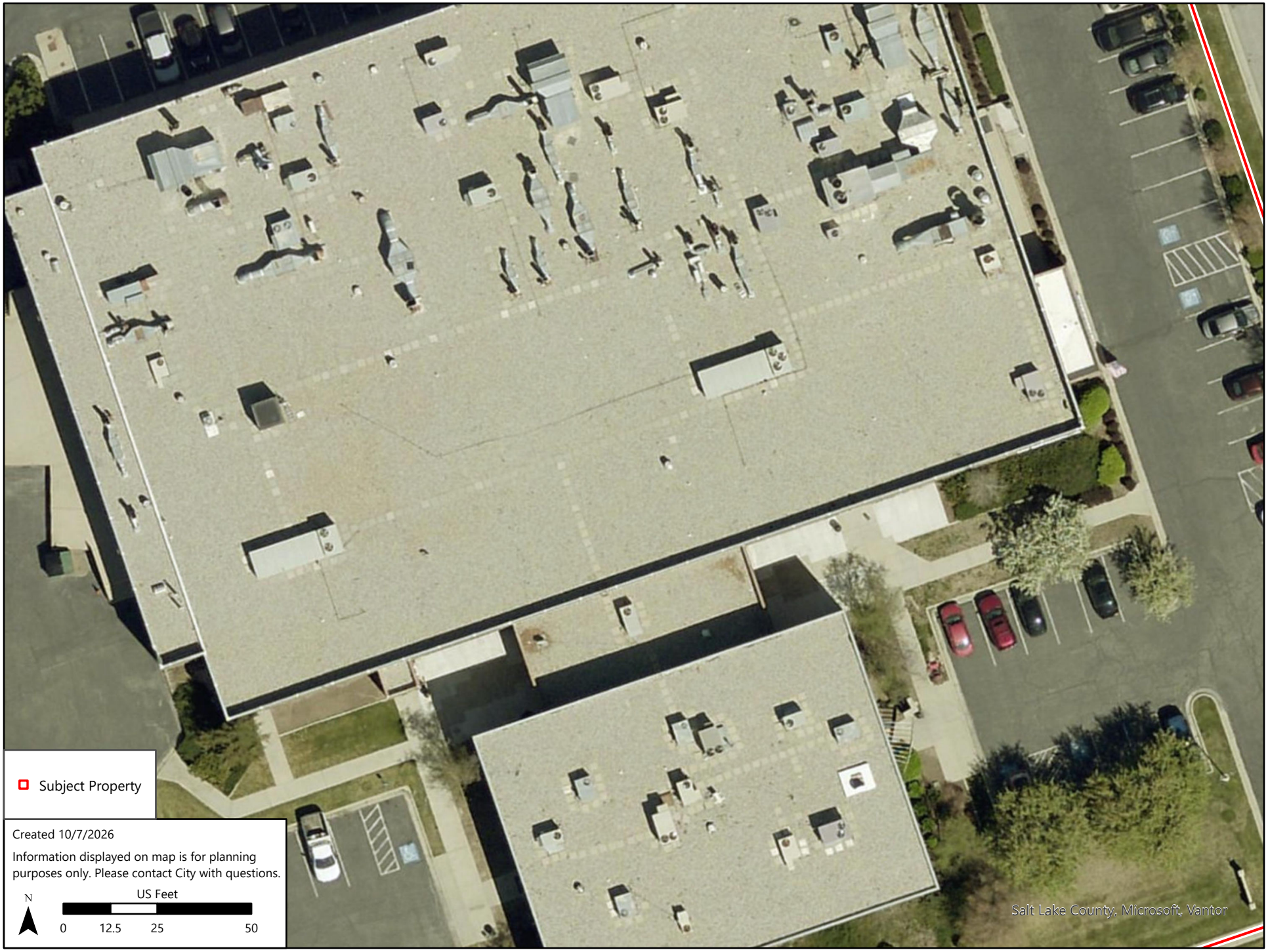


Exhibit D

Vicinity Map: 960 W LEVOY DR

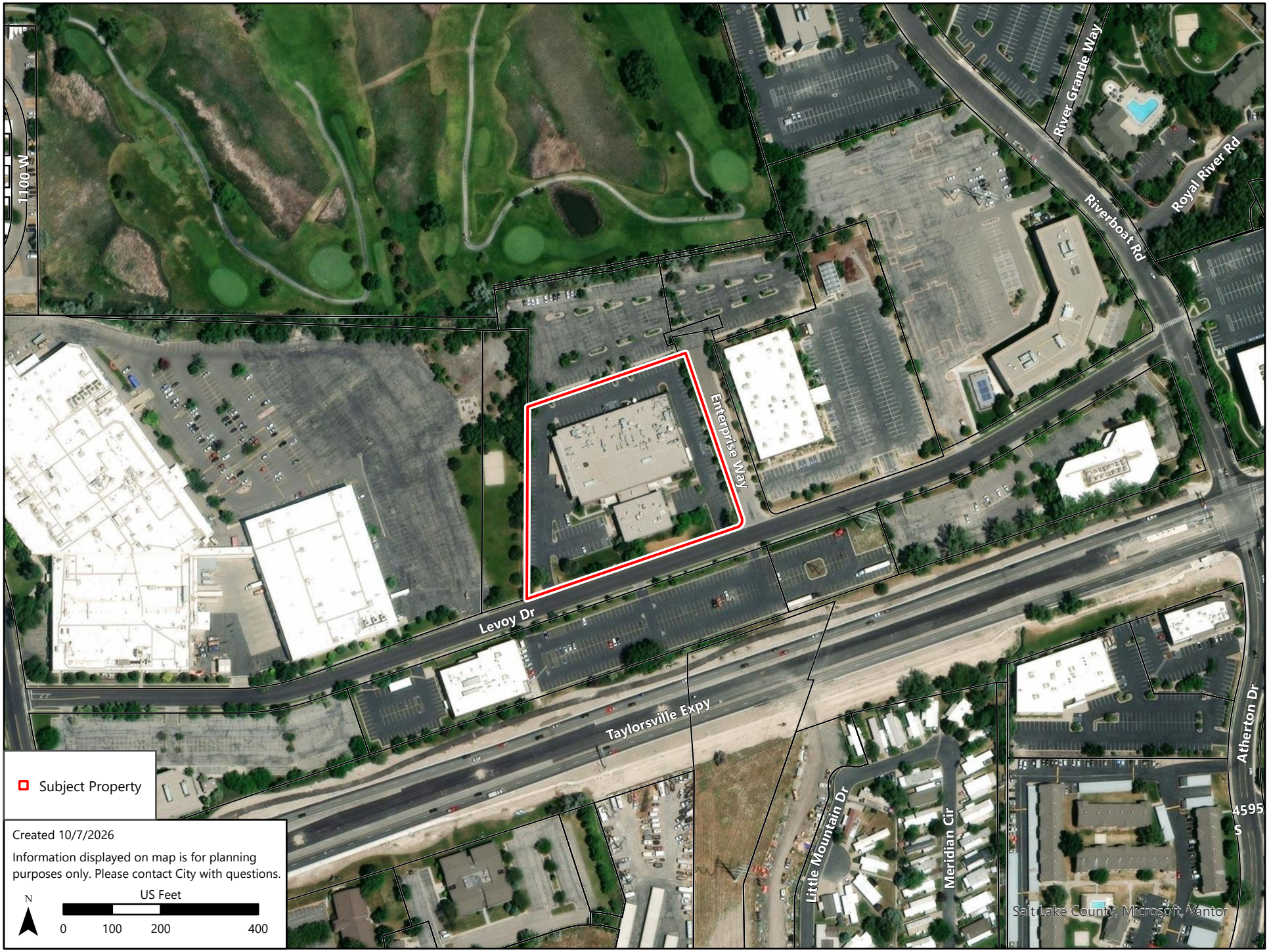
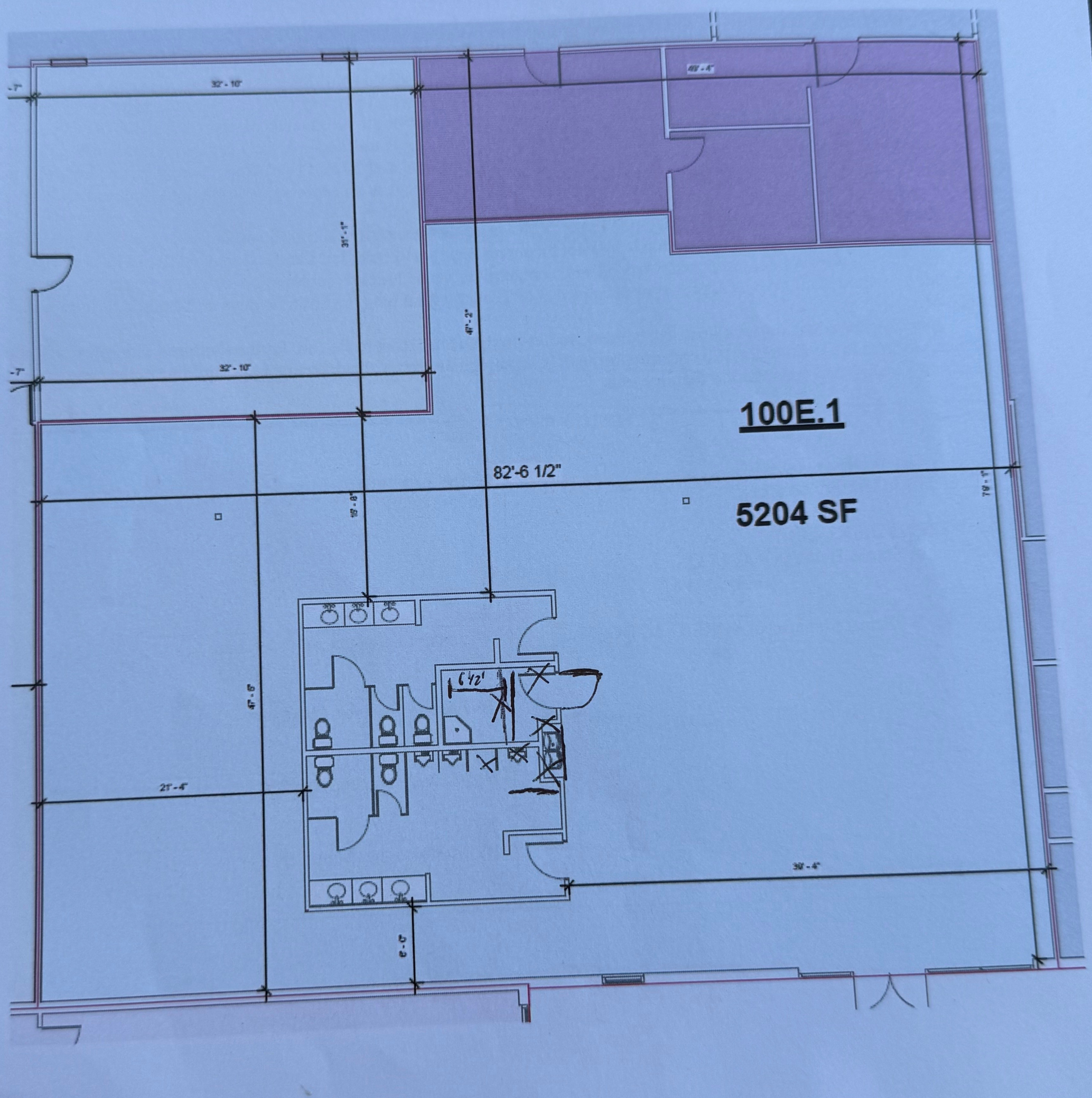


EXHIBIT "A"
Site Plan



Tenant

Terryne Bergeson

From: Ethan Gardner <ethangardner9@gmail.com>
Sent: Wednesday, September 30, 2026 5:36 PM
To: Terryne Bergeson
Cc: Kary Webb; Kathleen Richins
Subject: [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] Re: FW: [EXTERNAL] Re: City of Taylorsville | GEN-36812-2026 PEAK Athletics Training

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We have 5 employees 1 per shift
We average about 15 - 25 customers per class time
Class times
- 5:15 am
- 6:15 am
- 4:30 pm
- 5:30 pm
- 8:15 pm



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