



Memorandum

To: Mayor Nelson and Members of the City Council

From: Daniel R. Buchholtz, MMC, Administrator, Clerk/Treasurer

Date: May 28, 2025

Subject: Text Amendment for Sports Performance Training Center and CUP Request for Optimize Physical Therapy for property at

The City received a request from Dr. Abby Rehberger, Optimize Physical Therapy (OPT) for a both a text amendment to allow a “Sports Performance Training Center” use in the I-1, Light Industrial, zoning district and a conditional use permit (CUP) request for a sports training and physical therapy use at the former RISE property at 8406 Sunset Road NE.

The ordinance makes the following amendments to Chapter 16 of the City Code:

- **Definitions Section (SLPC 16.04.070):**
A new definition is added for “Sports Performance Training Center,” describing a facility offering supervised athletic training and potentially therapeutic services for sports-related conditions.
- **Table of Uses (SLPC 16.64.040 – Appendix D):**
“Sports Performance Training Center” is listed as a conditional use within the I-1 Light Industrial district.
- **Development Standards (SLPC 16.36.010 – Paragraph N):**
Standards are established to ensure the use accommodates all parking on-site, meets signage and building safety requirements, and avoids conflicts with loading operations or adjacent properties. The Building Official must evaluate the need for building code modifications, which are the responsibility of the applicant or property owner.

The Planning Commission held a public hearing on May 27, 2025, and recommended approval of both the zoning code amendment and the conditional use permit for Optimize Physical Therapy. The Commission found the proposed amendment to be consistent with the intent of the zoning code and comprehensive plan, and the proposed use to be compatible with the surrounding industrial area.

Staff supports adoption of Ordinance 504 as presented. Staff also supports adoption of the conditional use permit for OPT. More details on the proposed ordinance and the CUP application are included in the City Planner’s memo to the Planning Commission.

If you have any questions, please do not hesitate to contact me at 763-784-6491.