



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

October 7, 2021

To: Planning Commission
From: Community Development Department
Subject: Lunar Manufacturing (Conditional Use - Category II Home Occupation) CUP-09-07-2021-6146
1092 E. Kirkwood Way. Zoned R-1-8
(Community #6- High Point)

HEARING NOTICE: *This item has been noticed to property owners within 500 feet of the subject property.*

PROPERTY CASE HISTORY	
Case Number	Case Summary
None	

DESCRIPTION OF REQUEST

The applicant, Austin Bowers, is requesting a Conditional Use Permit to operate a home-based custom snowboard workshop within an existing attached two-car garage (20 x 24). (*See Exhibit 1: Application Materials*)

The home occupation will occupy half of the garage which is approximately 240 square feet. The workshop will be used to create custom snowboards to sell online. The applicant will be utilizing a pneumatic press, a bench top, and hand tools. The applicant is proposing that the operating hours be between 8:00 AM and 6:00 PM on weekdays.

The property is located in the Enchanted Meadows subdivision on a .19-acre (8,276 square feet) west of Grambling Way on the corner of Kirkwood Way and Kirkwood Place. The property is zoned R-1-8 with properties on all sides being single family homes zoned R-1-8.

NOTICE

Notices were mailed to property owners within 500 feet of the subject property to notify them of the Planning Commission meeting. A neighborhood meeting was held on September 22, 2021. One neighbor attended the meeting and was in favor of the project.

ANALYSIS

Section 21-11-05(F)(5) of the Sandy City Development Code states that any home occupation utilizing a workshop for repairs including welding, carpentry, sheet metal work, furniture manufacturing, upholstery, and other **similar manufacturing activities**, is classified as a Category II Home Occupation. Category II Home Occupations must be reviewed by the Planning Commission and granted a Conditional Use Permit before pursuing a Home Occupation Business License through the Business License Office.

The applicant is proposing to utilize his attached garage to create custom snowboards using a pneumatic press, a bench top, and hand tools. The creation of custom snowboards would be considered a similar manufacturing activity and requires Planning Commission approval.

Section 21-11-05(D)(6) Off-Street Parking. All business-related vehicles which park at the location of the home occupation, including those of the applicant, employee, customers, clients, or business-related visitor vehicles, must use off-street parking. This provision excludes stops made by delivery vehicles.

The property has a two-car garage and driveway. In addition to the driveway for the two-car garage there is an approximately 300 square foot parking pad on the south side of the property which provides additional parking space giving the applicant a total of two garage spaces and three, possibly four driveway spaces. The applicant is proposing to pick-up and drop off all product with no customers or employees coming to the property.

Section 21-11-05(F)(6) of the Sandy City Development Code identifies regulations for any home occupation which proposes or conducts activities within an outbuilding, accessory building, attached or detached garage. The following guidelines shall be used to determine the maximum impacts permitted:

1. The applicant for the Home Occupation Business License shall designate the areas of the home, attached/detached garage or accessory structure that will be used for the home occupation. If approved, the home occupation may be conducted only in the designated area.
2. No more than a maximum of 200 sq. ft., or in the alternative, no more than 50% of the total floor space (whichever is greater) of any accessory structure or attached or detached garage may be used for a home occupation unless there are specific exceptions granted by the Planning Commission.
3. Any home occupation uses in an attached or detached garage may not eliminate minimum parking requirements for the particular zone wherein the home occupation is located.

4. Any accessory structure used for a home occupation must maintain the architectural aesthetics or compatibility of the home and the immediate neighborhood.
5. The home occupation may utilize one unanimated, non-illuminated flat sign to be attached to the accessory structure where the home occupation is being conducted in lieu of a sign attached to the home or in a window. The sign may not have an area greater than one square foot.

The applicant is proposing to use 240 square feet of the 480 square foot attached garage for his home occupation and is proposing to operate between the hours of 8:00 AM and 6:00 PM on weekdays. The business will be kept within the attached garage but will still allow for a vehicle to park inside the garage. There is additional parking provided on-site to accommodate off-street parking.

COMPLIANCE WITH SECTION 21-33-04

Staff response in *italics*.

Conditions. In order to achieve compliance with the standards set forth herein, the City may impose conditions, which address standards 21-33-04 “1” to “15”, as contained in the Sandy City Development Code. This proposed conditional use meets or satisfies all of Conditions “1” through “15”, except the following conditions, which merit discussion or additional consideration by the Planning Commission:

3. The adequacy, provision, relocation or protection of public facilities and amenities, including roads and streets, culinary water, secondary water, sanitary sewer, storm drainage, public safety and fire protections, and other utilities;
The proposed business should not impact these facilities.
5. Site circulation patterns for vehicular, pedestrian and other traffic;
The applicant is proposing to pick up and drop off all products and materials.
9. Fencing, screening and landscape treatments and other features designed to increase the attractiveness and safety of the site and protect adjoining property owners from noise, visual and other impacts;
All activities will be performed inside of the garage/residence.
10. Measures directed at minimizing or eliminating possible nuisance factors including, but not limited to noise, vibrations, smoke, dust, dirt, debris, plant materials, odors, gases, noxious matter, heat, glare, electromagnetic disturbances, and radiation;
Noise generated by the business should not exceed that of acceptable decibel levels during hours of operation.
12. The regulation of operating hours for activities affecting normal schedules and functions;
Proposed business hours are limited to Monday to Friday 8:00 AM to 6:00 PM.

13. Identifying a time for regular review and monitoring, as determined necessary, to ensure the use continues to operate in compliance with all conditions and requirements of approval;
To be reviewed upon legitimate complaint.
15. Such other conditions determined reasonable and necessary by the City to allow the operation of the proposed conditional use, at the proposed location in compliance with the requirements of this Code.

CONCERNS

Section **21-20-5** of the Sandy City Land Development Code states that all single-family homes on R-1-6 or larger lots shall provide at least a two-car garage for the daily storage of personal vehicles. The proposed home occupation would utilize half of the attached garage. The applicant has agreed to not make any permanent changes within the garage that would result in the elimination of a parking space. All equipment that the applicant is proposing to utilize can be moved if needed in order to be used as a parking space.

The Fire Marshal and Chief Building Official have reviewed the proposed business. The Fire Marshal has asked for a list of chemicals that will be used for the business, which the applicant has provided. There are no major concerns unless the applicant exceeds certain limits of allowable chemicals on site. Staff believes that condition number four below will satisfy this concern.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve a Conditional Use Permit for Austin Bowers for a Category II Home Occupation to operate a custom snowboard workshop, in an attached garage, on the property located at 1092 E. Kirkwood Way.

Findings

1. The type of Home Occupation is allowed as a Category II Home Occupation provided it meets all of the standards and qualifications, or as amended by the Planning Commission.
2. The property currently exceeds the number of off-street parking spaces.

Conditions

1. That the applicant not operate outside of the proposed hours of 8:00 AM and 6:00 PM, unless approved by Planning Commission.
2. That the garage remain primarily used for the storage of vehicles with the home occupation being an ancillary use.
3. That the applicant be responsible for meeting all of the provisions of the Sandy City Development Code, and all conditions of approval imposed by the Planning Commission.

4. That the applicant complies with all Building & Safety, and Fire & Life Codes.
5. That this Conditional Use Permit be reviewed upon legitimate complaint.
6. All excess material and any waste material be stored inside the garage and/or be removed from the property. No outside storage is allowed.

Planner: Claire Hague Reviewed by: _____
Claire Hague, Planner
S:\Users\PLN\STAFFRPT\2021\CUP09072021-6146 Lunar Manufacturing

Exhibit #1 – Application Materials

Dear Planning Commission members,

On behalf of Lunar Manufacturing LLC I am requesting a conditional use permit to allow our business to operate inside of a Sandy city residence.

Our proposed use is at the address 1092 E Kirkwood Way, using one side of a two-car garage, approximately 240 sqf. We are not building any permanent structures within either side of the garage.

Lunar Manufacturing LLC is a newly formed small business that intends to make and sell handmade snowboards. We use bench top and hand tools, and a pneumatic press. The hours of potential machine operation are between 8am-6pm.

We have been making boards on a hobby basis and have not had any issues regarding noise or any other complaints. There is no reason to believe that this will change now that we have formed a business in which to sell to the public. Our business will be operated online, therefore there will be no traffic implications.

We look forward to using our business to promote the outdoor enthusiast lifestyle of Utah and encouraging people to enjoy the greatest snow on Earth. Thank you for your consideration.

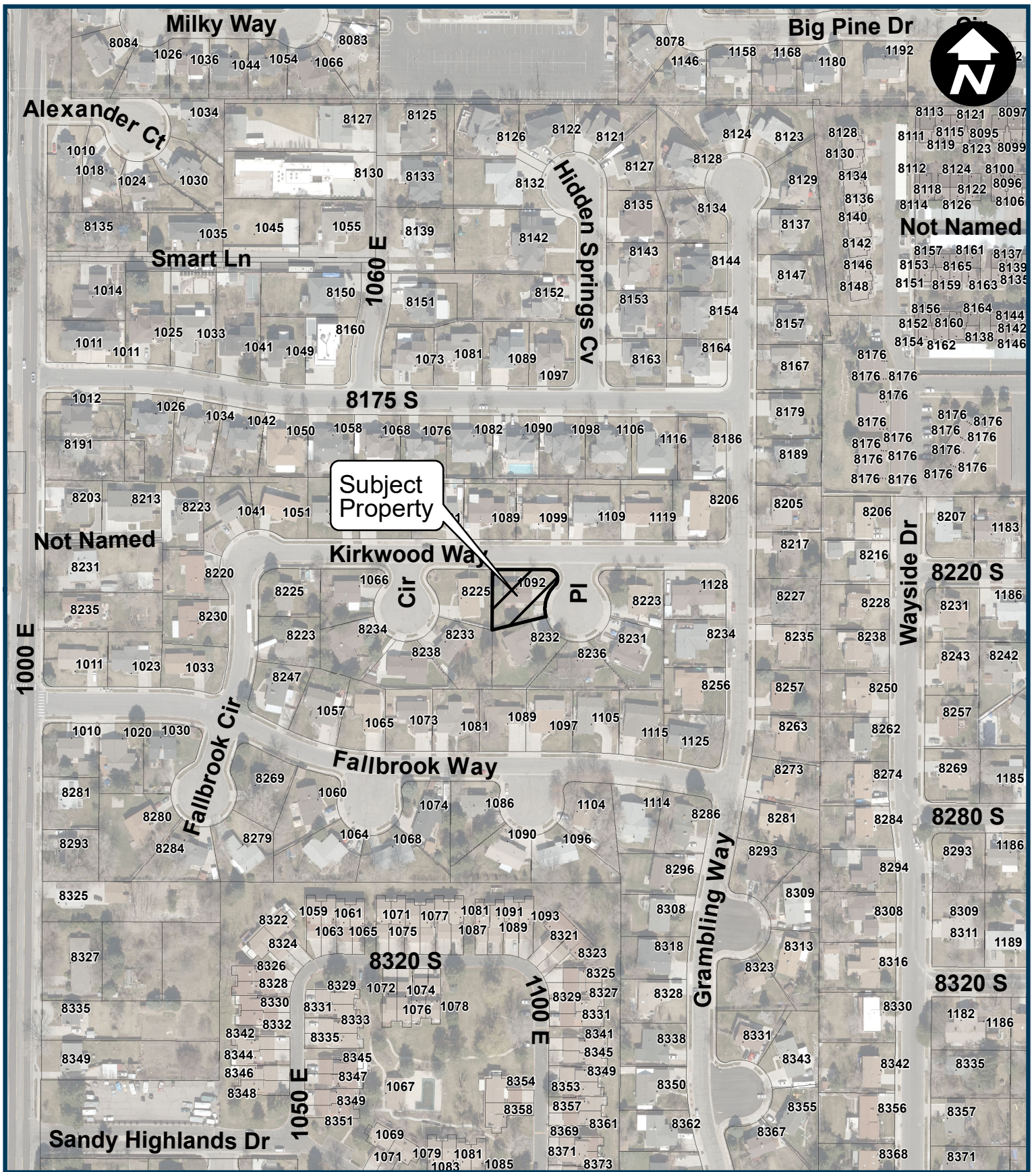
Sincerely,

Austin Bowers

Owner / Operator

Lunar Manufacturing LLC

Exhibit #2 – Vicinity Map



CUP09072021-6146
Lunar Manufacturing
1092 E. Kirkwood Way



PRODUCED BY CLAIRE HAGUE
 THE COMMUNITY DEVELOPMENT DEPARTMENT