



Legislation Details (With Text)

File #: CUP-07092021-6100
Version: 1
Name:
Type: Planning Item
Status: Passed
File created: 7/27/2021
In control: Planning Commission
On agenda: 8/5/2021
Final action: 8/5/2021
Title: Fractal Foundry Home Occupation (Conditional Use for garage use)
9618 South 760 East
(Community #8 - Edgemont)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Final Staff Report Signed.pdf

Date	Ver.	Action By	Action	Result
8/5/2021	1	Planning Commission	approved	

Agenda Item Title:

Fractal Foundry Home Occupation (Conditional Use for garage use)
9618 South 760 East
(Community #8 - Edgemont)

Presenter:

Claire Hague

Description/Background:

The applicant, Brent Perkins, is requesting a Conditional Use Permit to operate a home-based t-shirt printing business within an existing attached two-car garage 21 x 21. (*See Exhibit 1: Application Materials*)

The home occupation business will occupy the entire garage only during the proposed operating hours of 8:00 AM and 1:00 PM weekdays. The process of printing involves the use of a manual screen-printing machine that can process one shirt at a time. In addition, the applicant has a business partner who will be working with him during the proposed operating hours.

Product will be ordered online and taken to a shipment facility by the applicant using a personal truck. The property is located in the Green Willows subdivision on a .23 acre (10,018 square feet) lot east of 700 E on the west side of 760 E in the R-1-8 zone. The property is a single family residential lot surrounded by single family homes zoned R-1-8.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission approve a Conditional Use Permit for Brent Perkins for a Category II Home Occupation to operate a t-shirt screen printing business as well as to utilize up to 200 square feet of the attached garage space on the property located at 9618 South 760 East. Unless, in the opinion of the Planning Commission the use of the entire garage is warranted by the circumstances of the particular dwelling. This is based on the following findings and conditions.

Finding

1. The type of Home Occupation is allowed as a Category II Home Occupation.

Conditions

1. That the applicant not operate outside of the proposed hours of 8:00 AM and 1:00 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. The garage must be usable to store two vehicles outside of business hours.
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. That the Planning Commission determines the allowable square footage of the business operation inside the garage.
7. That the garage door be closed during business operations.
8. All excess material and any waste material be stored inside the garage and/or be removed from the property. No outside storage is allowed.