



Legislation Text

File #: CUP-04-18-5384, **Version:** 1

Agenda Item Title:

Try It Out Motorsport Category II Home Occupation
47 E. Main St.
(Historic Sandy, Community # 4)

Presenter: Wade Sanner

Description/Background:

The applicant, Tim Zupancic, is requesting a Conditional Use Permit to operate a Category II Home Occupation business on the property located at 47 East Main Street. The property is located on the northeast corner of 40 East and Main Street. The property is 0.23 acres (10,019 square feet), and is located in the R-1-7(HS) zone district. Surrounding homes are single-family homes zoned R-1-7.5(HS).

The applicant is proposing to operate a business, Try It Out Motorsport, in a detached 600 square foot garage located in the northwest corner of the property. As part of the business, the applicant rents two Off Highway Vehicles (OHV) with a trailer from his home. The applicant is also proposing to service the vehicles in the detached garage when they are not rented out to customers. The applicant is proposing to park the trailer on the south side of the garage. The applicant does have a covered carport on the east side of the home for his personal vehicles. The business will operate Monday to Friday from 12:00 PM - 6:00 PM and Saturday from 10:00 AM - 2:00 PM.

Fiscal Impact:

Further action to be taken:

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission grant Conditional Use Approval to Tim Zupancic, located at 47 East Main Street, subject to the following findings and conditions:

Findings

1. The proposed use meets the intent of the Home Occupation section of the Sandy City Land Development Code.
2. The applicant understands and is willing to comply with the Sandy City Land Development Code and conditions of approval.
3. That the business will take place in a detached garage that is not the primary garage for the property

Conditions

1. That the applicant complies with all Building & Safety, and Fire & Life Codes.
2. That the applicant be responsible for meeting all provisions of the Sandy City Land Development Code, and all conditions of approval imposed by the Planning Commission.
3. That this Conditional Use Permit be reviewed upon legitimate complaint.
4. That the trailer and/or OHV vehicles be parked in the rear or side yard on hard surface, and be screened behind a fence or parked inside the garage.
5. That the applicant comply with the noise ordinance relative to servicing of off highway vehicles.