



Legislation Text

File #: CUP-02-19-5618, **Version:** 1

Agenda Item Title:

Urban Paw
9251 S. 700 E.
[Community #7]

Presenter: Wade Sanner

Description/Background:

The applicant, Rhonda Bergeson for Urban Paw, is requesting that the Planning Commission consider a request for a conditional use permit (CUP) to allow for a commercial kennel business to operate within 250 feet of a residential property, with extended hours for kenneling services on the property located at 9251 South 700 East.

Fiscal Impact:

Further action to be taken:

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission approve a Conditional Use Permit to allow for Urban Paw to operate a commercial animal kennel within 250 feet of a residential property at 9251 South 700 East based on the findings listed below and the subject to the following conditions:

Finding

1. Based on the proposed use, staff finds that there is sufficient separation from the commercial building and the nearest residential properties of 65 feet, with a 7-foot cinderblock wall. Further, the applicant is not proposing to use the rear door of the building.

Conditions

1. That the proposed structure comply with all applicable Building & Safety, and Fire & Life Codes.
2. That the applicant be responsible for meeting all provisions of the Sandy City Development Code, and all conditions of approval imposed by the Planning Commission to mitigate a reasonably anticipated detrimental effects of the proposed use.
3. That the applicant obtain a business license from the Community Development Department.
4. That the use be reviewed upon legitimate complaint.
5. That animal waste be disposed in the garbage or sewer system, and not be disposed of in the storm water system.

6. That the applicant work with staff to provide noise mitigation for the tenant to the south and nearby residents.