



Legislation Text

File #: CUP-07052021-6094, **Version:** 1

Agenda Item Title:

Ekklesia Church (Conditional Use for a church in the CN zone)
8558 S. 1300 E.
Community #6 - High Point

Presenter:

Claire Hague

Description/Background:

The applicant, Justin Bindel, is requesting a Conditional Use Permit to allow a church to operate on the property located at 8558 South 1300 East (*See Exhibit #1: Application Materials*).

The subject property is a 9,000 square foot leased space located within the Country Square Shopping Center. The applicant is proposing to utilize the space for church services. The applicant's congregation contains approximately 125 people for Sunday service and 15-20 for periodic weeknight events. The applicant is proposing to create an assembly space, three kids' classrooms, and two office spaces.

The zoning for the shopping center is Neighborhood Commercial (CN). The abutting properties to the west, north and east of the shopping center are under Salt Lake County jurisdiction and are zoned for single family residential land use. Properties to the south, across 8600 South Street are within Sandy City and are zoned Neighborhood Commercial, multi-family residential, and single-family residential R-1-8.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission approve the Conditional Use Permit for Justin Bindel for the property located at 8558 South 1300 East to allow a church to operate as described in the staff report based upon the following findings and subject to the following conditions:

Findings

1. The proposed use meets the intent of the CN Zone.
2. The proposed use should have minimal to no impact on the surrounding uses.

Conditions

1. That if the church grows to exceed 180 congregants that a revised parking plan be submitted to the city.
2. That the applicant complies with all Building & Safety, and Fire & Life Codes.
3. That the applicant be responsible for meeting all provisions of the Sandy City Development

Code (or as approved by the Planning Commission), and all conditions of approval imposed by the Planning Commission.

4. That this Conditional Use Permit be reviewed upon legitimate complaint.