

Mapleton City Planning Commission Staff Report

Meeting Date: March 31, 2011

Item: 3

Applicant: Hayley Adamson

Prepared by: Matt Brady

Public Hearing Item: Yes

Zone: R-1-B

REQUEST

Hayley Adamson requests approval of a Home Occupation Permit for *Glamour Garage*, a proposed beauty salon, located at 953 East 400 North in the R-1-B Zone.

FINDINGS OF FACT:

1. Home occupations that involve clientele visiting the business must be approved by the Planning Commission (see Mapleton City Code 18.84.380(G)(3)).
2. The Applicant is proposing a home occupation for a beauty salon (see Attachment #1 for information submitted by the Applicant).
3. According to Mapleton City records, the total living area of the home is approximately 2,635 square feet. According to the plans submitted by the Applicant, the area to be used for the home occupation (salon room) is 128.26 square feet, or approximately 4.86% of the home. Mapleton City Code 18.84.380(D)(3) states: "*The home occupation shall occupy not more than the equivalent of twenty five percent (25%) of the living area of the dwelling or five hundred (500) square feet, whichever is less. This shall also apply to detached structures.*" The Applicant meets this requirement.
4. The Planning Commission may attach conditions to the Home Occupation Permit which relate to "*health, safety and quality of the residential environment*" (see Mapleton City Code 18.84.380(E): Planning Commission May Attach Conditions).
5. An inspection by the Fire Inspector is currently pending.

STAFF RECCOMENDATION:

Staff recommends approval of the home occupation permit, with the following conditions:

1. The Applicants shall pass an inspection by the Fire Inspector.
2. The Applicants shall comply with all of the requirements of Mapleton City Code 18.84.380: HOME OCCUPATIONS.

ALTERNATIVE ACTIONS:

1. The Planning Commission may deny the proposed home occupation permit. Reasons for denial should be stated in the motion.
2. Continue to a Future Meeting Date: This action could be based upon findings that additional information is required prior to rendering a decision or to further consider information.

ATTACHMENTS:

1. Information Submitted by the Applicant

VICINITY MAP:



SITE PHOTO:



Attachment #1

Here is some information on my proposed beauty salon Glamour Garage located at 953 East 400 North, Mapleton, Utah.

Hours of operation: 10:00 am to 7pm.

Parking – Off the road. In the driveway.

Number of clients at a time – 1.

I do not do perms or nails so there will not be foul smells associated with the business.

A little information about me – I graduated from Dallas Roberts Academy of Hair Design in 2001. I have kept my license current. I am very professional and follow all laws and codes. I use professional products and hold myself to the highest standards. I use proper sanitation within my salon. I know that I will be an asset to this city and appreciate your consideration for my business.

Sincerely,

A handwritten signature in cursive script that reads "Hayley Adamson". The signature is written in black ink and is positioned above the printed name.

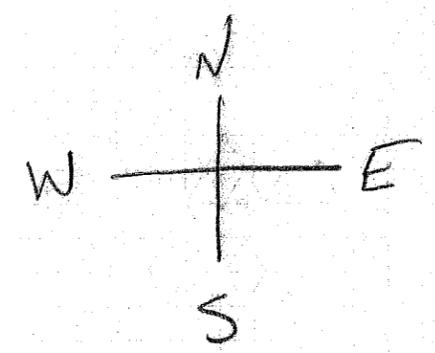
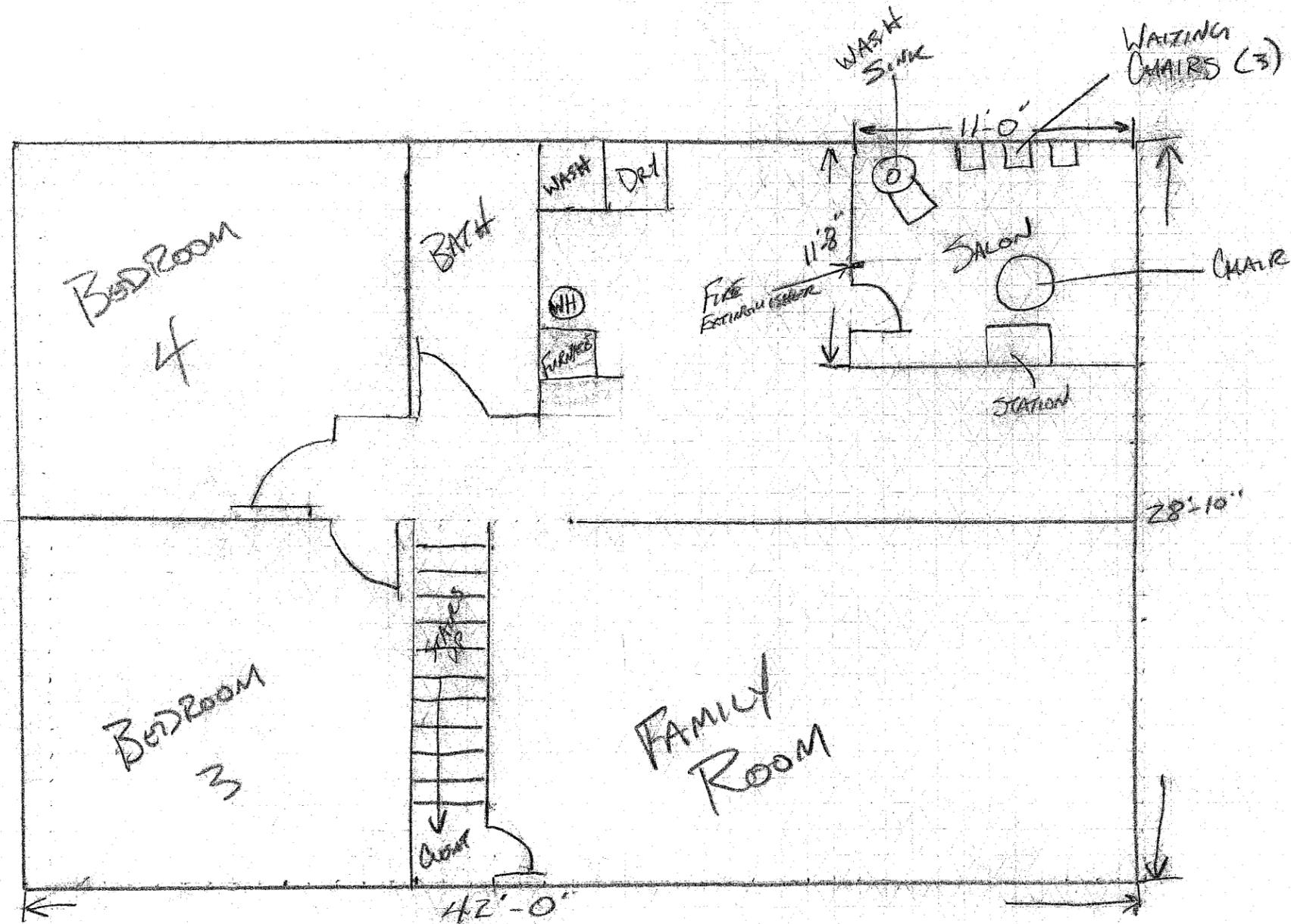
Hayley Adamson

To Whom it may concern,

I authorize Hayley Adamson to conduct business in my home that she rents located at 953 east 400 north, mapleton. She has my permission to have a hair salon & obtain a business license through the city. If you have any questions or concerns-please feel free to call me. Thank you.

Jason Williams
801-491-7128

J Williams
801-836-4612



953 E. 400N. MAPLETON
 Basement Floor Plan

SCALE: $\frac{3}{16}$ " or
 1 SQUARE = 1'-0"

Main Floor Plan

Scale 1/4" = 1'

