

# Mapleton City Planning Commission Staff Report

Meeting Date: June 10, 2010

**Item:** 2

**Applicant's:** Jacob and Jessica Lake

**Zone:** R-2

**Parcel #:** 46:014:0021

**Prepared by:** Cory Branch

**Council Action Required:** No

**REQUEST:**

Jacob and Jessica Lake request approval of a Home Occupation Permit for *J.J. Lake Designs LLC*, located at 677 East 1600 North, in the R-2 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 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).
3. The Applicant’s are requesting approval to be allowed to have a business office within their existing home. The type of business the applicant’s are proposing include landscape design, construction services, interior design, wedding planning, and formal gown design. The husband is a professional architect and the wife is a professional interior designer.

**STAFF ANALYSIS:**

1. The total living area of the home is approximately 3,102 square feet. According to the plan submitted by the Applicant, the room to be used for the home occupation is approximately 350 square feet, or approximately 11.28% 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’s meet this requirement.
2. Mapleton City Code 18.84.380(D)(7) states: “*Not more than six (6) cars (including those owned by the resident family) may be parked at the residence at any one time and such vehicles shall be parked within the driveway or in front of the residence. Clients of the home occupation shall not park or store vehicles at the premises overnight.*”

**RECOMMENDED ACTION:**

Staff recommends conditional approval of the home occupation.

**CONDITION OF APPROVAL:**

That the Applicant’s comply with all requirements of Mapleton City Code 18.84.380: HOME OCCUPATIONS.

**VICINITY MAP:**

