

Mapleton City Planning Commission Staff Report

Meeting Date: July 14, 2011

Item: 3

Applicant: Brandon & Anna Finlayson

Prepared by: Matt Brady

Public Hearing Item: Yes

Zone: RA-2

REQUEST

Brandon & Anna Finlayson request approval of a Home Occupation Permit for *Red Rooster Academy* (a preschool) located at 960 East 900 North in the RA-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 Applicant is requesting approval of a home occupation permit for a preschool, with a maximum of 8 students at a time proposed (see Attachment #1 for information submitted by the Applicant).
3. There is currently another approved home occupation in the home – Professional Home Solutions, a contracting business. This home occupation permit was approved by Staff on January 18, 2011. The floor plans submitted by the Applicant for the permit showed 480 square feet in the rear of the garage proposed for home occupation use, and the permit was approved with the following notes/conditions: “*Administrative approval. No employees or visiting clientele proposed. Must maintain garage clear enough to park 2 vehicles as per Mapleton City Code 18.36.070. No outside materials or equipment storage permitted.*”. According to the Applicants, only 100 square feet of the garage is currently being used for Professional Home Solutions.
4. 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.*”
5. 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).
6. The Applicants have passed an inspection by the Mapleton City Fire Inspector, Derald Olsen. He has determined the maximum occupancy under International Fire Code is a maximum of 8 students at a time.

STAFF ANALYSIS:

1. According to Utah County records, the total living area of the home is approximately 2,848 square feet, with an approximately 1,120 square feet attached garage (total of 3,968 square feet). 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.*” According to the plan submitted by the Applicant, the areas of the home to be used for the preschool are approximately 291 square feet. Added to the 100 square feet used for Professional Home Solutions, this brings the total square footage for the two home occupations to 391 square feet, which complies with the square footage limit.

STAFF RECCOMENDATION:

Staff recommends approval with the following conditions:

1. The total area used for both home occupations in the home shall not exceed 500 square feet.

	<ol style="list-style-type: none">2. The maximum number of vehicles to be parked outside the home shall be 6 at any one time.3. Maximum occupancy for the preschool home occupation shall not exceed 8 students at a time, as per International Fire Code and the Fire Inspector.4. That the Applicant comply with all other requirements of Mapleton City Code <u>18.84.380: HOME OCCUPATIONS.</u> <p><u>ALTERNATIVE ACTIONS:</u></p> <ol style="list-style-type: none">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. <p><u>ATTACHMENTS:</u></p> <ol style="list-style-type: none">1. Information Submitted by the Applicant
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VICINITY MAP:



SITE PHOTO:



Looking southeast at the Finlayson home from 900 North Street

Attn: Mapleton City Planning Commission
From: Anna Finlayson
960 East 900 North
Mapleton, UT

May 1, 2011

My name is Anna Finlayson. I am Springville bred, mother of three, and wife of one. I received my bachelor's degree in Early Childhood/Elementary Education. I am a former Kindergarten teacher for Nebo School District.

Having a love of education, I am proposing to have a preschool in my home for 4-5 year old children.

Red Rooster Academy preschool will be located at 960 East 900 North, Mapleton UT. Hours of operation will be Mondays, Wednesdays, and Fridays (following the Nebo School District school year calendar) from 9-2:30. I anticipate having two classes of 8- 4-5 year old children during those hours.

Parents will park in front of the home to drop off and pick up their children.

