

Mapleton City Planning Commission Staff Report

Meeting Date: August 9, 2012

Item: 2

Applicant: Millicent L. Bunker

Prepared by: Matt Brady

Public Hearing Item: Yes

Zone: A-2

REQUEST

Millicent L. Bunker requests approval of a home occupation permit for Millie B's Salon, located at 437 South 1200 East in the A-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 proposing a home occupation for a beauty salon (see Attachment #1 for information submitted by the Applicant).
3. The Bunkers were recently issued a building permit to remodel their home, including the area where the salon home occupation is proposed. The permit was issued with the following condition: "*Must obtain home occupation permits for any home occupations*". The Bunkers have not yet finished the work nor obtained a certificate of occupancy for the remodel.
4. Bart Bunker has applied for a separate home occupation permit in the home for Electrical Machine Technicians, Inc. His home occupation does not involve any visiting clients or outside employees and can be approved by Staff. Staff is planning to issue the business license for Electrical Machine Technicians Inc. after the Bunkers pass the final inspection for the remodel.
5. According to Utah County records, the total living area of the home is approximately 3,352 square feet. According to the plans submitted by the Applicant, the area to be used for the salon home occupation is 210 square feet, and the area proposed for the Electrical Machine Technicians Inc. home occupation is 225 square feet. Thus, the two home occupations total 435 square feet, or approximately 12.98% 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.
6. An inspection by the Fire Inspector is currently pending.
7. Mapleton City Code 18.84.380(D)(11) states: "*Entrance to the home occupation from outside shall be through the same entrance normally used by the residing family except when a separate entrance may be required by regulation of the state health department or other public agency. The garage door shall not be used to satisfy this requirement.*"
8. The asphalt width of 1200 East Street is limited – approximately 13' asphalt travel lanes with no shoulders.
9. 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).

STAFF RECOMMENDATION:

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

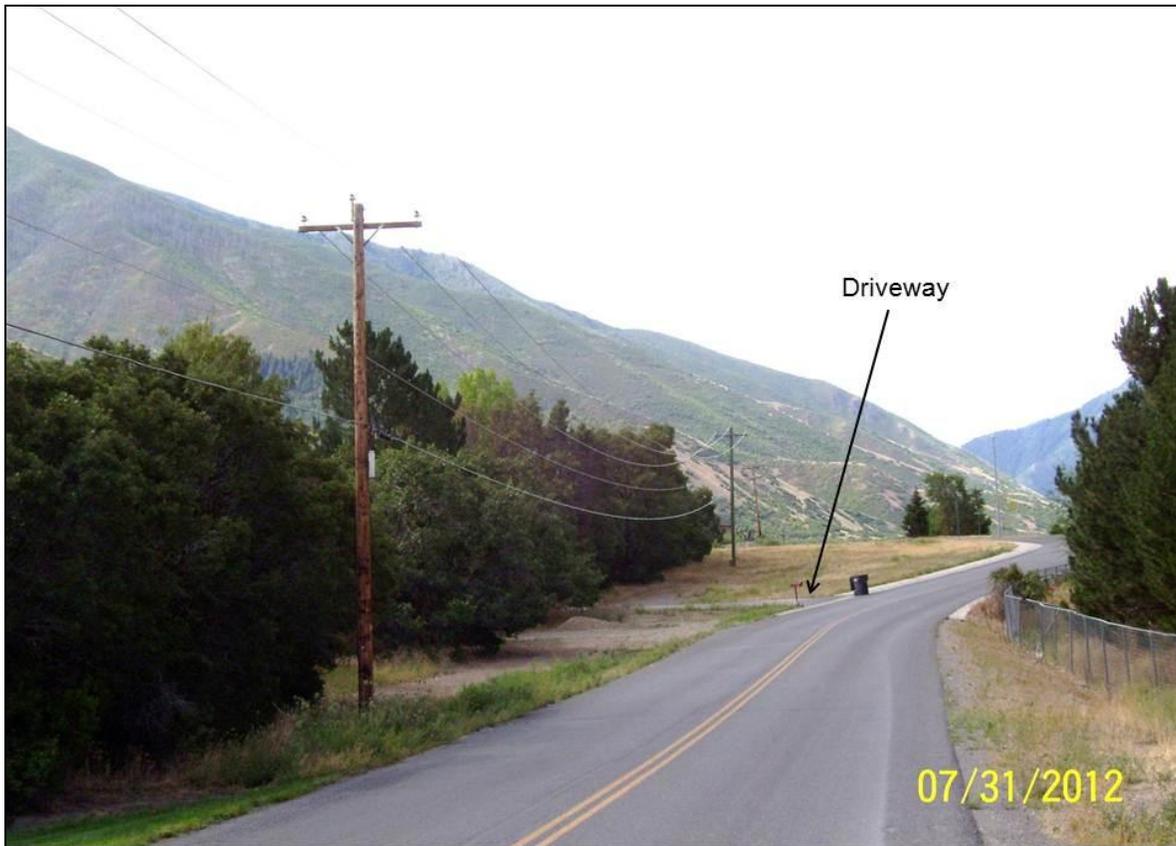
1. The Applicant must obtain a certificate of occupancy for the remodel of the salon area prior to a business license being issued.
2. The Applicant shall pass an inspection by the Fire Inspector.
3. The entrance to the home for the home occupation shall be determined by the Fire Inspector in accordance with the provisions of International Fire Code.
4. Due to the limited width of the roadway on 1200 East Street and Dogwood

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| | <p>Drive, vehicles shall not park on the street asphalt or along the street. All vehicles must be parked in the existing hard-surface driveway. The Applicant shall comply with all of the requirements of Mapleton City Code <u>18.84.380: HOME OCCUPATIONS.</u></p> <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>ATTACHMENT:</u></p> <ol style="list-style-type: none">1. Information submitted by the Applicant |
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VICINTY MAP:



SITE PHOTOS:



Looking north up 1200 East Street at the Bunker property (on the left)



Looking east at the Bunker home and driveway – 437 South 1200 East



Looking south down 1200 East Street at the Bunker property (on the right)

Daily Operations at Millie B's Salon.

Address: 437 South 1200 East

Normal work days: Tuesday-Thursday

Normal hours: 8:00 am – 5:00 pm

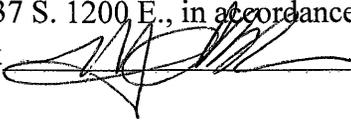
Average daily clients: 5 – 7

Millie Bunker is the only employee. She has one chair, one sink.

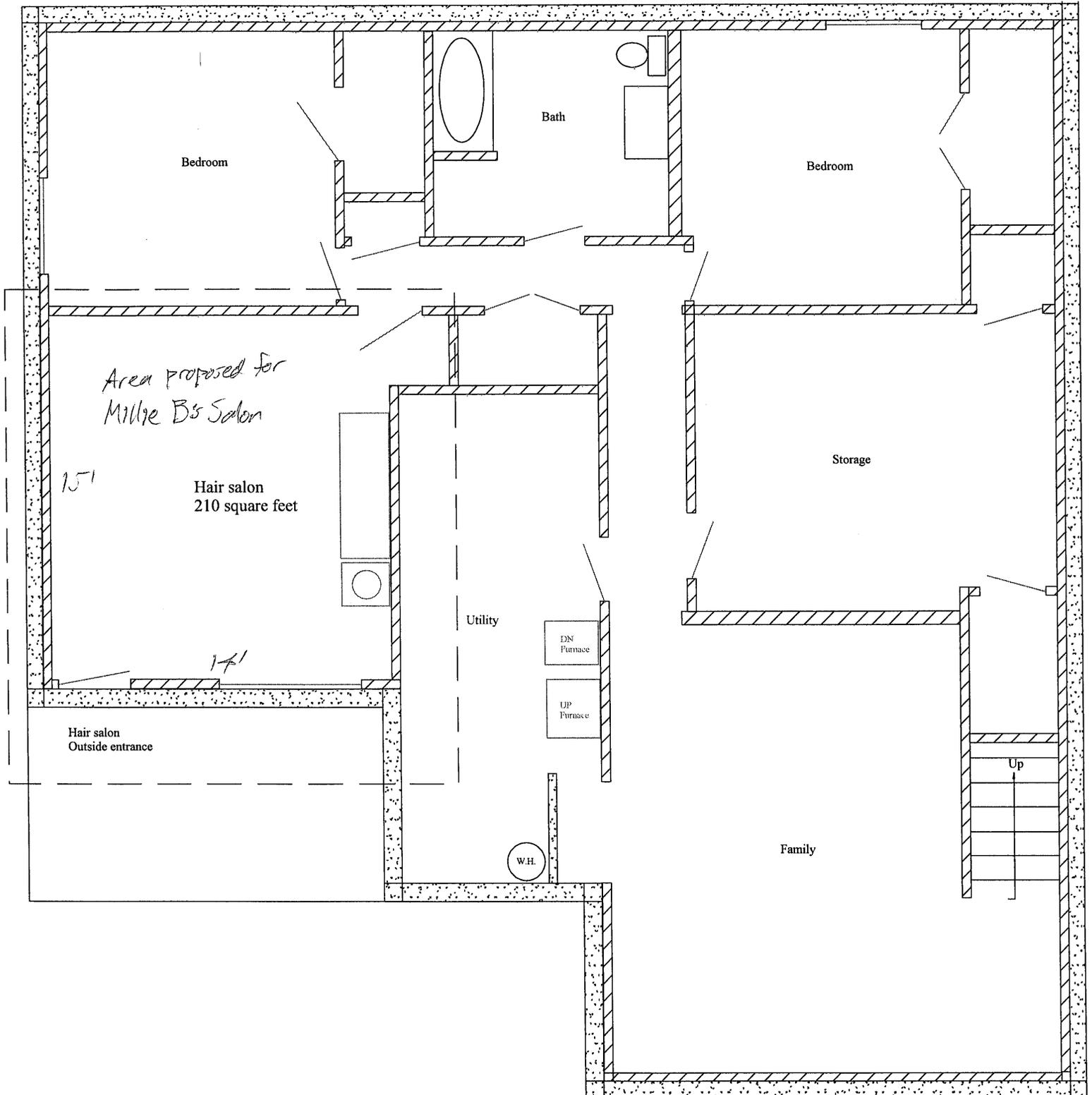
She has one client at a time.

We are providing two graveled parking spaces in front of the house off of the road.

I, Millicent Bunker will establish and conduct my home occupation business, Millie B's Salon located at 437 S. 1200 E., in accordance to Mapleton City's conditions and criteria of the ordinance. x



View of hair salon in basement



*Areas proposed for
Electrical Machine Technicians, Inc.*
Main level view of office and storage

