

# Mapleton City Planning Commission Staff Report

Meeting Date: August 25, 2011

**Item:** 4

**Applicant:** Janice G. Buck

**Zone:** RA-1-C

**Prepared by:** Matt Brady

**Public Hearing Item:** Yes

**Council Action Required:** No

## **REQUEST**

Janice G. Buck requests approval of a Home Occupation Permit for *Grandma Buck's Art + Photo*, located at 2112 West 325 South, in the RA-1-C 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 to teach art classes to children and adults in her home (see Attachment #1 – Information Submitted by the Applicant for more information). No outside employees are proposed.
3. According to Utah County records, the total floor area of the home is approximately 3,030 square feet. The area in the basement proposed for the home occupation is approximately 450 square feet, or approximately 14.85% 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 basement of the home has been previously partially-finished without a building permit or inspections. The Applicant is currently in the process of applying for a building permit and building inspections.
5. An inspection by the Fire Inspector is still pending.
6. 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).

## **RECOMMENDED ACTION:**

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

1. Obtain a building permit and certificate of occupancy for the basement finish.
2. Pass an inspection by the Fire Inspector.
3. “*The home occupation shall be conducted entirely within a completely enclosed structure on the property*” as per Mapleton City Code 18.84.380(D)(2).
4. The Applicant shall comply with all other requirements of Mapleton City Code 18.84.380: HOME OCCUPATIONS.

## **ALTERNATIVE ACTIONS:**

1. The Planning Commission may Deny the 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:**



Looking north at the Buck residence

Grandma Buck's Art and Photography  
Janis G. Spencer Buck  
2112 W 325 S  
Mapleton, Ut 84664

Mission Statement:

The mission of Grandma Buck's Art and Photography is to share with and teach children and adults, on a private basis, the basic fundamentals of drawing, painting and three dimensional art. The goal is to teach those students how to look at the world with it's colors, shapes and textures, and reproduce their impressions of these things in charcoal, pastels, and acrylic, water color, and oil paints. My basic desire is to encourage awareness of the beautiful world we live in, and help my students build confidence by producing works of art that are all their own.

Physical Location:

Private dwelling located at 2112 W 325 S, Mapleton, Utah 84664, physically in an area called "South Hollow." Attached are photographs showing the wide street, two drive ways, and an abundance of parking available for drop off and pick up, as well as the one car for the adult student.

Class is held either on the deck in the rear of the house, or in the basement studio, which is well lit and has several emergency exits. Photographs of the studio are attached. Note there is a long table, supplies, several easels, a drawing table and appropriate chairs and stools. It is adequate for up to two students at a time, but I prefer one only.

There will be times when my students will join me in a "plein air" event, which may be outside in the Mapleton or Springville area. In this case it is asked that the parents either drive their children to the site, or give me written permission to drive them and bring them home.

CLASSES: I have a collection of lessons pre planned kept in binders and a file for reference. The following are hands on classes I have taught:

1. Introductory drawing with graphite pencil and charcoal.
  - a. Perspective
  - b. Shadows and Reflected light.
  - c. Vanishing Points
  - d. Drawing the human body
  - e. Drawing Animals
  - f. Drawing Trees and Rocks
  - g. Basic lessons according to the needs of the child or adult.
  
2. Pastel Soft and Hard Chalks.
  - a. Color Theory
  - b. Shading and Reflected light in color
  - c. Faces
  - d. Still Life
  - e. Trees and Bushes
  - f. Mountains and Rivers
  - g. Buildings.
  
3. Acrylic Painting
  - a. Preparation of Canvas or other support
  - b. Color Theory – Primary, Secondary and Complimentary colors
  - c. Mixing Colors – Paint your own Color Wheel.
  - d. Application of Acrylic Paint onto Canvas.
  - e. Clean up
  
4. Oil Painting
  - a. Preparation of Canvas
  - b. Mixing Colors
  - c. Creating the design for the painting
  - d. Learn the styles and methods of other famous artists.
  - e. Paint one of the Masters' paintings, to learn from him.
  - f. Application of paint – using mediums and glazes
  - g. Clean up – Keep brushes clean and soft, they will last a long time.
  
5. Three Dimensional Art
  - a. Paper Clay
  - b. Collage
  - c. Regular pottery clay
  - d. Wire Art

## CLASS SCHEDULES:

Classes are held once a week per student - two hours per lesson,

I am available Tuesdays through Fridays. During school year the students will come to my home right after school and the classes are over at 5:30pm.

Adults may come for class during the early hours of the day if needed.

~~The months of June and July will be vacation months.~~

## PRICING:

Initially, I charge a \$40.00 supply fee for each child that starts the first time. For this, the following is provided:

1. Canvas Bag
2. Small Sketch Book
3. Set of colored pencils
4. Set of Drawing Pencils
5. Erasers Pink and Kneaded
6. Charcoal sticks
7. Water Color set – child's set
8. Colored markers
9. Small pencil box for the pencils and erasers, etc.
10. Large Drawing paper is provided in the studio.
11. Paper towels are provided for all students, as we buy them in bulk.

**CLASS FEE:** \$10.00 PER LESSON (Subject to change at any time)

**SUPPLIES:** I have available the following for older students to buy if needed but not generally for sale:

1. Drawing paper tablets
2. Canvasses several sizes
3. Mat Board several sizes
4. Glazes

EXPERIENCE:

Janis Buck has been painting for 30 years, and once she retired from the workplace as a Supervisor in an independent adjusting firm, she returned to college and attended art classes for five years, in addition to completing her certificates for Photography and Portrait and Wedding Photography. She moved to Mapleton, Utah, from Elk Grove California in 2008 and immediately became involved with the art world locally.

She has taught the Youth Painting Class at the City of Mapleton for three years, and the seniors for four years. At present, she is leading the Maple Mountain Art Guild, which meets to share and paint every Monday from 12 Noon to 3:30 pm in the City of Mapleton Multi Purpose room.

Janis has had her work displayed at the Utah Valley Art Gallery for three years. These are juried shows. She has displayed paintings and photographs, and has participated on the jury for the Freedom Festival Children's Art Show in Provo.

Respectfully Submitted:



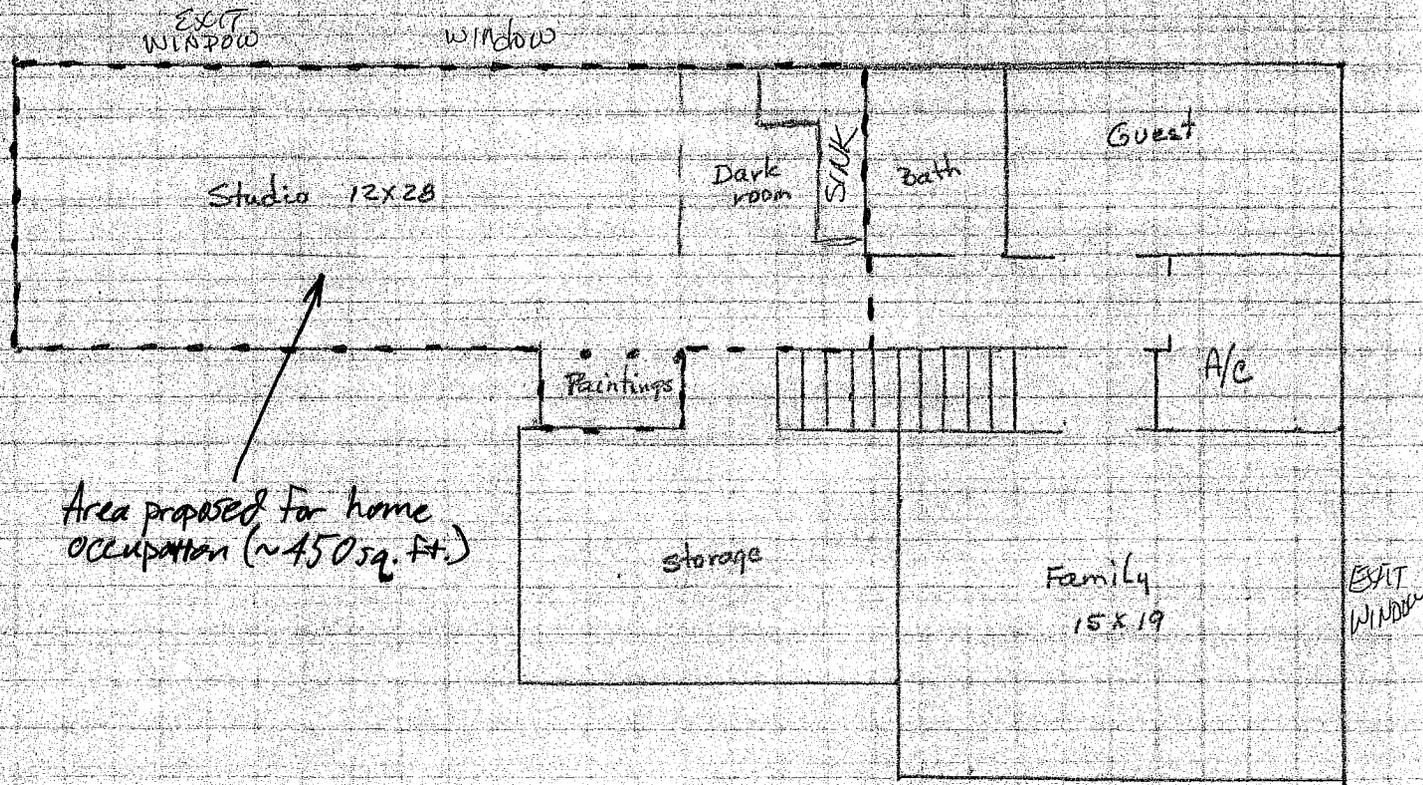
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Janis G. Spencer Buck  
2112 W 325 S,  
Mapleton, Ut 84664

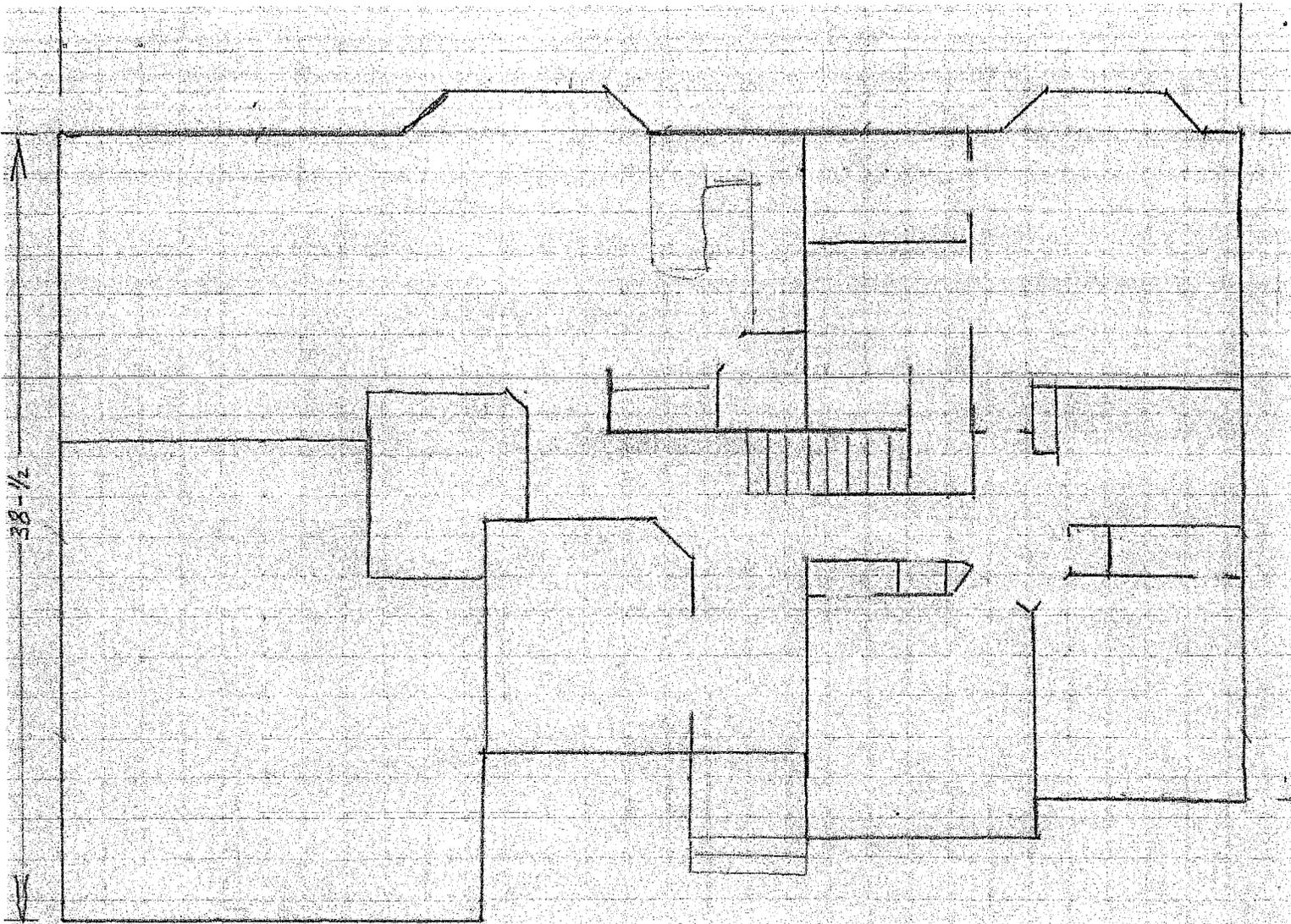
8-4-2011

Date

8901-489-6932



BASEMENT  
 JANIS & GARY BUCK  
 2112 W 325 S  
 MAPLETON, UT 84664



1<sup>st</sup> Floor  
~1558 ft<sup>2</sup>

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2112 W 325 S  
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