

Mapleton City Planning Commission Staff Report

Meeting Date: September 27, 2012

Item #: 4

Applicant: Betsy Ferguson

Prepared by: Matt Brady

Zone: (Proposed to be rezoned to R-2 – see item #2 staff report)

Public Hearing Item: Yes

Council Action Required: No

REQUEST

Betsy Ferguson requests approval of a Home Occupation Permit for *Costume Capers*, a costume rental business, located generally at 1816 West 800 North.

FINDINGS OF FACT:

1. Home occupations that involve clientele visiting the business must be approved by the Planning Commission.
2. The Applicant is proposing a home occupation involving clients visiting the home to rent formal dresses. See Attachment #1 for information submitted by the Applicant.
3. The Applicant has previously finished portions of the basement without a building permit, including the area proposed to be used for the home occupation.
4. An inspection by the Fire Inspector is currently pending.
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).

STAFF ANALYSIS:

1. According to Utah County records, the total area of the home is approximately 4,556 square feet. According to information submitted by the Applicant, the total floor area of the home occupation is approximately 341 square feet, or approximately 7.48% 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.

RECOMMENDED ACTION:

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

1. The Applicant shall record the associated proposed amended plat: Wildflower Subdivision, Plat “A” Amended.
2. The Applicant shall obtain a building permit for a basement finish of areas she has previously finished without a building permit, and pass final inspection for the basement finish.
3. The Applicant must pass an inspection by the Fire Inspector.
4. The Applicant must abide by all requirements set forth in 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:



Looing northwest at the Ferguson home (1816 West 800 North)

ATTACHMENT #1

Betsy Ferguson's Description of Proposed Business: *Costume Capers*

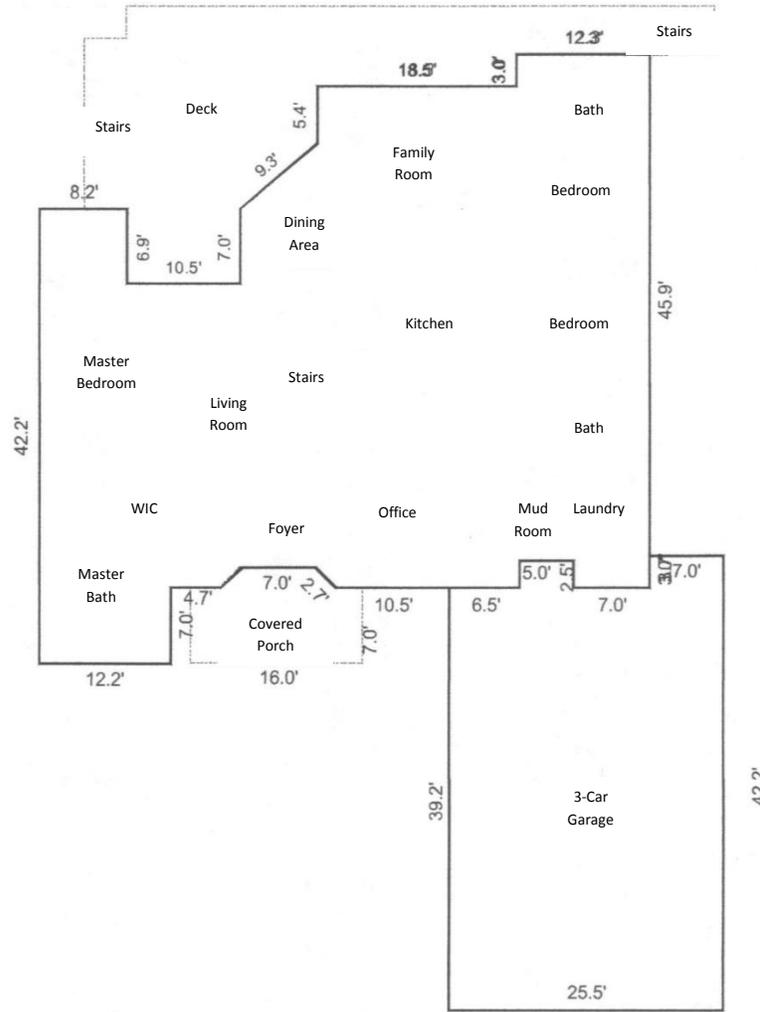
The proposed business will provide costume rental for individuals and families seeking attire for holidays, school programs, church and community activities, and other events. Typically Halloween is the busiest single time of year for costume rental; however, a slow but consistent need for costumes typically persists throughout the year. Having loaned costumes to friends and neighbors for many years, I have acquired a sense of the need and the potential market.

I will have minimal advertising, mostly through personal recommendations. As such, with the exception of the Halloween season, I anticipate having a customer come to the home on average of once each week. Because I am a full-time employee of Nebo School District, teach night classes at BYU, and am also a doctoral student there, business hours will be by appointment only. I anticipate that the most common hours for customers to come rent costumes, based on my availability, will be between the hours of 5:00 and 8:00 p.m. Summer and Saturdays may be more flexible for me, so hours of appointment may extend from 9:00 a.m. to 8:00 p.m.

The house has ample parking for customers. In addition to the off-street parking provided by the three-car garage, an over-sized driveway provides at least 7 other parking spaces, and the circular drive in the front of the home can accommodate an additional 3-4 cars. Because I anticipate only a single visit from a customer each week, there should never be a parking issue. In fact, because friends and neighbors have been coming to borrow the costumes without fee since I first moved into the home, there should be no noticeable difference in the number of visitors to the home.

The business requires no additional lighting and should result in no additional noise on the property. At this time I do not wish to have any signage facing the street, and if any is desired in the future it will be applied for in accordance with city ordinance. The home's exterior appearance should change in no way, and the nature of the residential neighborhood will remain intact.

Main Floor



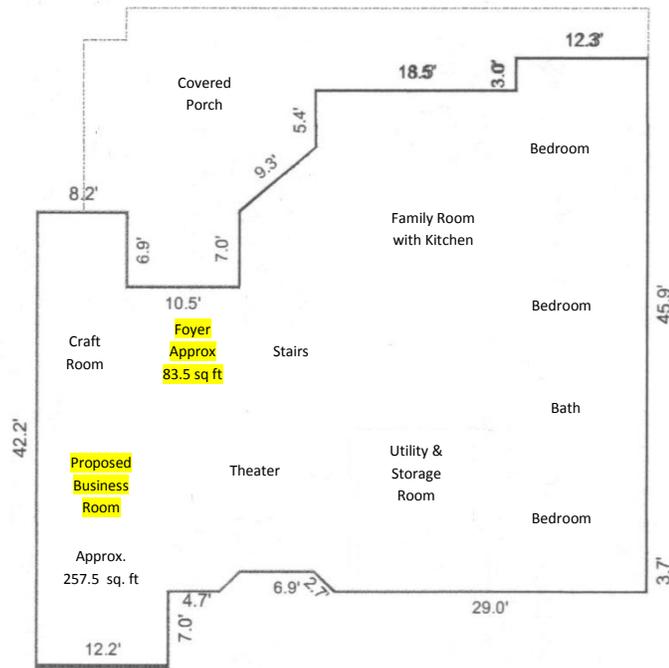
Ferguson Home

(Proposed Home-Occupation Business *Costume Capers*)

1816 W. 800 N.

Mapleton, UT, 84664

Basement



Proposed Business Room

Approx. 257.5 sq. ft.