

Mapleton City Planning Commission Staff Report

Meeting Date: October 13, 2011

Item: 2

Applicant: Pam Jamison

Zone: PRD-1

Prepared by: Matt Brady

Public Hearing Item: Yes

REQUEST

(Continued 9/8/11) Pam Jamison requests approval of a Home Occupation Permit for *Speech Basics*, a speech therapy consultative service, located at 1146 West 50 North in the PRD-1 Zone.

FINDINGS OF FACT:

1. On September 8, 2011, the Planning Commission recommended that the City Council approve an amendment to the PRD-1 Zone ordinance which would allow home occupations in the PRD-1 Zone as a permitted use, with some additional regulations beyond those listed in Mapleton City Code 18.84.380: HOME OCCUPATIONS related to parking. The City Council is scheduled to hear this item on October 11, 2011. Staff will report verbally regarding the results of the City Council meeting at the October 13, 2011 Planning Commission meeting.

RECOMMENDED ACTION:

Staff will make a recommendation at the October 13, 2011 Planning Commission based on the results of the City Council's hearing of the proposed PRD-1 Zone ordinance amendment scheduled for October 11, 2011.

ATTACHMENTS:

1. Information submitted by the Applicant

VICINITY MAP:



SITE PHOTO:



Looking west at the entrance of 50 North Street / Whisper Rock Subdivision, Plat "A"

Attachment #1

August 29, 2011

RECEIVED

AUG 29 2011

MAPLETON CITY

To whom it may concern,

My name is Pam Jamison. I am a licensed Speech Language Pathologist. I am seeking an in home business license to provide one on one consultative services to children in our area. My purpose is to provide one on one speech services for families at a low cost rate. In order to be able to provide this service at an inexpensive rate I would like to be able to provide the services in my home business office or at the client's home. My service time is usually set at a 30 minute time slot. My clients will be instructed to park in my driveway or off site on the road. Typically the parents drop off their clients and return when the speech session is over. I do not anticipate traffic congestion with this type of service time. I have a full-time position with another business, and will only be providing these services on a part-time basis.

My landlord, Corey Anderson, has approved the business operation on the property and has applied to change the zoning plan to allow for this change in the Whisper Rock subdivision.

Thanks for your consideration,

Pam Jamison

Pam Jamison

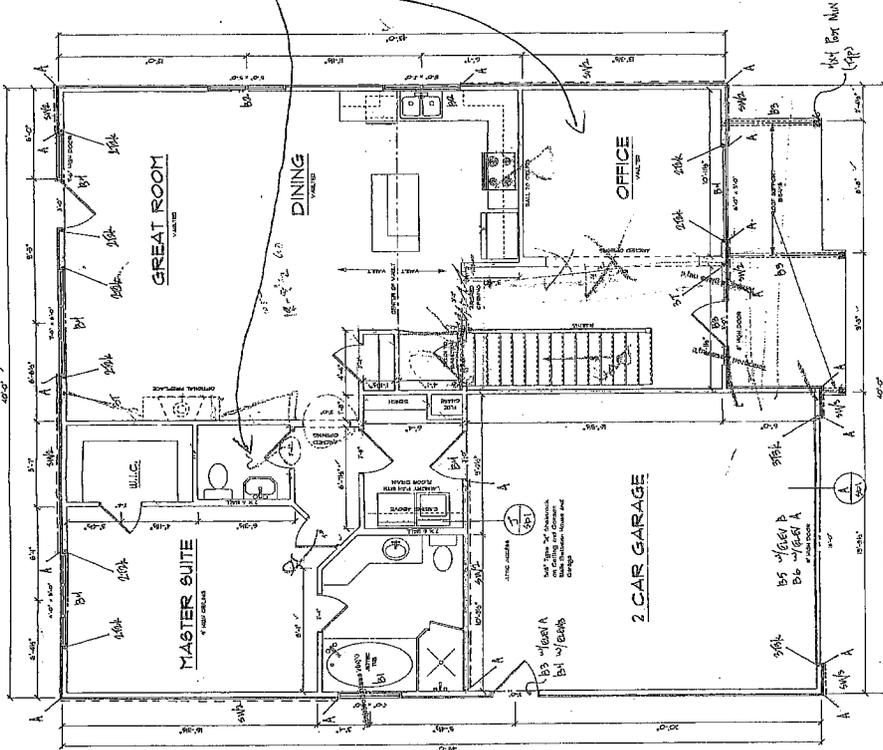


1. minimum height for balcony railings for decks, stairs, and porches shall be 36" above finished floor level (min 1 1/8" and max 2" wide rail gaps)

2. minimum height min. 36" with openings not to allow 4" sphere to pass through

Rooms Proposed for Home Occupation

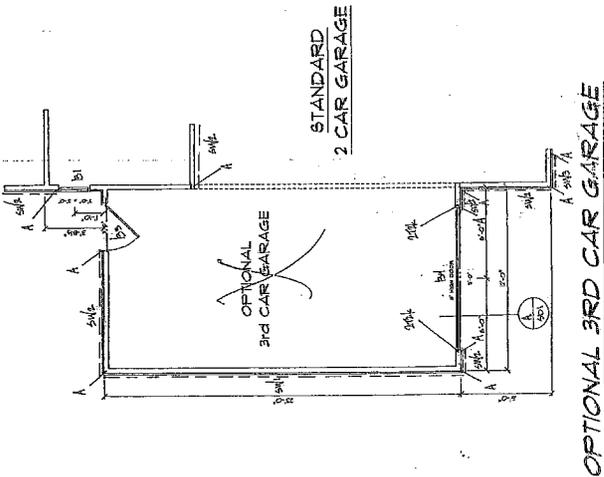
ALTERNATE STAIRWAY PLAN TO BE USED WHEN BONUS ROOM IS NOT INCLUDED



MAIN FLOOR PLAN SCALE 1/4" = 1'-0"

1383 SQUARE FEET 2 X 4 EXTERIOR WALLS

See also for calculations Notes & Details & Schedules



OPTIONAL 3RD CAR GARAGE SCALE 1/4" = 1'-0"

2 X 4 EXTERIOR WALLS

- SEE NOTES PAGE
- SEE ENGINEERING FOR SHEERWALL NAILING SIZES AND LOCATIONS.
- SEE ENGINEERING FOR SUPPORT POST CONTINUE POST LOAD TO FOUNDATION WITH STRUCTURAL CALCULATIONS
- COORDINATE ALL STRUCTURAL ELEMENTS WITH STRUCTURAL CALCULATIONS
- ALL PLUMBING AND HEATING VENTS TO EXIT ROOF AT REAR OF HOME
- COORDINATE WINDOW HEAD HEIGHTS WITH ELEVATIONS