

# Mapleton City Planning Commission Staff Report

Meeting Date: October 18, 2012

**Item:** 4

**Applicant:** Vaughn R. Cook

**Prepared by:** Matt Brady

**Public Hearing Item:** Yes

**Zone:** SDP-1

## **REQUEST**

Vaughn R. Cook requests approval of a Home Occupation Permit for *Sunflower Clinic*, an acupuncture clinic, located at 2072 W. Sunflower Lane in the SDP-1 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 an acupuncture clinic (see Attachment #1 for information submitted by the Applicant).
3. According to Utah County records, the total living area of the home is approximately 3,849 square feet. According to the plans submitted by the Applicant, the area to be used for the home occupation is approximately 468.59 square feet, or approximately 12.17% 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. An inspection by the Fire Inspector is currently pending.
5. Home occupations in the SDP-1 Zone require the following additional requirements in addition to the basic requirements contained in Mapleton City 18.84.380: HOME OCCUPATIONS: *"A. Notwithstanding the provisions of subsection 18.84.380D7 of this title, parking shall be further limited to the number of available off street parking spaces at the home. Off street parking spaces shall be in the driveway, garage, or other designated parking spaces for the home. Clients and employees must park in the off street parking spaces designated for the home. However, one client at a time may also use a guest parking space for a period not to exceed sixty (60) minutes. B. Clients of the home occupation shall not park or store vehicles at the premises overnight."* (see Mapleton City Code 18.56A.030: PERMITTED USES).
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).

## **STAFF RECCOMENDATION:**

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

1. The Applicants shall pass an inspection by the Fire Inspector.
2. The Applicants shall comply with all of the requirements of Mapleton City Code 18.56A.030: PERMITTED USES and Mapleton City Code 18.84.380: HOME OCCUPATIONS.

## **ALTERNATIVE ACTIONS:**

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><b><u>ATTACHMENTS:</u></b> 1. Information Submitted by the Applicant</p>
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**VICINITY MAP:**



**SITE PHOTO:**



File photo of the Cook home – 2072 W. Sunflower Lane

Attachment #1

RECEIVED

SEPT 27, 2012

MAPLETON CITY

To: Mapleton City Planning and Zoning

September 27, 2012

We're proposing to have a home-based business that we're calling the Sunflower Clinic. I am licensed as an acupuncturist in Utah and my wife Kathryn is a registered nurse. Services offered will be in keeping with our licenses.

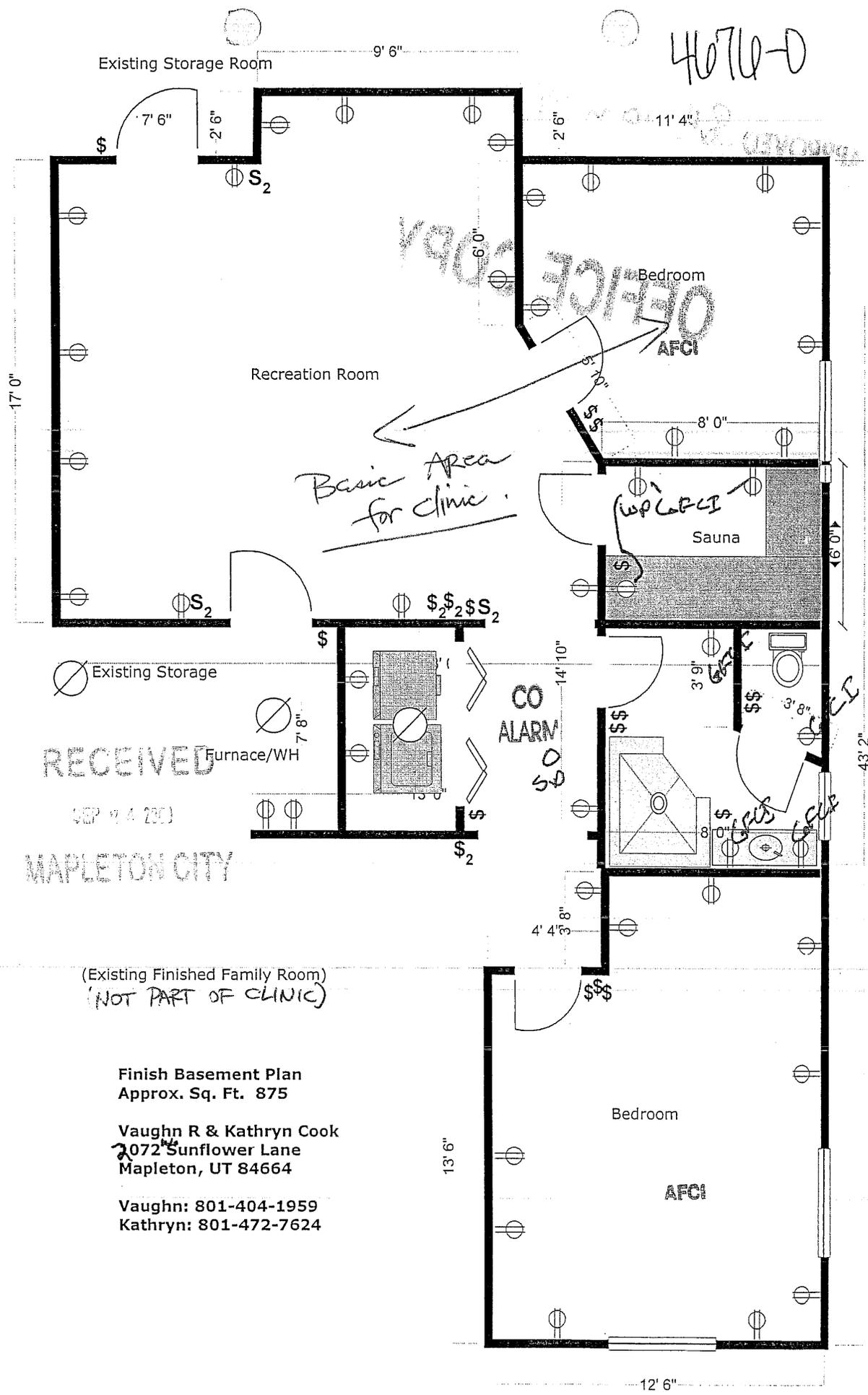
This business is not my vocation so patients will only be seen by appointment, and the anticipated average number of appointments will be less than three a day. We expect parking to not be an issue based on the low number of patients. They can either park in front of our house or in our driveway.

We don't anticipate hiring any outside employees.



Vaughn R Cook, OMD  
2072 Sunflower Lane, Mapleton

4676-D



RECEIVED

SEP 9 4 2003

MAPLETON CITY

(Existing Finished Family Room)  
(NOT PART OF CLINIC)

Finish Basement Plan  
Approx. Sq. Ft. 875

Vaughn R & Kathryn Cook  
2072 Sunflower Lane  
Mapleton, UT 84664

Vaughn: 801-404-1959  
Kathryn: 801-472-7624