

Mapleton City Planning Commission Staff Report

Meeting Date: December 8, 2011

Item: 2

Applicant: Christine Hash

Prepared by: Matt Brady

Zone: R-2

Public Hearing Item: Yes

Council Action Required: No

REQUEST

Christine Hash requests approval of a Home Occupation Permit for *Modest Prom*, a dress and accessory rental business, located at 1682 North 740 East in the R-2 Zone.

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 passed an inspection by the Fire Inspector.
4. 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 floor area of the home is approximately 4,676 square feet. The area of the home proposed for the home occupation is 325 square feet, or approximately 6.95% 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 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:



Looking southeast at the Hash residence – 1682 North 740 East

ATTACHMENT #1

Modest Prom Rentals Business Description

Modest Prom Rentals is a formal dress rental business. Girls call for an appointment to try on dresses; they come to my home for a fitting; and, if they find a dress that they like, they reserve the dress, then pick it up the Thursday before their event and return it the Monday after their event.

Traffic Impact

Because fittings are by appointment, there is rarely more than one car parked on the street in front of my home at a time. Parking is not an issue, as the street is wide and the home has ample curb space.

The business is very seasonal. It mainly follows the formal high school dances (homecoming in September to early October; Christmas dances at the beginning of December; Sweethearts in February; and Prom in April/May). During the off-season, there is no traffic at all. Even at the height of Prom season, traffic is still relatively light: I might see 3-4 girls a day. Most of the traffic occurs after school, between 3-6 pm, with some on Saturdays as well. The business is closed on Sunday.

Home Impact

Modest Prom Rentals is located in a room in our basement, which is accessed through the front door, through the entryway, and down stairs. The room is approximately 13' by 25', for a total of 325 square feet out of our 4800 square foot home (7% of the home).

When the dresses are returned, I generally spot-clean them by hand. Dresses are also taken to the dry cleaner for periodic full cleaning.

At the current time, the business is not signed in any way. Advertising is done online and by word of mouth.

Thank you for your consideration. Please feel free to call or email if you have any further questions.

Chris Hash, 801.489.9790

Modest Prom Rentals - Home Occupancy Permit Application
Basement Floorplan 1682 North 740 East Mapleton Ut 84664
Total Sq Ft of home 4676 Sq. Ft. Basement Sq. Ft. 1365
Total area used for business permit 325 Sq. Ft. (shown in shaded area)

