

Mapleton City Planning Commission Staff Report

Meeting Date: June 25, 2009

Item: 4

Applicant: Chris Orndorff

Parcel #: 46:630:0001

Prepared by: Matt Brady

Council Action Required: No

REQUEST

Chris Orndorff requests approval of a Home Occupation Permit for The Firing Line Gunsmith, located at 1955 North 500 West, in the RA-2 Zone.

FINDINGS OF FACT:

1. Home occupations that involve clientele visiting the business must be approved by the Planning Commission.
2. 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 (see attachment #3).
3. See Attachment #2 for information submitted by the Applicant.

STAFF ANALYSIS:

1. The Police Chief has reviewed the proposal, and recommends that no ammunition or black powder be stored for the business on the subject property. The Police Chief has also verified that the Applicant meets federal requirements for gunsmiths.
2. The Fire Inspector plans to inspect the proposed workshop prior to the Planning Commission meeting. Staff is recommending as a condition that the Applicant pass the Fire Inspector's inspection (see Conditions of Approval).
3. According to Utah County records, the total floor area of the home, including the attached garage, is approximately 2,452 square feet. The shop area in the attached garage where the gunsmithing is to take place is 252 square feet, or approximately 10.28% 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. Mapleton City Code 18.84.380(D)(11) states: "*Entrance to the home occupation from outside shall be through the same entrance normally used by the residing family except when a separate entrance may be required by regulation of the state health department or other public agency. The garage door shall not be used to satisfy this requirement.*" Staff recommends that the visiting clients be required to use the front door, unless otherwise recommended by the Fire Inspector.
5. The subject property is part of the Mellor Estates Subdivision, Plat "B", and lies on 500 West Street, which was bonded for to be a 33'-wide (half + five feet) road from 1800 North Street to the north end of the subject property. 500 West Street is currently an 18'-wide road that ends at the subject property's south property line. Due to the current road width and lack of temporary turnaround, Staff recommends that the 500 West right-of-way (ROW) be kept completely clear of vehicles and other obstructions, and that the first 20' of the Applicant's driveway be kept clear of vehicles in order to facilitate safe access and turnaround for clients and emergency vehicles. Staff also

recommends that all parking be limited to the four off-street parking spaces: (2 directly in front of the garage, and 2 in the garage).

6. Mapleton City Code 18.84.380(D)(14) states: *“The physical appearance, traffic, and other activities in connection with the home occupation will not be contrary to the intent of the zone in which the home occupation is located and will not depreciate surrounding property values or the quality of the area for residential purposes as determined by the city.”* The Planning Commission needs to decide whether the proposed application meets the above requirement, or whether more information is needed (i.e. opinions from licensed appraisers). This was required on Dan Sutherland’s “Snake Farm” application.

RECOMMENDED ACTION:

Staff recommends approval of the home occupation with Conditions.

CONDITIONS OF APPROVAL:

Police Chief:

1. No ammunition or black powder for the business shall be stored at the subject property.

Fire Department Inspector:

1. Applicant must pass an inspection from the Fire Inspector.

Planning:

1. The Applicant must abide by the conditions he has represented in his letter received by Mapleton City on May 14, 2009. Any modifications in business practices shall be approved by the Planning Commission, subject to an application and applicable fee to re-appear before the Planning Commission.
2. That Clients be required to enter the home through the front door, unless otherwise required by the Fire Inspector.
3. That the 500 West right-of-way (ROW) be kept completely clear of vehicles and other obstructions, and that the first 20’ of the Applicant’s driveway be kept clear of vehicles in order to facilitate safe access and turn-around for clients and emergency vehicles. Staff also recommends that all parking be limited to the four off-street parking spaces: (2 directly in front of the garage, and 2 in the garage).
4. The Applicant must abide by all other 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.

	<p><u>ATTACHMENTS:</u></p> <ol style="list-style-type: none">1. Home Occupation Permit Application2. Information Submitted by Ronald Davidson (Neighbor)3. Mapleton City Code <u>18.84.380: HOME OCCUPATIONS</u>
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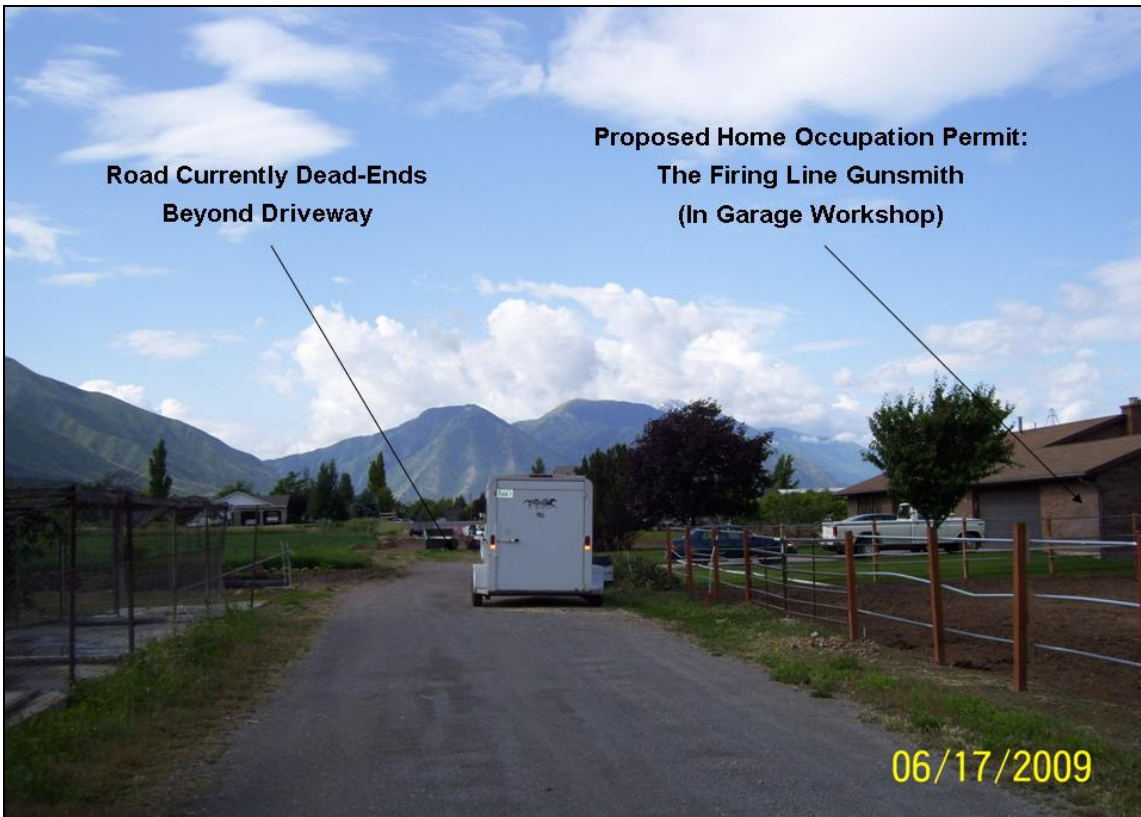
VICINITY MAP:



SITE PHOTOS:



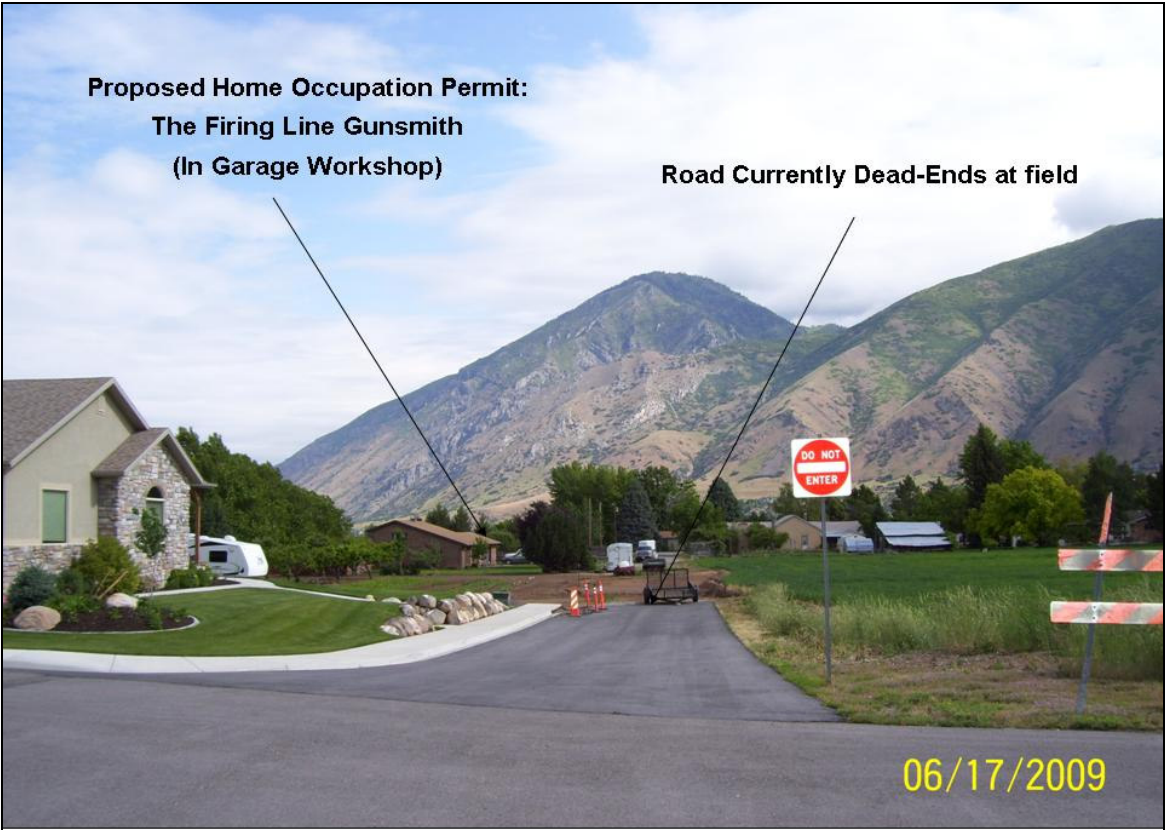
Looking south down 500 West Street from 2000 North



Looking south down 500 West Street



Looking southwest at the subject home - 1955 North 500 West



Looking north at the home from 1800 North Street