

Mapleton City Planning Commission Staff Report

Meeting Date: March 25, 2010

Item: 2

Applicant: Mike Eggleston

Zone: RA-1-C

Parcel #: 49:409:0004

Prepared by: Matt Brady

Council Action Required: No

REQUEST

Mike Eggleston requests approval of a Home Occupation Permit for Small Business Accounting & Tax, located generally at 1390 West Park Meadows Drive in the RA-1-C 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. According to the plans submitted by the Applicant, the total living area of the home is approximately 4,945 square feet. According to the plans submitted by the Applicant, the area to be used for the home occupation is approximately 96 square feet, or approximately 1.94% 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.
3. 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).
4. An inspection by the Mapleton City Fire Inspector is pending.
5. See Attachment #1 for the application which describes the proposed home occupation.

RECOMMENDED ACTION:

Staff recommends approval of the home occupation with the following conditions.

1. The Applicant shall pass an inspection with the Mapleton City Fire Inspector.
2. That the Applicant comply with all requirements of Mapleton City Code 18.84.380: HOME OCCUPATIONS.

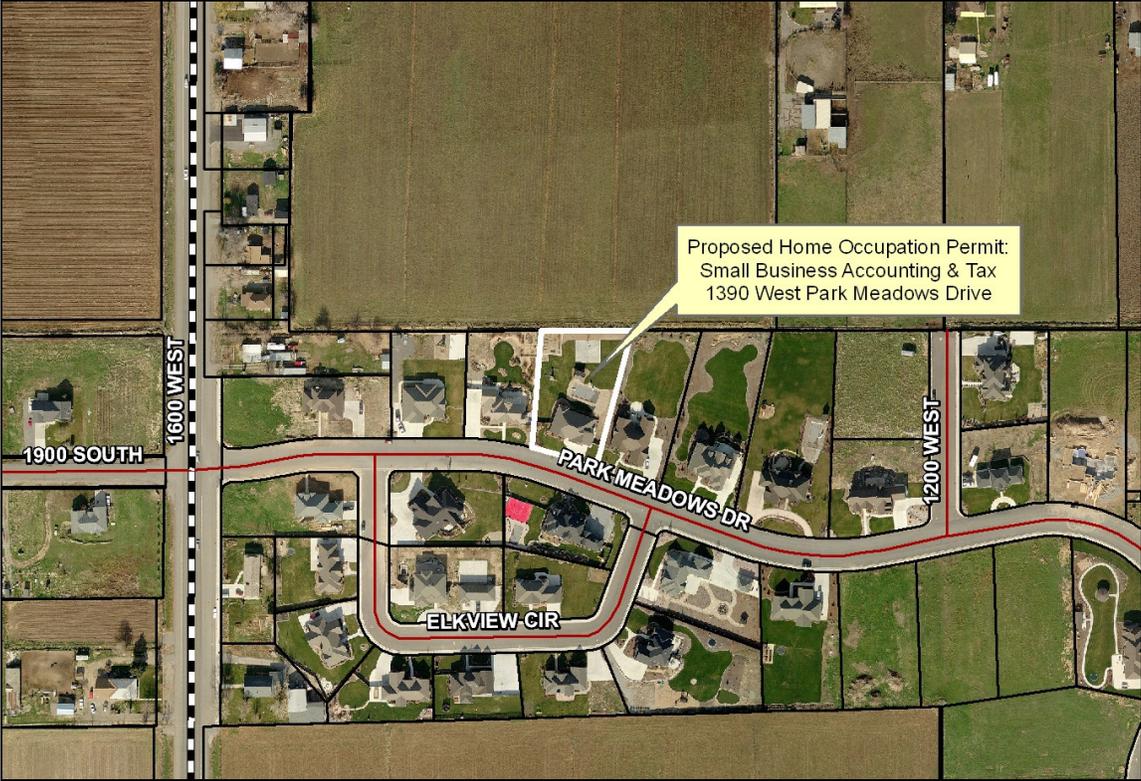
ALTERNATIVE ACTIONS:

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.

ATTACHMENT:

1. Home Occupation Permit Application.

VICINITY MAP:



SITE PHOTO:



Looking northeast at the Eggleston home from Park Meadows Drive

Mapleton City Corporation
 125 West Community Center Way (400 North)
 Mapleton, UT 84664
 Phone: (801) 489-5655 Web: www.mapleton.org
 Fax: (801) 489-5657



BUSINESS LICENSE APPLICATION

BUSINESS LICENSE NUMBER

Commercial Business Home Occupation Business Itinerant/Solicitations Temporary/Seasonal Sales

Name of Business: Small Business Accounting & Tax Business Phone Number: 801-494-3907 Business Fax Number: _____
 Email Address: sbacctax@gmail.com
 Business Address: 1390 W Park Meadows Dr. Mailing Address: Same

State Registration: Sole-Proprietor Corporation
 LLC LP LLP DBA # 7602196-0151
 Expires 2/22/13 State Tax # (if applicable) _____ Corporation # (Must attach a copy of Articles of Incorporation) _____ Federal Tax ID # (if applicable) _____

Business Owner Name(s): Mike Eggleston Owner's Address: Street: 1390 W Park Meadows
City: Mapleton State UT Zip 84664 Owner's Phone Number(s): 801-494-3907

Nature of Business: Manufacturing Wholesale Retail Services Daycare/Preschool - Number of children _____
 Other _____

Total Number of Employees: 0 Number of Full-time Employees: _____ Number of Part-time Employees: 0

Briefly describe your business: Accounting & Tax Services For Small Businesses + Individuals.

Annual License fee rates:

- Business License - \$50 plus \$25 per employee
- Home Occupation - \$100 Application Fee
- Home Occupation Renewal - \$50 per year
- Itinerant/Solicitations - \$50 per day/per employee
- Temporary/Seasonal Sales
 Administrative Approval - \$50
 Planning Commission Approval - \$100

The receipt for payment of license fees does not constitute being approved to operate a business. The actual license will only be issued when all inspections are complete and approved. Business Licenses expire annually on December 31st. Renewal is the responsibility of the business owner. Failure to receive a renewal notice does not excuse this responsibility. License renewal fees are due on or before January 1st. Any license fee not paid within thirty (30) days of the due date will be issued a late fee.

I hereby agree to conduct said business strictly in accordance with the Laws and Ordinances set forth by Mapleton City, Utah County, the State of Utah, and Federal standards, covering such business, and swear under penalty of law that the information contained herein is true to the best of my knowledge. I also agree that no other type of business will be conducted other than what has been stated above.

X M. Eggleston 2/22/10
 Signature Date

\$ _____

THIS SECTION FOR OFFICE USE ONLY

Planning & Zoning	Date:	Zone: <u>RA-1-C</u>	Signature:	Approved Yes / No
Police Department	Date:	Comments:	Signature:	Approved Yes / No
Fire Department	Date:	Comments:	Signature:	Approved Yes / No

Comments From Planning & Zoning:

Small Business Accounting & Tax
Mike Eggleston
1390 W Park Meadows Drive
Mapleton, UT 84664
801-494-3907

March 16, 2010

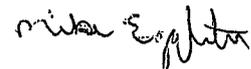
To: Mapleton City Planning Commission

RE: Business Description

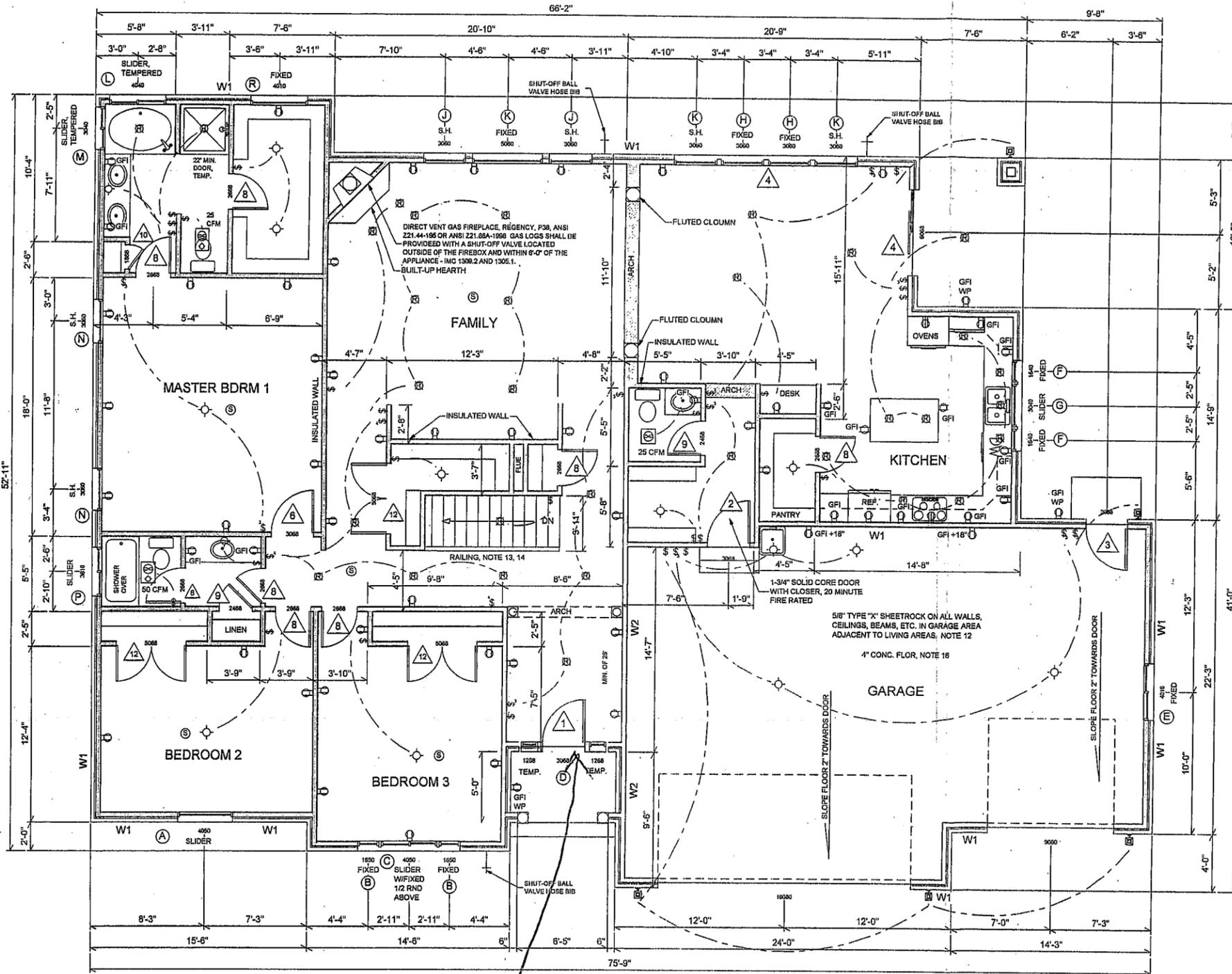
My business is a sole proprietorship, part-time business, to provide accounting and tax services for small businesses and individuals. I specialize in working with small businesses that have a need for advanced level accounting services but do not want the expense of full-time professional level staff.

Most of my client relationships are managed away from my home office, but will occasionally have clients come to my home for business and personal income tax preparation. I would not anticipate having more than one client at my residence at any time, and any visits would typically be in the evening or on weekends.

Thank you for your consideration,



Mike Eggleston



SMOKE ALARM WIRED IN SERIES WITH BATTERY BACK-UP
 ALL LIGHTS IN CLOSETS SHALL COMPLY WITH CURRENT IRC 2000 CODES

Entrance proposed from the front door of the home.

MAIN FLOOR PLAN
 1/4" = 1'-0"
 LIVING AREA
 2427 sq ft

ALL BEDROOM OUTLETS SHALL BE ARC-FAULT PROTECTED
 ALL PLASTIC ELECTRICAL BOXES LOCATED IN THE GARAGE FIRE WALL SHALL HAVE A 2 HOUR MINIMUM FIRE RATING

SHEARWALL SCHEDULE			
MARK	MATERIAL	NAILING	SILL PLATE CONNECTION
W1	7/16 STRUCT. II PLYWOOD OR O.S.B.	64 @ 7" O.C. ALL EDGES 64 @ 12" O.C. IN FIELD	164 @ 7" O.C. OR 1/2" DIA. ANCH. BOLTS AT 32" O.C.
W2	7/16 STRUCT. II PLYWOOD OR O.S.B.	64 @ 4" O.C. ALL EDGES 64 @ 12" O.C. IN FIELD	164 @ 7" O.C. OR 1/2" DIA. ANCH. BOLTS AT 24" O.C.
W3	7/16 STRUCT. II PLYWOOD OR O.S.B.	64 @ 7" O.C. ALL EDGES 64 @ 12" O.C. IN FIELD	164 @ 7" O.C. OR 1/2" DIA. ANCH. BOLTS AT 16" O.C.
W4	7/16 STRUCT. II PLYWOOD OR O.S.B.	64 @ 7" O.C. ALL EDGES 64 @ 12" O.C. IN FIELD	164 @ 7" O.C. OR 1/2" DIA. ANCH. BOLTS AT 12" O.C.

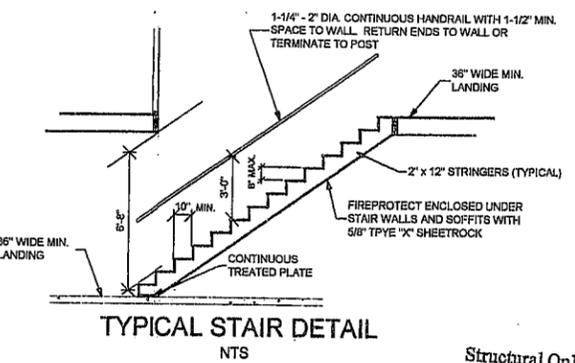
NOTES:

- ALL SHEARWALLS ARE BLOCKED AT ALL FREE EDGES.
- ALL ANCHOR BOLTS SHALL HAVE 7" MIN. EMBEDMENT AND SHALL BE PER ASTM A307
- ALL NAILS ARE COMMON NAILS, U.S.A.
- FOR SHEAR WALLS "W1", "W4" AND "W5" FOUNDATION SILL PLATES AND ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ADJUTING PANELS SHALL NOT BE LESS THAN A SINGLE 3-INCH NOMINAL MEMBER. NAILS SHALL BE STAGGERED.
- IN LIEU OF REQUIREMENTS OF NOTE 4 ABOVE, FOUNDATION SILL PLATES FOR SHEAR WALLS "W2" AND "W3" MAY BE A SINGLE 2-INCH NOMINAL MEMBER WITH ANCHOR BOLT SPACING REDUCED TO ONE HALF OF SPACING LISTED IN TABLE ABOVE WITH 2"x2"x3/16" PLATE WASHERS.

HOLDOWN SCHEDULE			
MARK	HOLDOWN	NAILING	COMMENTS
A	STH0RJ15TH08 OR HIT18	(24) 16d SINKERS	ATTACH TO (2) 2X POST ABOVE THE FLOOR DECK
B	STH04RJ15TH14 OR HIT22	(38) 16d SINKERS	ATTACH TO (2) 2X POST ABOVE THE FLOOR DECK
C	PH08-SDS3	(24) SIMPRON SDS3 WOOD SCREWS	ATTACH TO (2) 2X POST ABOVE THE FLOOR DECK
D	HD10A	(4) 7/8" DIA. BOLTS	ATTACH TO (2) 2X POST ABOVE THE FLOOR DECK
E	CS16 STRAP	(14) 6d NAILS EACH END	ATTACH TO (2) 2X POST ABOVE AND BELOW THE FLOOR DECK
F	(2) CS16 STRAP	(14) 6d NAILS EACH END	ATTACH TO (2) 2X POST ABOVE AND BELOW THE FLOOR DECK
G	MST60	(24) 16d SINKERS	ATTACH TO (2) 2X POST ABOVE AND BELOW THE FLOOR DECK

NOTES:

- ALL HOLDOWNS ARE PER SIMPSON STRONG-TIE
- ALL STHD STRAP HOLDOWNS SHALL HAVE (1) #4 BAR IN FOUNDATION, 30" LONG, PER SIMPSON CATALOG.
- SHEARWALL EDGE NAILING SHALL BE INSTALLED TO THE SAME POSTS ON WHICH THE HOLDOWNS ARE ATTACHED.



TYPICAL STAIR DETAIL
 NTS

COTTAGE HOMES
 8751 VAQUERO DRIVE SANDY, UTAH 84094
 OFFICE: (801) 566-1627 FAX: (801) 566-1864

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NOTICE: THE OWNER AND/OR GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ALL COMPONENT SUPPLIERS AND VENDORS ARE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PERTAINING TO THE PLANS DRAWN, DESIGNED, ADDED OR OTHERWISE MODIFIED BY THIS ARCHITECTURAL FIRM. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ALL FABRICATION, EXCAVATION OR CONSTRUCTION. UPON RECEIPT OF ANY PERMITS, THE GENERAL CONTRACTOR AND/OR BUYER OF THE LANDMARK ARCHITECTURAL LANDMARK ARCHITECTURAL SHALL BE RESPONSIBLE FOR ANY MODIFICATIONS TO THE STRUCTURE WHICH HAS BEEN PROVIDED BY ANY SUB-CONTRACTOR OR VENDOR. THE GENERAL CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF LANDMARK ARCHITECTURAL PRIOR TO THE START OF ANY WORK OR FABRICATION.

PROJECT NO.: **CH-2470**

REVISION	DATE
B	08/26/02

SHEET NO.: **A-1**

DWG. NO.: **1-2470-01**

