



PLANNING COMMISSION STAFF REPORT

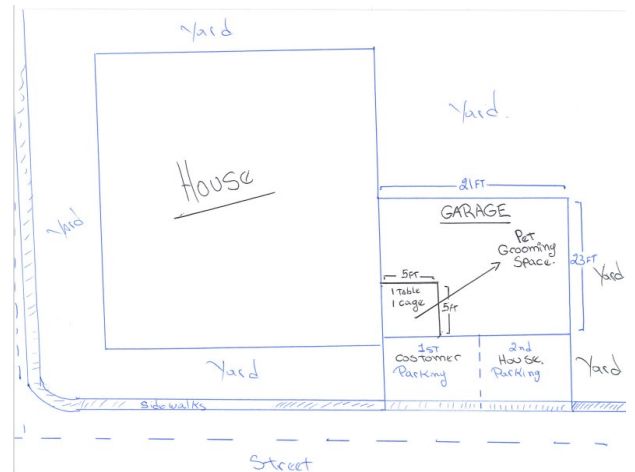
MEETING DATE: Jul 18, 2024
PROJECT NUMBER: C24-00004
REQUEST: An application to for a Conditional Use Permit for a Category II Home Occupation, in-home Pet Grooming Service.
ADDRESS: 3245 S 540 E
PARCEL NUMBER: 16-30-433-001-0000
PROPERTY OWNER: Delli Ram Gautam and Aasha Pun Gautam
APPLICANT: Ildefonso Ramos
TYPE OF ITEM: Administrative – Conditional Use Permit

SYNOPSIS:

On May 20, 2024, Ildefonso Ramos applied for a business license for a Category II Home Occupation to run a pet grooming service from his home, which is located at 3245 S 540 E. His business will have customers visiting the home by appointment only, with no more than one (1) customer dropping off a pet at any given time.

The property provides ample off-street parking for customers. In addition to one parking space onsite designated for customer pet drop off.

The Planning Commission is the Land Use Authority on all Conditional Use Permit applications.



STAFF RECOMMENDATION:

Staff recommends that the Planning Commission move to approve, with conditions, the proposed Conditional Use Permit, for a Category II Home Occupation, located at 3245 S 540 E. Staff's recommendation is based on upon its analysis and findings including below.

EXISTING ZONING	PROPOSAL
R-1	Category II Home Occupation, Pet Grooming Service

GENERAL INFORMATION:

PLANNING COMMISSION STAFF REPORT

Location: 3245 S 540 E
 Proposed Project Size: 0.13 Acres
 Surrounding Land Use Districts: North: R-1
 South: R-1
 East: R-1
 West: R-1

Figure 1: Site Plan

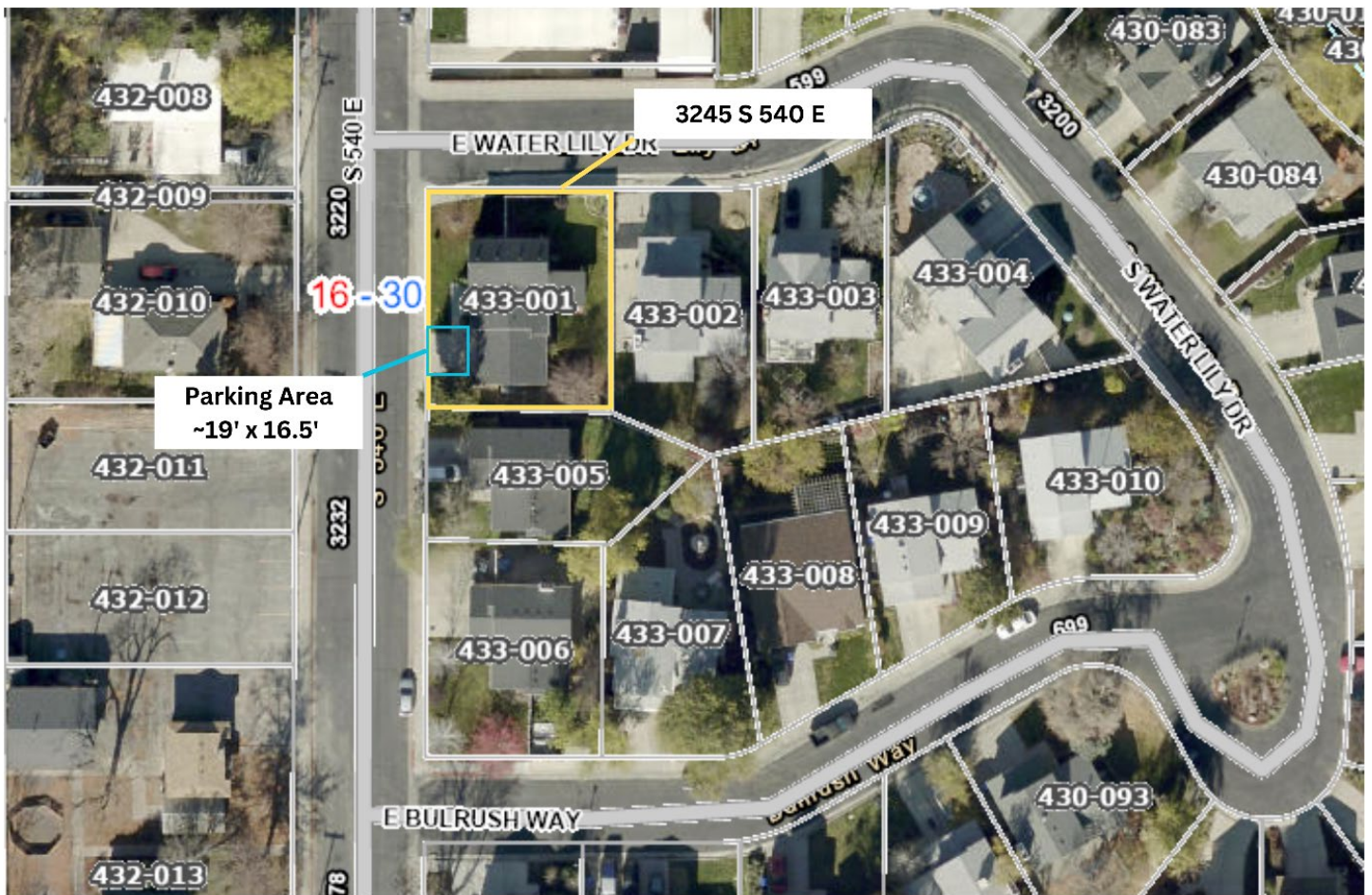


Figure 2: Existing Site



PLANNING COMMISSION AUTHORITY:

17.11.030. Land use authority designations.

Pursuant to state law, the following administrative land use authority designations are made:

CONDITIONAL USE REVIEW STANDARD:

- A. Planning Commission.** The Planning Commission is the land use authority on issues of: Subdivision and Subdivision Plat approval; vacating, altering or amending a Subdivision Plat; Conditional Use Permit applications; design review for Building Heights as established in this Title; design review for projects on Parcels where any portion of the Parcel abuts any residential district; and the issuance of a Building or demolition permit in a Historic and Landmark district.

Utah Code Ann. § 10-9a-507(2) sets forth the following standard of review for conditional uses by stating:

(a)

(i) A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.

(ii) The requirement described in Subsection (2)(a)(i) to reasonably mitigate anticipated detrimental effects of the proposed conditional use does not require elimination of the detrimental effects.

(b) If a land use authority proposes reasonable conditions on a proposed conditional use, the land use authority shall ensure that the conditions are stated on the record and reasonably relate to mitigating the anticipated detrimental effects of the proposed use.

(c) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the land use authority may deny the conditional use.

GENERAL PLAN CONSIDERATIONS:

Land Use and Neighborhoods Goal 1: Continue to welcome new residents and businesses into South Salt Lake.

Analysis: This home occupation will create another business in South Salt Lake.

ORDINANCE ANALYSIS:

Ordinance	Finding	Condition of Approval
Title 17 – Land Use		
17.05.020 – General Conditional Use Standards		
In reviewing an Application for a Conditional Use Permit, the land use authority shall consider whether the application:		
A. Identifies the maximum intensity of the proposed Development and Use; B. Complies with all provisions of the Code; and C. Compared to Permitted Uses and Development within the district, substantially mitigates the adverse impacts that are reasonably anticipated from the magnitude and intensity of the Development and Use, as proposed considering the following:		
1. The size and location of the site.	The proposed home occupation is located at 3245 S 540 E. The site is approximately 0.13 Acres.	
2. Traffic generation, timing, and nature of traffic impacts and the existing condition and capacity of the Streets in the area.	Business will not generate significant traffic. Only one car will be on site at a time and an appointment will be required.	
3. Utility demand and available capacity, including storm water retention.	Not Applicable	
4. Emergency vehicle access and anticipated average and peak day demand.	Business is not anticipated to generate additional emergency vehicle demand.	
5. Location and amount of off-Street parking.	The driveway accommodates one parking stall for pet drop-off. Off - Street parking holds 2 available.	

6. Internal vehicular and pedestrian circulation system, including delivery vehicles, loading and unloading.	Not Applicable	
7. Fencing, Screening, and Landscaping to separate the Conditional Use from adjoining property and Uses.	Not Applicable	
8. Building mass, bulk, design, and orientation, and the location of Buildings on the site including orientation to Buildings on adjoining Lots or Parcels.	Not Applicable	
9. Usable open space.	Not Applicable	
10. Signs and lighting.	No additional exterior lighting will be used. The applicant will display a 2-square-foot sign on the window.	
11. Physical design and Compatibility with surrounding structures in terms of mass, Scale, style, design, and architectural detailing.	Not Applicable	
12. Noise, vibration, odors, steam, or other factors that might adversely affect people and property off-site.	All business activities will be contained inside the garage and will not have an impact off-site.	The applicant will conduct all business activity indoors as to not create any nuisance for surrounding property owners.
13. Control of delivery and service vehicles, loading and unloading zones.	Not Applicable	
14. Generation and Screening of waste.	The home has existing trash bins and no toxic waste will be generated.	The applicant must obtain an additional trash bin to accommodate the accumulation of fur and hair resulting from pet grooming.
15. Recycling program and pickup areas.	The home's existing recycling bin will be used. No excessive recyclables will be generated.	
16. The potential adverse impacts arising from the conduct of patrons, guests, employees, occupants, or their affiliates.	No more than one client will be on-site at any given time. All clients will schedule an appointment.	
17. The impacts of the Use on public property and environmentally sensitive lands.	Not Applicable	
18. Hours of operation, delivery, and activity.	Monday through Saturday, 8:00 am - 5:00 pm. Clients will be served by appointment only.	
19. Special hazards arising from the Use or from its reasonably anticipated secondary effects, including its potential to attract criminal behavior.	Not Applicable	

20. Demand for public infrastructure or services.	Not Applicable	
17.05.050 – Standards Applicable to all Conditional Uses		
A. Use must be compatible in intensity of Use, Scale, and design with Permitted Uses in the district	The use is compatible with the permitted uses of the district.	
B. Must not compromise health, safety, or welfare of persons employed within or use the proposed development, those residing or working in the vicinity of the proposed use, or property or improvements in the vicinity of the proposed Use or Development	The proposed use will not compromise community health, safety, or welfare.	
C. Not impose disproportionate burdens on the citizens of the city.	The proposed use will not impose disproportionate burdens on the citizens of the city.	
17.05.040 - Conditional Uses with Specific Standards. K. Home Occupation, Category II. a. Category II Home Occupations must be clearly incidental and subordinate to the Primary Use of the Dwelling for residential purposes and shall not change the character of the Dwelling or the neighborhood in which it is located. If at any time it is determined that a Home Occupation has altered the character of a Dwelling or neighborhood, the Home Occupation license will be revoked, and the character of the Dwelling must be restored.		
i. A Home Occupation that changes the outside appearance of the Dwelling, architecturally or otherwise, to accommodate the Home Occupation Use on the property is prohibited.	The proposed use will not change the outside of the appearance of the Dwelling. All business will be conducted inside the garage.	
ii. A Home Occupation may include the sale of goods produced on the premises and goods produced elsewhere as long as goods are not displayed where they may be seen from the outside of the property and as long as the sale of goods are limited to no more than two (2) customers per hour.	The applicant expects to serve no more than six (6) customers per day, with no more than one (1) customer per hour. All clients are required to schedule an appointment.	
iii. A Home Occupation shall not occupy more than twenty (20) percent of the Dwelling's Floor Area.	The business will only be conducted in the applicant's garage, attached to the Dwelling.	
iv. Except for an enclosed outdoor play area for Child Care, a Home Occupation shall not involve the use of any yard area or activity outside a Building.	The proposed use will not utilize any yard area. All business will be conducted in the garage.	All animals must be on a leash at all times if frequenting the yard area. The applicant must comply with 13.72.020(D)--small animal waste material must be dry and mixed with sand,

		sawdust, commercial pet litter, or similar absorptive material, and double wrapped in paper or placed in a separate plastic bag before being placed in a refuse container for disposal.
v. An Accessory Structure separate from the Dwelling may be used for a Home Occupation as long as: (i) the Accessory Structure remains incidental and subordinate to the Dwelling; (ii) no more than twenty-five (25) percent of the Floor Area of the Accessory Structure is used for the Home Occupation; and (iii) the land use authority approves the Use of the Accessory Structure for the Home Occupation. Home garden produce sales shall follow the requirements in Subsection (1)(b).	Not Applicable	
vi. No employee, other than one living at the Dwelling, is allowed at the Dwelling for any business purpose.	Both applicants reside in the Dwelling. No outside employees are involved.	
vii. All signs shall meet the requirements of Chapter 17.08 of this Code.	Not applicable	
viii. Explosive or combustible materials shall not be stored for a Home Occupation.	Not applicable	
ix. Home Occupations shall not disturb the peace and quiet of the neighborhood with noise, vehicles, odor, dust, vibrations, parking, obstructions, or other matters related to the business.	All business activities will be contained inside the garage and will not have an impact off-site.	
x. Yard and garage sales associated with a Home Occupation are prohibited.	Not applicable	
xi. Home Occupations shall only be conducted between the hours of seven (7) a.m. and eight (8) p.m.	Monday through Saturday, 8:00 am - 5:00 pm.	
xii. Home Occupations shall comply with all pertinent City, county, and state regulations, including business license regulations. Home Occupation licenses may be revoked upon any valid unresolved complaint. Inspections by the City may occur as necessary to assure conformance with conditions and regulations.	Not applicable	
xiii. Home Occupation shall meet all licensing requirements of the City, county, and state.	Not applicable	

17.05.020(C)- The following Category II Home Occupation shall meet the standards and conditions listed below.

iv. Pet Grooming Services, limited to two (2) animals on-site at any one time; or	The proposed use will have no more than two animals on-site at any one time.	
17.05.100 – Building Permits		
A. Issuance of a Conditional Use Permit does not excuse an Applicant from applying for and obtaining a Building Permit.	The applicant does not propose any work that would require a building permit.	
17.06.040 – General Site Development Standards		
1. The proposed Development is on a legal Lot.	The subject property is a legal lot of the Creek Meadows PH 4 Revision Subdivision.	
2. All required curb and gutter must be installed	Required curb and gutter exists at the site.	
3. All underground utilities located or access way surface are installed and accepted	Adequate utility service exists at the site.	
4. Fire hydrants are fully operational	The applicant will secure Fire Marshal approval as part of the business license approval process.	
5. Streets and access ways	The subject property is accessed from 540 E.	
6. Continuous access to the area	Continuous access to the area is ensured through the adjacent public right-of-way.	
17.08.320 – SIGN REGULATIONS - Residential Districts		
A. All Signs shall comply with the specifications of the specific type as found in this Article or elsewhere in this Chapter.	A small sign will be hung on the window with verbiage indicating appointments only, no walk-ins.	The applicant must obtain a sign permit for any sign related to business activities.
B. One civic Sign is not to exceed sixteen (16) square feet in the Sign Area.	Not Applicable	
C. Development/construction/Subdivision Signs, as allowed in this Chapter.	Not Applicable	
D. One residential Sign is not to exceed two square feet in area for the purpose of identifying the address and occupants of the residence.	Not Applicable	
E. Each Multi-Family Residential Use shall be allowed one Sign per Street Frontage for the purpose of identifying the name and address of the Use to which it is appurtenant. Said Sign shall not exceed six feet in height above ground level, shall not exceed ten square feet per Sign face with a maximum total Sign Area of fifteen (15) square feet and shall be set back a minimum of fifteen (15) feet.	Not Applicable	
F. Signs described above must be located on the property to which they pertain.	Not Applicable	

G. Other special Use Signs as specifically allowed in this Chapter. Low profile identification Signs may be allowed in residential districts only as a special Use Sign subject to the provision therein.	Not Applicable	
H. Heights. Unless specifically allowed otherwise, no Sign in a residential district may exceed a height of six feet.	Not Applicable	
I. Home Occupation Signs. One Sign not exceeding two square feet in area may be allowed for a permitted Home Occupation. Such Sign must be placed on or against the Dwelling.	The applicant will place a small sign on the home's front window.	The applicant may only have one sign on the property related to business activities. Sign may not exceed two (2) square feet in area. The sign must be located on or against the home.
J. Illumination. Illuminated Signs in residential districts shall only be allowed as a special exception and are discouraged except for unusual circumstances.	The proposed sign will not be illuminated.	

13.72.020 - Household waste collection

A. The city or its contractor will provide for the weekly curbside collection of household waste as further defined in this section. Such waste shall be collected from a "residential dwelling" or a dwelling that has been issued a "special permit." The city or its contractor may also provide for the regular curbside collection of glass recycling, as described in Section 13.72.400.	Not Applicable	
B. Only household waste and recycling containers provided by the city or its contractor shall be allowed for curbside household waste collection and recyclable waste collection. The city will provide up to one additional household waste container to an owner-occupied dwelling for a fee as described in the consolidated fee schedule. Household waste and recycling containers shall be of different colors. In the event any container which does not conform to the provisions of this section is set out for collection, the city or its contractor shall have the authority to deny collection services for such container.		The applicant may obtain an additional trash bin to accommodate the accumulation of excess fur and hair resulting from pet grooming.

C. The following materials shall not be set out for collection whether placed in a container or otherwise: 1. Highly flammable or explosive materials; 2. Hazardous or radioactive waste materials; 3. Hot ashes, cinders, clinkers, or stove ashes which could ignite other refuse; 4. Dead animals; 5. Commercial and industrial refuse; 6. Bulky waste (unless during designated annual or semi-annual cleanup, see Section 13.72.310); 7. Septic tank waste or holding tank waste from recreational vehicles or travel trailers; 8. Tires; 9. Batteries; 10. Oils, paint, paint thinner; 11. These restrictions apply equally to the use of recyclable containers in addition to items described in subsection E	Not Applicable	
D. Refuse Materials Requiring Special Preparation. Small animal waste material must be dry and mixed with sand, sawdust, commercial pet litter, or similar absorptive material, and double wrapped in paper or placed in a separate plastic bag before being placed in a refuse container for disposal.		
E. Waste unacceptable for traditional recycling shall not be placed for collection in a recyclable waste container.	Not Applicable	
F. The following fees are imposed for collection of household waste in the amounts set forth in the consolidated fee schedule:	Not Applicable	
G. In its discretion, the city may discontinue household waste or recyclable waste collection services to any residential dwelling, or dwelling receiving collection service by special permit, if it has probable cause to believe that the provisions of this chapter have been violated. Furthermore, the city may discontinue these services to any residential dwelling, or dwelling receiving services by special permit, that is delinquent in the payment of any other fee or other sum owing to the city.	Not Applicable	
H. When an account is a delinquent account, the city shall issue a written late notice to inform the account holder of the delinquent status and the risk of termination of service. A late notice or reminder notice must	Not Applicable	

include a statement that the account is delinquent, that it is at risk of termination and the date upon which the delinquent balance must be paid to avoid termination.		
I. At least ten calendar days prior to a proposed termination of household waste or recyclable waste service, the city shall give written notice of termination to the account holder. The ten-day time period is computed from the date the notice is postmarked. The notice shall be given first class mail or delivery to the premises and shall contain a summary of the specific steps that may be taken by the customer to avoid termination (to be printed in a conspicuous fashion); and the date on which payment arrangements must be made to avoid termination.	Not Applicable	
J. At least forty-eight (48) hours prior to the time when termination of service is scheduled, the city shall notify the account holder by leaving a copy of the notice attached to the entrance of the property at which service is provided.1.If termination of service is not accomplished within fifteen (15) days following the forty-eight (48) hour notice, the utility will follow the above procedures for another forty-eight (48) hour notice.2.The city shall mail duplicate copies of the ten-day termination notice to the owner of the property.	Not Applicable	
K. Upon expiration of the notice of termination, the city may terminate household waste and recyclable waste service by retrieving the waste containers.	Not Applicable	
L. Restrictions upon Termination Practices. The city shall not employ termination practices other than those set forth in this chapter. The city shall have the right to employ or pursue all legal methods to ensure collection of obligations due it.	Not Applicable	
6.12.020 - Removal of animal waste.		
A. The owner or custodian of any animal shall remove any feces left by said animal on any sidewalk, gutter, street or other public area.		The applicant will remove all feces left by animals on sidewalks, gutters, streets or other public areas.
B. The owner or custodian of an animal shall also remove any feces left by said animal on any private property for which consent has not been given to allow the leaving of		The applicant will keep all animals on a leash in all yard areas to keep animals from

feces. A person is subject to nuisance animal penalties if feces are not promptly removed by the owner or custodian on more than one occasion.		going onto neighboring properties. Any feces left by animals must be removed and disposed of in accordance with 13.72.020D.
C. The provisions of this section shall not apply to a guide dog, hearing dog, or other service dog accompanying any person with a disability, if such animal is actually being used by a disabled person.	Not applicable	
6.12.040 - Animals running at large.		
A. It is unlawful for the owner or another responsible person having charge, care, custody or control of an animal to allow such animal at any time to run at large.		All animals must be on a leash at all times if frequenting the yard area of the property.
B. The owner or person charged with responsibility of an animal found running loose shall be strictly liable for any property damage or injury to a person or another animal caused by such animal running at large, regardless of the precautions taken to prevent the escape of the animal and regardless of whether the person knows that the animal is running at large.		All animals must be on a leash at all times if frequenting the yard area of the property.
C. Any animal shall be considered running at large if it is found on public property or the property of another and is not under restraint.		All animals must be on a leash at all times if frequenting the yard area of the property.
D. The provisions of this section do not apply to dogs in a designated off-leash area of a public or private park.	Not applicable	

STAFF RECOMMENDATION:

Staff recommends the Planning Commission move to approve the application submitted by Ildefonso Ramos for a Category II Home Occupation at 3245 S 540 E with the proposed conditions of approval based on the following finds of fact and conclusions of law:

Findings of Fact:

1. On May 20, 2024, the applicant applied for a Conditional Use Permit for a Category II Home Occupation for the dwelling at 3245 S 540 E.
2. The purpose of the application is to permit the lawful operation of a pet grooming business at the subject property.
3. A home occupation that involves customers and clients visiting the dwelling would be classified as a

Category II Home Occupation per Title 17's Land Use Matrix.

4. SSLC Code Section 17.01 defines a Home Occupation, Category II as "any business carried on entirely within a Dwelling by occupants of such Dwelling that is clearly incidental and secondary to the Residential Use of the Dwelling, has no outside impacts on the neighborhood in which it is located, and does not change the character of the Dwelling or the neighborhood in which it is located. Home Occupation, Category II includes clients/customers going to the Dwelling."
5. The previous use of the subject property was a single-family dwelling without a Home Occupation as a secondary use.
6. Redevelopment of a property requires all current municipal codes to apply to the proposal, including development standards, use standards, and design standards.
7. The subject property is in the R-1 land use district.
8. SSLC Code Section 17.03, classifies a Home Occupation, Category II as a Conditional Use in the R-1 land use district, triggering the need for a Conditional Use Permit.
9. The Planning Commission is the land use authority over all Conditional Use Permits.
10. The subject property is 0.13 Acres in size.
11. The subject property is a legally subdivided lot.
12. SSLC Code Section 17.06.040 requires, prior to issuance of a Building Permit, that all new Development activity be on a legal Lot.
13. The subject property has vehicular and pedestrian access along 540 E.
14. The subject property has 82 feet of frontage along 540 E.

Conclusions of Law:

1. The use, as specifically conditioned below, is consistent with the South Salt Lake City General Plan.
2. The use, as specifically conditioned below, is compatible in use, scale, and design with allowed uses in the R-1 land use district.
3. The use, as specifically conditioned below, does not compromise the health, safety, or welfare of persons employed within or using the proposed development; nor those residing or working in the vicinity of the proposed use or development; nor Property or improvements in the vicinity of the proposed use or development.
4. The use, as specifically conditioned below, does not impose disproportionate burdens on the citizens of the city.

Proposed Conditions of Approval:

1. The applicant shall retain one (1) off-street parking stall for client use.
2. The applicant will conduct all business activity indoors as to not create any nuisance for surrounding property owners.
3. Clients will be served by appointment only and within the hours of 8:00 am to 5:00 pm.

4. Any waste generated by the business must be properly disposed of as not to impact the surrounding property owners. Per SSL Municipal Code 13.72.020(D), small animal waste material must be dry and mixed with sand, sawdust, commercial pet litter, or similar absorptive material, and double wrapped in paper or placed in a separate plastic bag before being placed in a refuse container for disposal.
5. The applicant may obtain an additional trash bin to accommodate the accumulation of excess fur and hair resulting from pet grooming.
6. The applicant must comply with the general provisions of Title 6.
7. All animals must be on a leash at all times if frequenting the yard area of the property.
8. The applicant must obtain a sign permit for any sign related to business activities.
9. The applicant may only have one sign on the property related to business activities. The sign may not exceed two (2) square feet in area and must be located on or against the home.

PLANNING COMMISSION OPTIONS:

Option 1: Approval

Move to approve the application submitted by Ildefonso Ramos for a Conditional Use Permit to open a Category II Home Occupation at 3245 S 540 E, based on the Findings and Conclusions included in the staff report with the following conditions:

Conditions of Approval:

1. The applicant shall retain one (1) off-street parking stall for client use.
2. The applicant will conduct all business activity indoors as to not create any nuisance for surrounding property owners.
3. Clients will be served by appointment only and within the hours of 8:00 am to 5:00 pm.
4. Any waste generated by the business must be properly disposed of as not to impact the surrounding property owners. Per SSL Municipal Code 13.72.020(D), small animal waste material must be dry and mixed with sand, sawdust, commercial pet litter, or similar absorptive material, and double wrapped in paper or placed in a separate plastic bag before being placed in a refuse container for disposal.
5. The applicant may obtain an additional trash bin to accommodate the accumulation of excess fur and hair resulting from pet grooming.
6. The applicant must comply with the general provisions of Title 6.
7. All animals must be on a leash at all times if frequenting the yard area of the property.
8. The applicant must obtain a sign permit for any sign related to business activities.
9. The applicant may only have one sign on the property related to business activities. The sign may not exceed two (2) square feet in area and must be located on or against the home.

Option 2: Denial

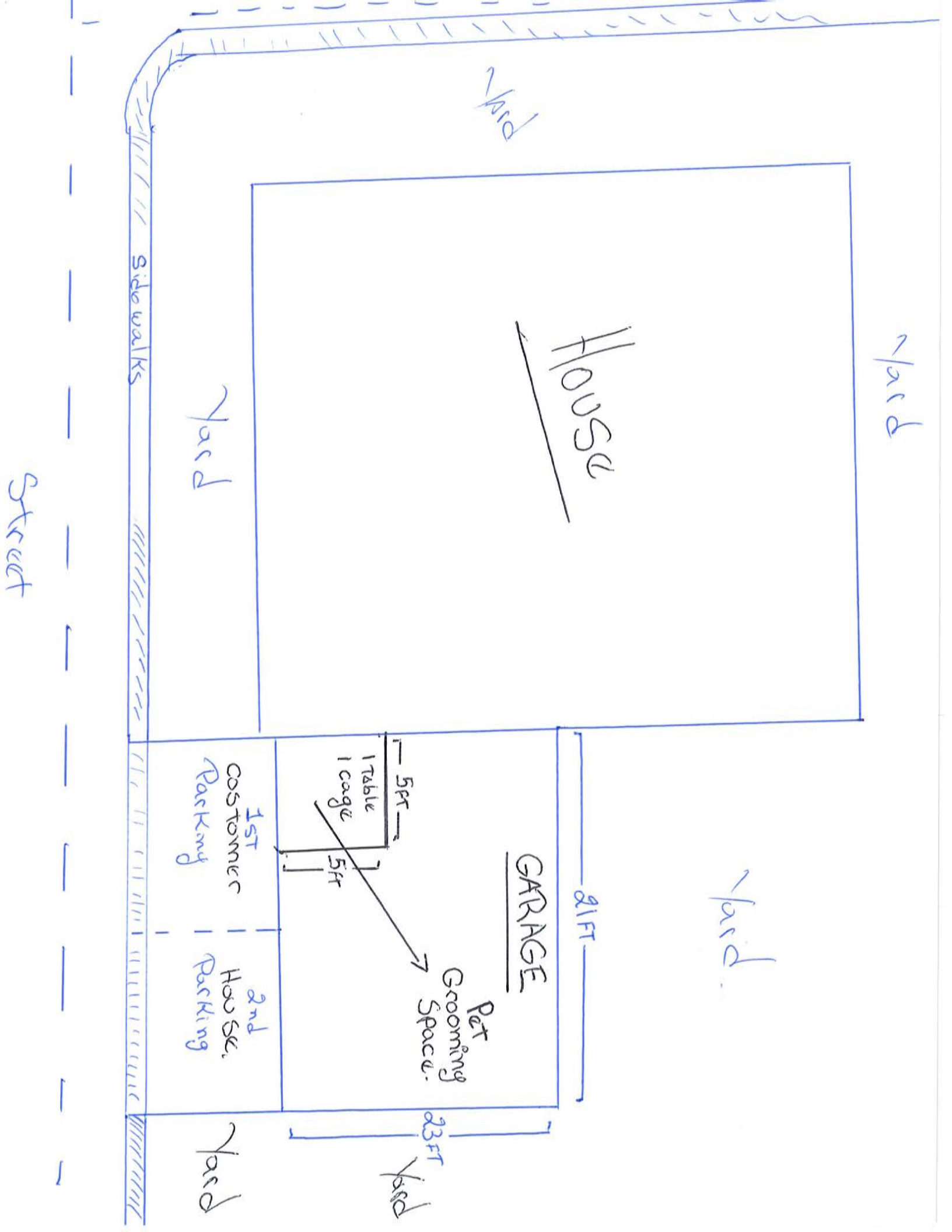
Move to deny the application submitted by Ildefonso Ramos for a Conditional Use Permit to open a Category II Home Occupation at 3245 S 540 E , based on the reasoning set forth on the record.

Option 3: Continuance

Move to table the decision on the application submitted by Ildefonso Ramos for a Conditional Use Permit to open a Category II Home Occupation at 3245 S 540 E , to a date certain to allow the Applicant and Staff time to respond to specific inquiries or concerns raised by the Planning Commission, or to allow the Planning Commission more time to consider the proposal.

Attachments:

1. Site Plan
2. Conditional Use Permit: C24-00004



WHEN RECORDED PLEASE RETURN TO:

SOUTH SALT LAKE CITY
220 E. MORRIS AVE SUITE 200
SOUTH SALT LAKE CITY, UT 84115

CONDITIONAL USE PERMIT

Location: 3245 South 540 East

Use: Home Occupation, Category II – In-Home Pet Grooming

Zone: R1 – Single Family

APN: 16-30-433-001-0000

Legal Description: LOT 18, CREEKE MEADOWS PH 4 REVISION. 6299-1793 6293-671 6743-2876
7555-1110 8102-1816 8391-2043 9110-5558 9443-5025 9443-5049 10434-0943 10687-4179 10688-
4928

Fee Title Owner: BALA & TARA, LLC

File Number: C24-00004

Date: July 18, 2024

Permit Issued to: Ildefonso Ramos
3245 South 540 East
SSL, Utah 84115

Findings of Fact:

1. On May 20, 2024, the applicant applied for a Conditional Use Permit for a Category II Home Occupation for the dwelling at 3245 S 540 E.
2. The purpose of the application is to permit the lawful operation of a pet grooming business at the subject property.
3. A home occupation that involves customers and clients visiting the dwelling would be classified as a Category II Home Occupation per Title 17's Land Use Matrix.
4. SSLC Code Section 17.01 defines a Home Occupation, Category II as "any business carried on entirely within a Dwelling by occupants of such Dwelling that is clearly incidental and secondary to the Residential Use of the Dwelling, has no outside impacts on the neighborhood in which it is located, and does not change the character of the Dwelling or the neighborhood in which it is located. Home Occupation, Category II includes clients/customers going to the Dwelling."
5. The previous use of the subject property was a single-family dwelling without a Home Occupation as a secondary use.
6. Redevelopment of a property requires all current municipal codes to apply to the proposal, including development standards, use standards, and design standards.
7. The subject property is in the R-1 land use district.

8. SSLC Code Section 17.03, classifies a Home Occupation, Category II as a Conditional Use in the R-1 land use district, triggering the need for a Conditional Use Permit.
9. The Planning Commission is the land use authority over all Conditional Use Permits.
10. The subject property is 0.13 Acres in size.
11. The subject property is a legally subdivided lot.
12. SSLC Code Section 17.06.040 requires, prior to issuance of a Building Permit, that all new Development activity be on a legal Lot.
13. The subject property has vehicular and pedestrian access along 540 E.
14. The subject property has 82 feet of frontage along 540 E.

Conclusions of Law:

1. The use, as specifically conditioned below, is consistent with the South Salt Lake City General Plan.
2. The use, as specifically conditioned below, is compatible in use, scale, and design with allowed uses in the R-1 land use district.
3. The use, as specifically conditioned below, does not compromise the health, safety, or welfare of persons employed within or using the proposed development; nor those residing or working in the vicinity of the proposed use or development; nor Property or improvements in the vicinity of the proposed use or development.
4. The use, as specifically conditioned below, does not impose disproportionate burdens on the citizens of the city.

Conditions of Approval:

1. The applicant shall retain one (1) off-street parking stall for client use.
2. The applicant will conduct all business activity indoors as to not create any nuisance for surrounding property owners.
3. Clients will be served by appointment only and within the hours of 8:00 am to 5:00 pm.
4. Any waste generated by the business must be properly disposed of as not to impact the surrounding property owners. Per SSL Municipal Code 13.72.020(D), small animal waste material must be dry and mixed with sand, sawdust, commercial pet litter, or similar absorptive material, and double wrapped in paper or placed in a separate plastic bag before being placed in a refuse container for disposal.

5. The applicant may obtain an additional trash bin to accommodate the accumulation of excess fur and hair resulting from pet grooming.
6. The applicant must comply with the general provisions of Title 6.
7. All animals must be on a leash at all times if frequenting the yard area of the property.
8. The applicant must obtain a sign permit for any sign related to business activities.
9. The applicant may only have one sign on the property related to business activities. The sign may not exceed two (2) square feet in area and must be located on or against the home.

Exhibits (available on file with South Salt Lake City Community Development Department):

EXHIBIT A: Site Plan

EXHIBIT B: Staff Report

FOR SOUTH SALT LAKE CITY:

FOR THE OWNER/APPLICANT:

Planning Commission Chair

Ildefonso Ramos

Community Development