

Planning Commission Staff Report

June 13, 2019

Item 2

Applicant: Charlie Coffen**Location:** 825 West 2000 North**Prepared by:** Brian Tucker**Public Hearing Item:** No**Zone:** RA-2**ATTACHMENTS:**

1. Findings for Decision.
2. Application Materials.

REQUEST

Consideration of a request for a Home Occupation Permit for “Charles Andrew Fine Furniture”, a traditional furniture building business proposed as 825 West 2000 North in the RA-2 Zone.

BACKGROUND AND PROJECT DESCRIPTION

The property located at 825 West 2000 North is located in a medium density residential area in the northwestern portion of Mapleton. The applicant is requesting a Home Occupation Permit to build furniture using primarily hand tools, with power tools only for the larger cuts and rips. The applicant intends to use approximately 380 square feet of an existing shop. The applicant intends to sell the items to higher end clients, delivering the finished pieces to the client. The shop would operate between the hours of 9 am and 5 pm, with the expectation of one finished piece per month.

EVALUATION**Law:**

Home Occupations are governed by section 18.84.380 of the Mapleton Municipal Code. Home occupations are allowed so long as they constitute no more than a modest level of business within dwellings, conducted under conditions and levels of operation that do not adversely affect, undermine, or significantly depreciate the residential character of the area. Conditions may be imposed in order to mitigate specific, legitimate impacts to the neighborhood or to neighboring property. Section 18.84.380 does not label specific uses as being allowed as a home occupation, rather it suggests criterion that must be met in order to issue a home occupation permit. The following conditions and criteria apply to the proposed use:

1. The business must be conducted entirely within a completely enclosed structure on the property,
2. No more than 25% of the structure or 500 sf, whichever is less, may be used for the home occupation,
3. No more than one person who does not reside on the property may be engaged in the home occupation,
4. No more than 6 cars may be parked at the residence at any one time,
5. The home occupation must be secondary and incidental to the use of the dwelling as a residence,
6. The business must be licensed by the city and comply with city regulations,
7. The home occupation must be conducted by a person who occupies the dwelling,
8. Background checks will be conducted on all inhabitants of the dwelling and employees, and
9. The home occupation shall operate in compliance with any applicable city or state requirements.

Compliance:

The home occupation will be required to carry a Mapleton City Business License. The business does not include the use of more than 500 sf, will include no more than one employee, client visits will be minimal and can be staggered in order to keep parking in check, and the home occupation will not include any exterior changes to the home that will change the residential character of the building.

If these and any other potential issues can be mitigated by reasonable conditions, it appears that the application is in compliance with the applicable standards.

RECOMMENDATION

Approve the application with the attached findings and conditions.

ALTERNATIVE ACTIONS

1. Approve the application with revised conditions.
2. Deny the application.
3. Continue the application with a request for changes/additional information.

CONDITIONS

1. The applicant shall obtain a business license prior to opening for business.
2. Background checks for all employees and residents of the dwelling shall be maintained with Mapleton City.
3. With the exception of activities that are clearly incidental and secondary to the furniture use, the home occupation shall be conducted within the confines of the structure.
4. No signs shall be placed on the property without a sign permit.
5. Violations of the terms of this use permit or other ordinances of the City may constitute grounds for revocation of this permit and associated business license by the Planning Commission.
6. If the proposed use is abandoned for a period of six months or more, the use permit will become null and void.

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

<input type="checkbox"/> Commercial Business <input checked="" type="checkbox"/> Home Occupation Business <input type="checkbox"/> Temporary/Seasonal Sales <input type="checkbox"/> Burglar Alarms				
Name of Business: <u>CHARLES ANDREW FINE FURNITURE</u>		Business Phone Number: <u>385-482-5237</u>		Business Fax Number: _____
Business Address: <u>825 W 2000 N MAPLETON UTAH</u>		Email Address: <u>charles.andrew.pd@gmail.com</u> Mailing Address: <u>825 W 2000 N MAPLETON UTAH 84664</u>		
State Registration: <input checked="" type="checkbox"/> Sole-Proprietor <input type="checkbox"/> Corporation <input type="checkbox"/> LLC <input type="checkbox"/> LP <input type="checkbox"/> LLP		DBA # <u>11264160</u> Expires <u> </u> / <u> </u> / <u> </u>	State Tax # (if applicable) <u>14739877-003-STC</u>	Corporation # (Must attach a copy of Articles of Incorporation) _____
Business Owner Name(s) <u>CHARLIE COFFEN</u>		Owner's Address Street: <u>825 W 2000 N</u> City: <u>MAPLETON</u> State <u>UT</u> Zip <u>84664</u>		Owner's Phone Number(s) <u>385-482-5237</u>
Nature of Business: <input checked="" type="checkbox"/> Manufacturing <input type="checkbox"/> Wholesale <input type="checkbox"/> Retail <input type="checkbox"/> Services <input type="checkbox"/> Daycare/Preschool – Number of children _____ <input type="checkbox"/> Other _____				
Total Number of Employees: <u> 0 </u> Number of Full-time Employees: _____ Number of Part-time Employees: _____				
Briefly describe your business: _____				
Annual License fee rates: <ul style="list-style-type: none"> • Business License - \$100 plus \$25 per employee • Home Occupation - \$100 plus \$25 per employee • Home Occupation Renewal - \$50 per year + \$25 per Employee • Burglar Alarms - \$50 plus \$2.00 for each subscriber <div style="border: 1px solid black; width: 100px; height: 40px; margin-top: 10px; position: relative;"> \$ _____ </div>			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 31 st . 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 31 st . 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 _____ 05/03/19 Signature Date	
THIS SECTION FOR OFFICE USE ONLY				
Planning & Zoning	Date:	Zone:	Signature:	Approved Yes / No
Police Department	Date:	Comments:	Signature:	Approved Yes / No
Fire Department	Date:	Comments:	Signature:	Approved Yes / No

Standard Home Occupation Permit Findings		
No.	Finding	
1.	The proposed use will not be in conflict with the City's General Plan.	✓
2.	The proposed use or combination of uses are listed as permitted or conditional uses in the applicable zoning district in which the project is located.	✓
3.	The proposed use will provide adequate ingress and egress to and from the proposed location	✓
4.	The home occupation will be conducted entirely within a completely enclosed structure on the property. Detached structures where a home occupation is being conducted must be located within fifteen feet (15') of the residential dwelling.	✓
5.	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.	✓
6.	The activities of the home occupation shall be conducted by members of the residing family. Provided that not more than one person, not a member of the residing family, may be engaged in the home occupation.	✓
7.	Any sale of goods not produced as part of the home occupation shall constitute a clearly incidental part of the operation of the home occupation. There shall be no display of goods produced by the home occupation observable from outside the dwelling.	✓
8.	No commercial vehicles shall be stored at the premises except one delivery truck which shall not exceed ten thousand (10,000) GVW rated capacity.	✓
9.	Not more than six (6) cars (including those owned by the resident family) may be parked at the residence at any one time and such vehicles shall be parked within the driveway or in front of the residence. Clients of the home occupation shall not park or store vehicles at the premises overnight.	✓
10.	The home occupation shall be clearly incidental and secondary to the use of the dwelling for dwelling purposes and shall not have the effect of changing the character of the building or the attendant yard area from that of a dwelling.	✓
11.	Signs shall be limited to one nonilluminated identification nameplate not larger in area than four (4) square feet. Electric or electronic signs shall not be permitted. No on site advertising signs shall be permitted. The sign must be attached to the building where the home occupation is to take place.	✓
12.	The home occupation shall be registered with the license agency of the city and shall maintain a current business license in accordance with city regulations.	✓
13.	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.	✓

14.	The activities of the home occupation shall not involve the use of hazardous materials or chemicals in amounts that will increase the hazard of fire, explosion or safety to the structure or occupants of the dwelling or adjacent dwellings.	✓
15.	The operation of the home occupation shall not produce any noise, smoke, glare, light, fumes, dust, electronic interference or similar condition which is readily discernible outside the dwelling.	✓
16.	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.	✓
17.	The home occupation shall be operated in compliance with any applicable city or state requirements.	✓
18.	The home occupation applicant must either be the bona fide owner of the home (as shown on the current Utah County tax assessment rolls) or if the applicant is renting or leasing the home, the homeowner must provide written permission allowing the applicant to conduct a business in the home. Said letter of permission must be signed and notarized by the homeowner.	✓
19.	The proposed use will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.	✓
20.	The proposed use will not be injurious to public health, safety or welfare.	✓
21.	Any special conditions included in the permit are consistent with MCC Chapter 18.84.380.	✓

Utah County Parcel Map

Tools

Print

Find Address

Find

Section

Township

Ran

Zoom To STR

Map Contents

☐ Aerial Images

☐ Parcel Deed Points

☐ Parcels For Aerial Image

☒ Parcels

☐ Section, Township, Rang

☐ Historical Parcels

☒ Base Map

Select Layer for Transparency:

Change Layer's Transparency:

Show how the Parcels look

4/23/2019

Show

+

-

66:226:0008
HADLEY, KEITH...
825 W 2000 NORTH - MAPLETON
Value: \$177,900 - 0.49 acres
Entry# 15896-2011

66:22
MAPL
-
Value
Entry:

2 tools in here
Miter saw
table saw
whole space isn't
usable

Open Deed Points Page

This on-line parcel map is for reference only and no liability is assumed for any i

Darby Hadley<3

Brian Tucker

From: Charlie Coffen <charlesandrewpd@gmail.com>
Sent: Friday, May 3, 2019 2:01 PM
To: Brian Tucker
Subject: Charles Andrew Fine Furniture Business

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Brian,

So to begin with the shop space that I would be using is approx. 380 sf.

The plan for my business is to be a traditional furniture builder using only hand tools to create all of my furniture joints and assembly (Joinery). Having said that, if I am able to use power tools to help me mill and cut bigger and more awkward pieces of wood that would be helpful. This would just be a Miter saw, Table saw and Planer they would not be operated anymore than 1 hour per day. This method of furniture building is hard come by and is very time consuming and skilled. Therefore I would aim to sell my pieces to high end clients, delivering them to places such as Park City. I would aim to produce 1 piece per month, with my operating hours being 9am-5pm.

Thank you for all of your help and if there's anything else I need to explain or show, please feel free to call or email me.

Kind regards,

Charlie Coffen





