



Item:

2

Date:

2/24/2022

Applicant:

SoKoolers LLC

Location:

318 S Thomas Cir.

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

No

Zone:

R-2

Attachments

1. Application
information.

REQUEST

Consideration of a request for a home occupation for a refrigerator refurbishing business located at 318 S Thomas Circle in the R-2 Zone.

BACKGROUND & DESCRIPTION

The subject property is just over 1/3 of an acre in size located in a cul-de-sac at 318 S Thomas Circle and is developed with a single family dwelling. The dwelling includes a three car garage. The applicant is requesting approval for a home occupation that refurbishes and resells refrigerators and freezers. The applicant purchases refrigerators and freezers and brings them to the property to be cleaned and repaired in the garage. The applicant then either sells them or takes them to a storage unit until they are sold.

EVALUATION

Home Occupations: Mapleton City Code (MCC) section 18.84.380 outlines the requirements for home occupations. The purpose of the ordinance is to allow for a *“modest level of business activity... that will not adversely affect, undermine, injure or otherwise significantly depreciate the residential character of the area.”* As the Commission reviews this application it must determine whether the proposed business is consistent with this purpose.

Staff has outlined the code sections where a conflict may exist followed by a staff response.

3. Except as specifically provided for herein, 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.

Response: The applicant has a small home office and a three car garage that would be part of the business. This area exceeds the 500 square foot limitation. Staff recommends that the applicant only use the third garage bay and the office for the home occupation. The third garage bay combined with the home office would be approximately 500 square feet. This would also help ensure that the business be only “modest” in nature as required by code.

Each residential home is required to provide two covered parking spaces. Another reason to limit the business use to the third garage bay only is to avoid approving a business that would occupy required onsite parking for the residence.

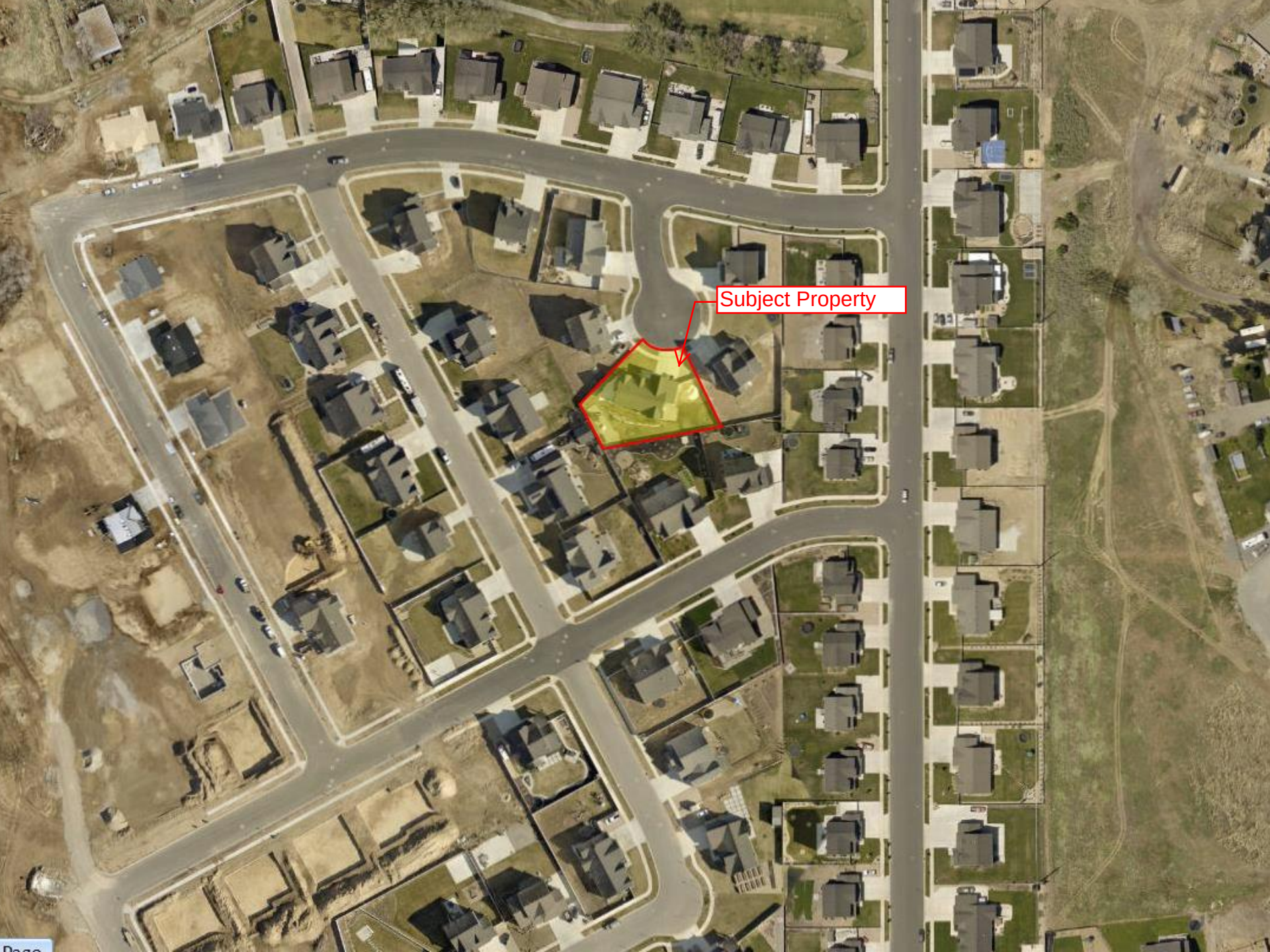
8. The home occupation shall be clearly incidental and secondary to the use of the dwelling for dwelling purposes and shall not have the effect of changing the character of the building or the attendant yard area from that of a dwelling.

Response: The applicant has indicated that they have no intention of storing refrigerators outside of the garage. However, if they were, the business would have the potential of changing the character of the yard area. Staff recommends a condition that all refrigerators shall be stored within the third bay of the garage.

RECOMMENDATION

Approve the home occupation with the following conditions:

1. The storing and working on refrigerators/freezers shall occur in the third garage bay only. The business shall not impact the required covered parking for the residence.
2. No refrigerators/freezers shall be stored outdoors.
3. The applicant shall comply with all applicable requirements of Mapleton City Code section 18.84.380.



Subject Property



318



Staff recommends
work and storage
be limited to third
garage bay only



-----Original Message-----

From: Reese Sokol >

Sent: Wednesday, February 02, 2022 4:14 AM

To: Sean Conroy <sconroy@mapleton.org>

Subject: SOKOOLERS

Sean,

I dropped off a request for a business license (out of our home) at your office yesterday. Thought I have better clarify the nature of the business.

To obtain used fridge/freezers as well as new state of the art "FROST FREE" ones as well. To be able to provide a quick response for our neighbors in need of additional food space at a low cost. Not only does the equipment work like new but looks new too!! I do whatever possible to provide a quality cooler and also provide a reasonable amount of time to replace or refund if it happened to just stop working. This is NOT rocket science or technical by any means, but after assisting my neighbors in obtaining additional food space items? I found a HUGE need in our area for quality, cost and efficiency in this area. Not sure if Mapleton City can assist with the disposal process due to the cost being \$10.00 for each cooler i dispose of that is completely bad and too costly to have repaired? but sometimes i not only lose the cash i pay for a fridge or freezer due to the seller not being honest at the time i buy it, but i also have to recycle at the dump. In all honesty i am able to keep cost's well below the competition as well as providing a quality service. Items are in my garage as well as some that are ready to be sold in a nearby storage unit to avoid any clutter or hazards. When it gets to a store front stage i would then obtain a property/ building to then build my EMPIRE...

If you have any questions/concerns...? Please contact us.

Reese & Sandra Sokol 801-515-6770

Items are in my garage and a nearby storage unit. I have a small trailer that I use for deliver/ picking them up and I use our Honda pilot touring to pull trailer. I have the items cleaned maybe once. Week in driveway then dried and put inside to avoid being an eyesore to my home or neighbors And people come to look or pick up sometimes -quick and not very often because I deliver for free in local area to avoid being a problem - no noise no toxins or fumes...I just do easy repairs and touch up or they get recycled.