

Planning Commission Staff Report



MAPLETON
UTAH

Item:

2

Date:

8/25/2022

Applicant:

Martha Merrill & Shellie Crane

Location:

1388 N 400 E

Prepared By:

Ryan Robinson, City Planner

Public Hearing:

No

Zone:

RA-2

Attachments

1. Application information.

REQUEST

Consideration of a request for a Home Occupation Permit for a business to make and sell crafts online at 1388 North 400 East in the RA-2 Zone.

BACKGROUND & DESCRIPTION

The subject property is a 15,246 square foot lot in the Maple Tree Acres subdivision and is developed with a single-family residence. The applicant is requesting approval of a home occupation for a business to make crafts and then sell them online. The applicant does not anticipate having clients come to the home. There will be one additional employee who is not a resident of the home. The primary location for the business will be in the basement in a 312 square foot area.

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.”* The following requirements apply to home occupation requests are meant to ensure that home occupations will remain modest in nature:

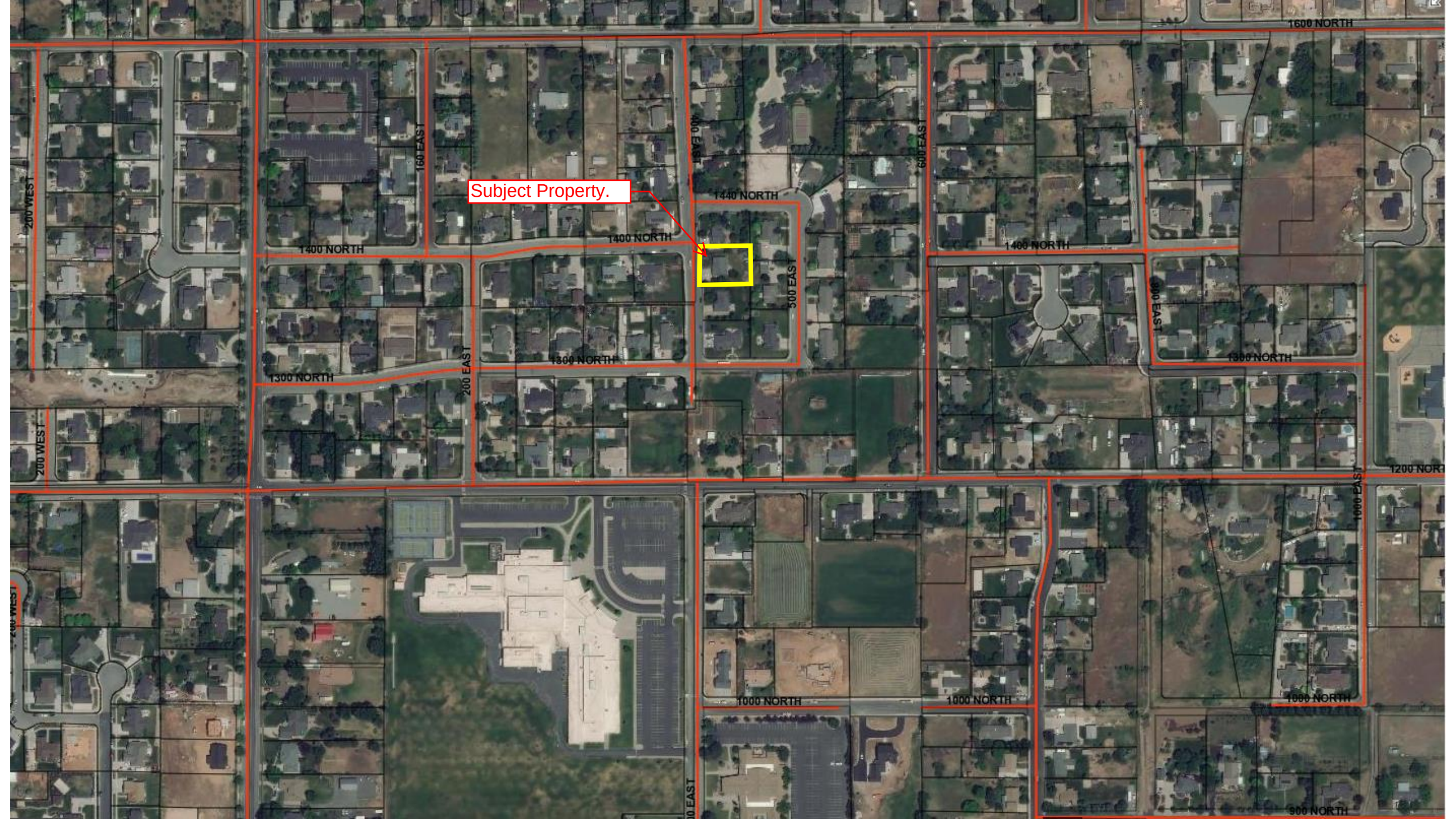
1. Home occupations must be listed as a permitted or conditional use in the zone,
2. The business must be conducted entirely within a completely enclosed structure on the property,
3. No more than 25% of the structure or 500 sf, whichever is less, may be used for the home occupation,
4. No more than one person who does not reside on the property may be engaged in the home occupation,
5. Any sale of goods no produced as part of the home occupation shall “constitute a clearly incidental part of the home occupation”. No display of merchandise shall be visible from outside the structure,
6. No commercial vehicles may be stored at the home except for one small delivery truck.
7. No more than 6 cars may be parked at the residence at any one time,
8. The home occupation must be secondary and incidental to the use of the dwelling as a residence,
9. Signs shall be limited to 4 square feet, attached to the building and not electrified,
10. The home occupation must be licensed by the city and comply with city regulations,
11. The entrance to the home occupation must use the same entrance as the residents unless specifically required by an agency with regulatory powers over the business,

12. The business shall not use hazardous materials or chemicals that increase the hazard of fire, explosion, or jeopardize the safety of the neighborhood,
13. 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,
14. 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,
15. The home occupation must be conducted by a person who occupies the dwelling. Background checks will be conducted on all inhabitants of the dwelling and employees, and,
16. The home occupation shall operate in compliance with any applicable city or state requirements.

The applicant's proposal presents only a modest level of business activity as encouraged by the code and is consistent with the adopted requirements.

RECOMMENDATION

Approve the home occupation.



Subject Property.