

City Council Agenda Item Memo

From: Ryan Miller, City Planner

City Council Meeting(s): February 25, 2025 / March 11, 2025

Subject: Ordinance 25-006: Conditional Use Permit – Major Home Occupation (Gunsmithing), 1630 Olwien Street

Presenter: Mike Struck, Community Development Director

Summary and Recommended Action:

Reid Cummings has applied for a Conditional Use Permit to operate a gun repair and cleaning business as a Major Home Occupation in a residential district. The Development Review Team Recommends approval with the following conditions:

- The Conditional Use Permit is valid only for the current tenant, Reid Cummings.
- The applicant must submit proof of licensing renewals every three years.

The Planning Commission voted 8-0 to recommend approval with the noted conditions.

Item Details:

The applicant rents the residence at 1630 Olwien Street and would like to operate a gun repair and cleaning business out of a detached garage adjacent to the residence. A gunsmithing business is considered a Major Home Occupation which is reviewed through the Conditional Use Permit process using the standards found on the major home occupation checklist.

The address, 1630 Olwien Street, is a single-family residence in the Residence R-1C Single Family District. Legal description: Lot 6 in Block 3 of Sioux Heights Addition. The applicant is proposing to utilize a portion of the detached garage for use as a gun repair and cleaning business. The garage is a two-stall garage with two parking stalls in the driveway for a total of four parking spaces. Two spaces are required for the home occupation, in addition to the required two spaces for a single-family home.

The use will not occupy more than 50% of gross floor area of one story and will not require substantial alterations or construction. A work bench and toolbox will be utilized. All tools, materials, oils and aerosols will be stored in a locked toolbox while firearms being serviced will be stored in a locked safe within the home. The garage will remain locked. The servicing will not require grinding or other loud activities and any testing will be done offsite.

The applicant will be required to obtain and maintain all required state and federal licensing and submit proof of renewals. The Conditional Use Permit will be granted for the current tenant only and is non-transferable to future tenants.

Supporting Documentation:

Ordinance

Notice – City Council

Notice – Planning Commission

Planning Commission Minutes

Conditional Use Permit Application

Major Home Occupation Checklist

Location Map

Site Plan

Photos