

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: May 6, 2025

Subject: Andrew Austreim Conditional Use Permit – Major Home Occupation Hair Salon – 1214 Western Avenue

Person(s) Responsible: Ryan Miller, City Planner

Summary and Recommended Action:

Andrew Austreim has applied for a Conditional Use Permit to operate a home hair salon, a Major Home Occupation in a residential district.

Staff recommends approval with the following condition.

- The Conditional Use Permit is valid only for the current owner.

Item Details:

The applicant owns a residence at 1214 Western Avenue and would like to operate a hair salon from the home. A hair salon 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. Home hair salons are allowed as a major home occupation only as single chair operation.

1214 Western Avenue is a single-family residence in the Residence R-1A single-family district. The applicant is proposing to build an addition to the home which could be used as a salon or extra room if not approved for the home occupation use. The addition will meet all required setbacks and would be considered an ordinary improvement to a single-family home.

The property includes sufficient parking for a home occupation. Two spaces are required for the home occupation in addition to the required two spaces for a single-family home.

Supporting Documentation:

Notice – Planning Commission
Conditional Use Permit Application
Major Home Occupation Checklist
Location Map
Site Plan