

# City Council Agenda Item Memo

**From:** Ryan Miller, City Planner

**City Council Meeting:** May 27, 2025 / June 10, 2025

**Subject:** Ordinance 25-020: Conditional Use Permit – Major Home Occupation Hair Salon – 1214 Western Avenue

**Presenter:** Mike Struck, Community Development Director

## **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. The Planning Commission voted 9-0 recommending approval with conditions. 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.

The location, 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.

## **Legal Consideration:**

None

## **Strategic Plan Consideration:**

Economic Growth – The City of Brookings will support effective diversified community investment and equitable opportunities for prosperity.

## **Financial Consideration:**

None

**Supporting Documentation:**

Ordinance

Notice – City Council

Notice – Planning Commission

Planning Commission Minutes

Conditional Use Permit Application

Major Home Occupation Checklist

Location Map

Site Plan