

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: February 4, 2025

Subject: Conditional Use Permit – Major Home Occupation
Gunsmithing – Reid Cummings 1630 Olwien Street

Person(s) Responsible: Ryan Miller, City Planner

Summary:

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.

Background:

The applicant rents the residence at 1630 Olwien Street South 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.

Item Details:

1630 Olwien Street is a single-family residence in the Residence R-1C Single family district. 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 or renewals. The Conditional Use Permit will be granted for the current tenant only and is non transferable to future tenants. The Development Review Team Recommends approval with the following conditions.

- The permit is valid only for the current applicant and is non transferable
- The applicant must obtain all required state and federal licensing and submit proof of renewals every three years

Supporting Documentation:

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