

City Council Agenda Memo

From: Ryan Miller, City Planner

City Council Meeting: October 12, 2021

Subject: Cooley Conditional Use Permit: Major Home Occupation –
202 4th Street

Person(s) Responsible: Mike Struck, Community Development Director

Summary:

Jerry Cooley has applied for a Conditional Use Permit to operate a small woodworking shop, which is a major home occupation in the Residence R-2 Two-Family District.

Background:

The property at 202 4th Street includes a 200 square foot detached garage in which the applicant would like to begin using as a small woodworking shop. A woodworking shop is considered a major home occupation which requires a Conditional Use Permit for approval.

Item Details:

The woodworking shop could include the use of machinery such as a miter saw, table saw, router, and drills, etc. Products from the home occupation could include coasters, cutting boards, soap dishes, and small trinket shelves. The products would not be sold on site. The applicant has stated he may operate in the woodworking shop during late afternoon and evening hours after work. The shop would be located in the detached garage. Sufficient off-street parking remains with driveway spaces.

Legal Consideration:

None

Strategic Plan Consideration:

5) Economic growth – the conditional use permit will allow for a home based business

Financial Consideration:

None

Options and Recommendation:

The City Council has the following options:

1. Approve as presented
2. Amend
3. Deny

4. Move the item to a study session
5. Do nothing

The Development Review Team recommends approval. Staff recommends approval with the following conditions:

- The conditional use permit is for the applicant only and cannot be transferred to subsequent property owners.
- The hours of operation must be limited to 7:00 am – 10:00 pm.

The Planning Commission voted 6-0 recommending approval of the conditional use with staff recommendations.

Supporting Documentation:

Ordinance

Public Notice – City Council

Public Notice – Planning Commission

Planning Commission Minutes

Application

Major Home Occupation Checklist

Aerial and Zoning Map