



## STAFF REPORT

**Date:** July 10, 2025

**To:** Board of Zoning Appeals

**From:** Jon Baughman, City Planner  
Jill Johnson, Planner I

**Re:** Conditional Use Permit  
Major Home Occupation – Hair Salon  
977 Pleasant Grove Road  
Map – 076  
Parcel – 040.05

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**Request:** Submitted by the property owner, the applicant requests a conditional use permit for an accessory major home occupation, a hair salon, in a single-family home under construction at 977 Pleasant Grove Road in District 3.

**Overview:** The property is zoned RS-20 and is located on the south side of Pleasant Grove Road. The property is approximately 2.22 acres with a single-family home (approx. 2,367sf) under construction. Once the home is completed, the owner desires to operate a hair salon with a single employee (the owner) from the home. Weekly average customers to the property will be approximately 15. The room used for the salon is approximately 270sf in area, below the maximum threshold (500sf) for area allowed for an accessory major home occupation. This use is permitted as a major home occupation if the Board of Zoning Appeals grants a conditional use permit. The relevant sections of the zoning ordinance are excerpted below.

**Article 3-105, Accessory Uses:** For major home occupations the following regulations must be followed for all major home occupations. The request before the Board of Zoning Appeals does not violate the provisions of this section:

*Major home occupations.* In all zones permitting residences, home occupations that exceed the standards for minor home occupations may be approved as conditional accessory uses subject to the following:

- a. *Participants.* The home occupation is to be conducted only by members of the family residing in the dwelling unit, plus no more than one nonresident assistant or employee. Persons engaged in the building trades or similar fields, using their dwelling units or residential premises as an office for business activities carried on, off the premises, may have more employees than the limitation set forth above, if such persons are not employed on the premises. **ONE EMPLOYEE, THE OWNER/RESIDENT**
- b. *Hours of operation.* In no case shall a home occupation be open to the public at times earlier than 8:00 a.m. or later than 10:00 p.m. **HOURS ON THE APPLICATION INDICATE: TUESDAY & THURSDAY 10-5, FRIDAY 10-2, SATURDAY & HOLIDAYS 10-2**
- c. *Scale.* A home occupation shall be conducted within a dwelling and shall be clearly incidental to the use of the structure as a dwelling. No more than 500 square feet or 25 percent of the floor area of the dwelling, whichever is less,

may be utilized by the home occupation. **APPROXIMATELY 270 SF OF THE HOME WILL BE USED FOR THIS SALON.**

- d. *Residential appearance and character.* In no way shall the appearance of the structure be altered or the occupation, within the residence be conducted in a manner that would cause the premises to differ from its residential character either by use of colors, materials, construction, lights, signs or the emission of noise or vibration. **THE SALON AREA INCLUDES AN ENTRANCE FROM THE EXTERIOR SPECIFIC TO THIS ROOM OF THE HOUSE. ACCESS TO THE SALON ROOM FROM THE INTERIOR IS THROUGH THE ATTACHED GARAGE ONLY**
- e. *Noise, equipment and process restrictions.* No equipment or process shall be used in any home occupation that creates noise, vibration, glare, fumes, odors or electrical interference detectable to the formal senses off the lot. In the case of electrical interference, no equipment or processes shall be used which creates visual or audible interference in any radio or television receivers off the premises. **SHALL COMPLY**
- f. *Restriction of wholesale and retail sales.* There shall not be conducted on the premises the business of selling stocks of merchandise, supplies or products, provided that orders previously made by telephone or at a sales party may be picked up and products or goods produced or fabricated on the premises as a result of the home occupation may be sold. However, direct sales of products produced off premises are not permitted. **SHALL COMPLY**
- g. *Deliveries and large vehicle storage.* The home occupation shall not involve the use, parking, storage or repair of any vehicle exceeding a gross vehicle weight of 11,000 pounds, except deliveries by parcel post, United Parcel Service or similar in town delivery service trucks. **SHALL COMPLY**
- h. *Outside storage.* There shall be no storage of equipment, vehicles, or supplies associated with the home occupation outside the dwelling or accessory building. **SHALL COMPLY**
- i. *Display of products prohibited.* There shall be no display of products visible in any manner from outside the dwelling. **SHALL COMPLY**
- j. *Hazards.* No home occupation shall require internal or external alterations or involve construction features or the use of mechanical or electrical equipment that would change the fire rating of the structure or shall be used or stored on the property in conjunction with any home occupation permitted, hereunder. No use shall be permitted which involves the manufacture or storage of products that are dangerous in terms of risk of fire, explosion or hazardous emissions. **SHALL COMPLY**
- k. *Heavy transportation and construction equipment prohibited.* No home occupation shall involve the on-site use or storage of tractor trailers, semi-trucks, or heavy construction equipment. **SHALL COMPLY**
- l. *Parking.* A parking plan shall be presented with each request for a conditional use permit presented, hereunder. The plan shall demonstrate:
  - i. That adequate off-street parking can be provided on the site to accommodate the additional needs generated by the home occupation. **PARKING SHALL BE ACCOMMODATED ON THE PAVED (ASPHALT OR CONCRETE) DRIVEWAY AREA**
  - ii. That any added parking will not detract from the visual appearance of the residence or adversely impact adjoining properties. **SHALL COMPLY**

**Article 14-106.3 Requirements for a Conditional Use Permit.** General requirements are hereby established which shall apply to all applications for conditional use permits, and specific standards listed shall apply to the issuance of a conditional use permit, as appropriate. The Board may impose such other conditions and restrictions upon the premises benefited by a conditional use permit as may be necessary to comply with the provisions set out in subsection 14-106.4, and the specific criteria for such presented in Article III, in order to reduce or minimize the injurious effect of such conditional uses upon and ensure compatibility with surrounding property. The Board may establish dates for the expiration of any conditional use permit as a condition of approval.

**14-106.4 General provisions.**

1. *Burden of proof.* A conditional use permit shall not be considered an entitlement and shall be granted by the Board of Zoning Appeals only after the applicant has demonstrated to the satisfaction of the Board that all required standards are met.
2. *Ordinance compliance.* The proposed use shall comply with all applicable regulations, including any specific standards for the proposed use set forth in this ordinance, unless circumstances qualify the proposed use for a variance. Any accessory use to a conditional use must receive express approval by the Board of [Zoning] Appeals.
3. *General plan.* A conditional use shall be in accordance with the general plan for the City. The Board of Zoning Appeals shall determine from its review that the location, design and operation of a conditional use is not an impediment to projected growth plans for the City and that adequate public facilities are available to accommodate the proposed use.
4. *Traffic impact.* The proposed use shall not adversely affect the safety and convenience of vehicular or pedestrian circulation and, in the opinion of the City Engineer, shall not decrease traffic flow below level of service D along any portion of public roadway where the property has frontage.
5. *Parking adequacy.* The facility shall provide off-street parking and loading facilities as required by the parking regulations of this ordinance.
6. *Special conditions.* In addition, the Board may restrict the hours of operation, establish permit expiration dates, require extraordinary setbacks and impose other reasonable conditions necessary to protect the public health, safety and welfare.

**Parking:** Parking for salon uses is required at 1 space/150sf of area devoted to the use (270sf). Two parking spaces must be provided. According to the plans submitted, the home will include a space in the garage and approximately 2-3 additional spaces on the driveway. The driveway derives access from Pleasant Grove Road via a shared arrangement with the property to the east (M76, P40.04). Space for at least two cars shall be provided on the driveway. All parking areas shall be paved with asphalt or concrete.

**Hours:** Hours for major home occupations are 8am-10pm. The applicant has provided hours that do not violate this provision of the ordinance. Hours on the application indicate: Tuesday & Thursday 10-5, Friday 10-2, Saturday & holidays 10-2

**Employees:** The applicant is the only employee. The floorplans show a single hairdresser station in the room.

**Signage:** No signage is proposed currently. All signage shall meet the state and local requirements.

**Customers:** Expected volume at the site is approximately 15 customers per week. Approximately 6 customers per day on Tuesday and Thursday and 3 customers on Friday.

**Summary:** The applicant is requesting a conditional use permit for an accessory use major home occupation, a hair salon, in a single-family residence, currently under construction at 977 Pleasant Grove Road. Any outstanding issues can be found in the conditions of approval below.

**Recommendation:** Staff recommends approval of the conditional use permit for a major home occupation hair salon with one employee at 977 Pleasant Grove Road, subject to the following conditions:

1. All customer parking shall be accommodated off street, in the driveway; no customer parking is permitted on the street. Two paved spaces are required.
2. Parking areas shall be asphalt or concrete surfaces.
3. All supplemental regulations found in Section 3-105, Accessory Uses, in the City's Zoning ordinance shall be adhered to.
4. Signage, if proposed, shall meet state and local regulations and be approved by a separate application to the Planning Department.