

**Cedar City Board of Adjustments Minutes  
June 1st, 2020**

The Cedar City Board of Adjustments held a meeting on Monday, June 1st, 2020 at 5:15 p.m., in the City Council Chambers, 10 North Main Street, Cedar City, Utah

**PRESENT**: Chairperson Ann Powell, Jill Peterson, Janet McCrea, John Ashby, Phil Schmidt, Joe Sanders, Building Inspector Drew Jackson, Assistant City Attorney Randall McUne, City Planner Don Boudreaux, Executive Assistant Onjulee Pittser.

**EXCUSED**:

**OTHERS PRESENT**: Jacqueline Slack (telephonic)

**CALL TO ORDER**: Ann called the meeting to order and led everyone in the pledge.

**APPROVAL OF MINUTES**: Janet motions to approve May minutes; Jill seconds. All approved for unanimous decision.

**APPROVAL OF FINDINGS OF FACT**: Joe motions to approve Findings of Fact; Phil seconds; All in favor for unanimous decision.

**REQUEST FOR OTHER HOME OCCUPATION FOR DOG GROOMING BUSINESS**

**LOCATED AT 3914 WEST 50 SOUTH/JACQUELINE SLACK** - **Jacqueline**: I have groomed dogs for 20 years in Tropic. I have a big grooming station in the garage. I have a huge bathing tub and grooming table and equipment. Since you gave me a tentative date, I've done about 5 dogs in the community. I don't have more than 1 dog at a time. I bathe them, cut their hair, trim their nails, and anything else the owner wants me to do. **Ann**: Any questions? There are several questions we need to go through to make sure everything's in order for us to approve this home occupation.

1. The home occupation is conducted entirely within the dwelling and is carried on by members of the family residing in the dwelling. - **Jacqueline**: Yes. **Ann**: It just means you won't have any employees. **Jacqueline**: No. It's just me. **Ann**: I'm assuming her garage counts as her dwelling. **Randall**: It's an attached garage so it is part of the house.
2. Notice the applicant shall be given to all property owners of record within a 300-ft. radius from the boundary of the proposed home occupation. - **Jacqueline**: Yes. I've done that. **Randall**: That's correct.
3. Off-street parking will be provided. - **Ann**: Drew, does she have enough parking spots? **Drew**: Yes, she does. She needs 1.5 spaces for the grooming station and 2 spaces for the home. She has 8. **Ann**: She has plenty of parking.
4. **N/A**
5. No commercial vehicles are used. - **Jacqueline**: No.
6. The home occupation does not include a drive through. - **Jacqueline**: No.
7. The home occupation is clearly incidental and secondary to the use of the dwelling for dwelling purposes. - **Jacqueline**: Yes.
8. Do you intend to have a sign? - **Jacqueline**: Yes, I do. **Ann**: There are some restrictions on that sign. **Jacqueline**: They have to be away from the sidewalk. **Ann**: And the size

as well. **Jacqueline** : What's the stipulation for the size? I have a temporary sign in the window. **Drew**: The ordinance says that signs shall be limited to no larger than 6 sq. ft. and at least 10-ft. behind the sidewalk. **Jacqueline** : Yes, I knew that. **Ann**: As long as it's just a small sign is ok. **Jacqueline** : It's about a foot and a half long and a foot wide. It's not very big.

9. Not more than equivalent of 25% of the ground floor area of the dwelling is devoted to the home occupation. - **Ann**: Drew, is that correct? **Drew**: It is. It's approximately 2,000 sq. ft. on the ground floor area of the home. The area for the business used 50 sq. ft. in the garage, so well within the limitations. **Jacqueline** : There's plenty of room in the garage. We have a 3-car garage and we only park 1 vehicle in it. **Ann**: Sounds like you're well within those measurements.
10. The home occupation shall apply for, maintain and receive a City business license. - **Jacqueline** : That's what I want. I've applied for it and paid all the fees.
11. The activities in connection with the home occupation are not contrary to the objectives and characteristics of zone in which the home occupation is located. - **Jacqueline** : No, it isn't. It's inside my garage. I can open and close the garage and eat it if it's necessary. There's plenty of room. **Ann**: And where you only have one dog at a time there's not a lot of traffic. **Jacqueline** : No, I am not. Just one dog at a time.

**Phil motions to approve the home occupation dog grooming business ; Joe seconds; all in favor for unanimous decision.**

**ADJOURN**: The meeting adjourned at 5:35 p.m.

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Onjulee Pittser  
Executive Assistant