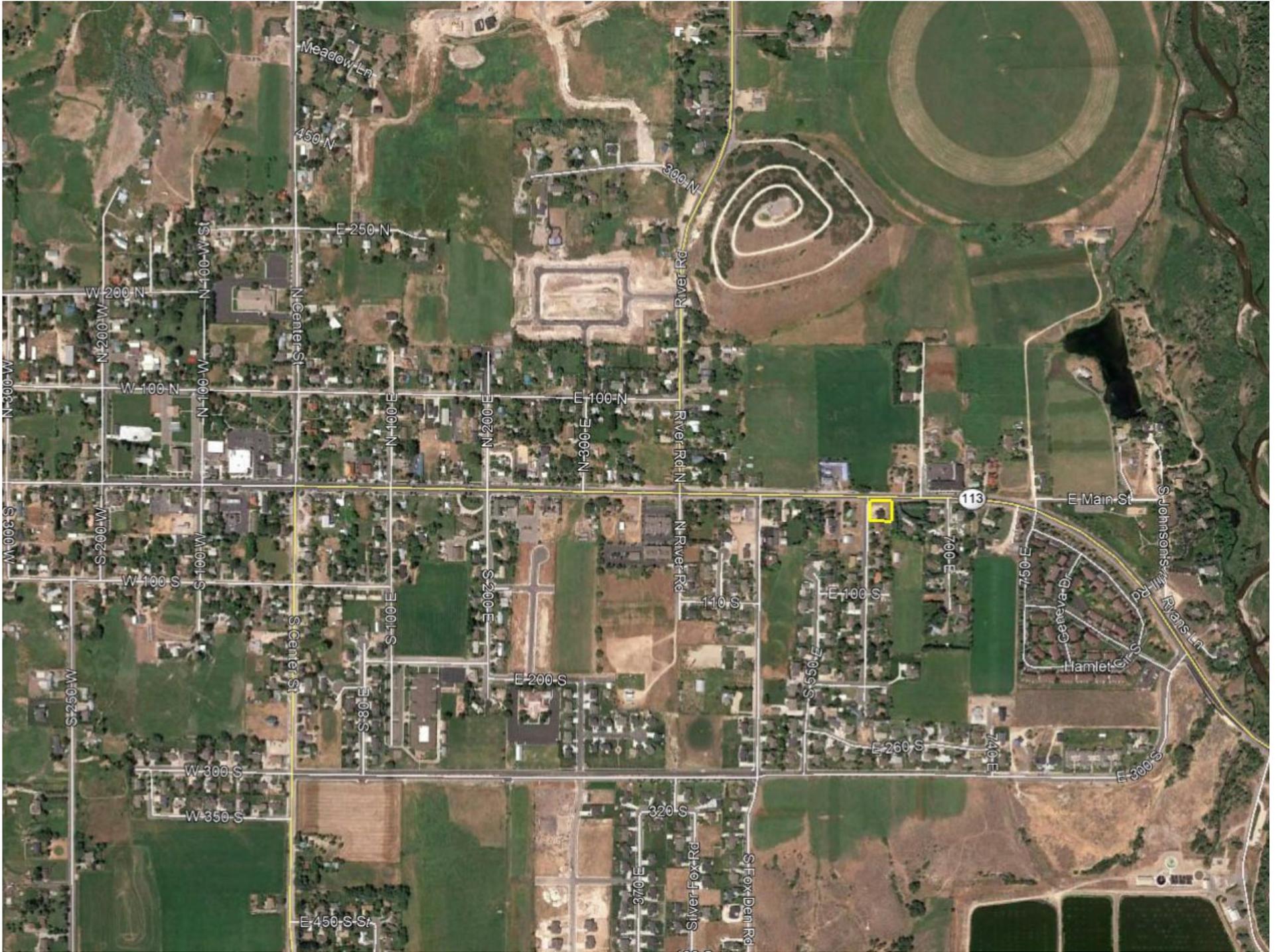


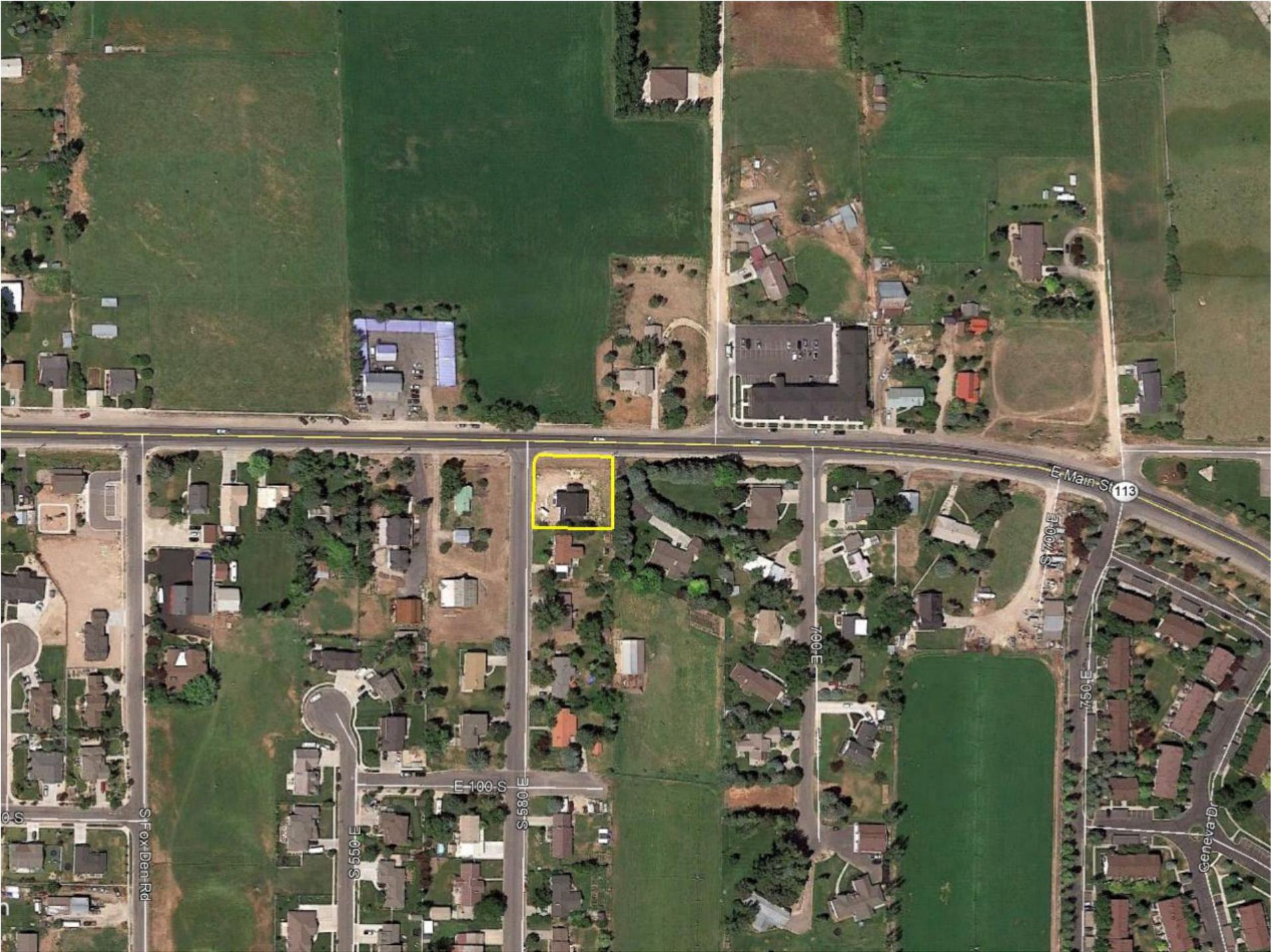
MIXED-USE DEVELOPMENT

CONDITIONAL USE PERMIT

LAND USE SUMMARY

- 0.32 acres
- C-2
 - Mixed-use allowed as a conditional use
- Proven Moto
 - Repair shops (other than auto) (no outside storage)
- Located in lot 1 of the Midway Lane subdivision



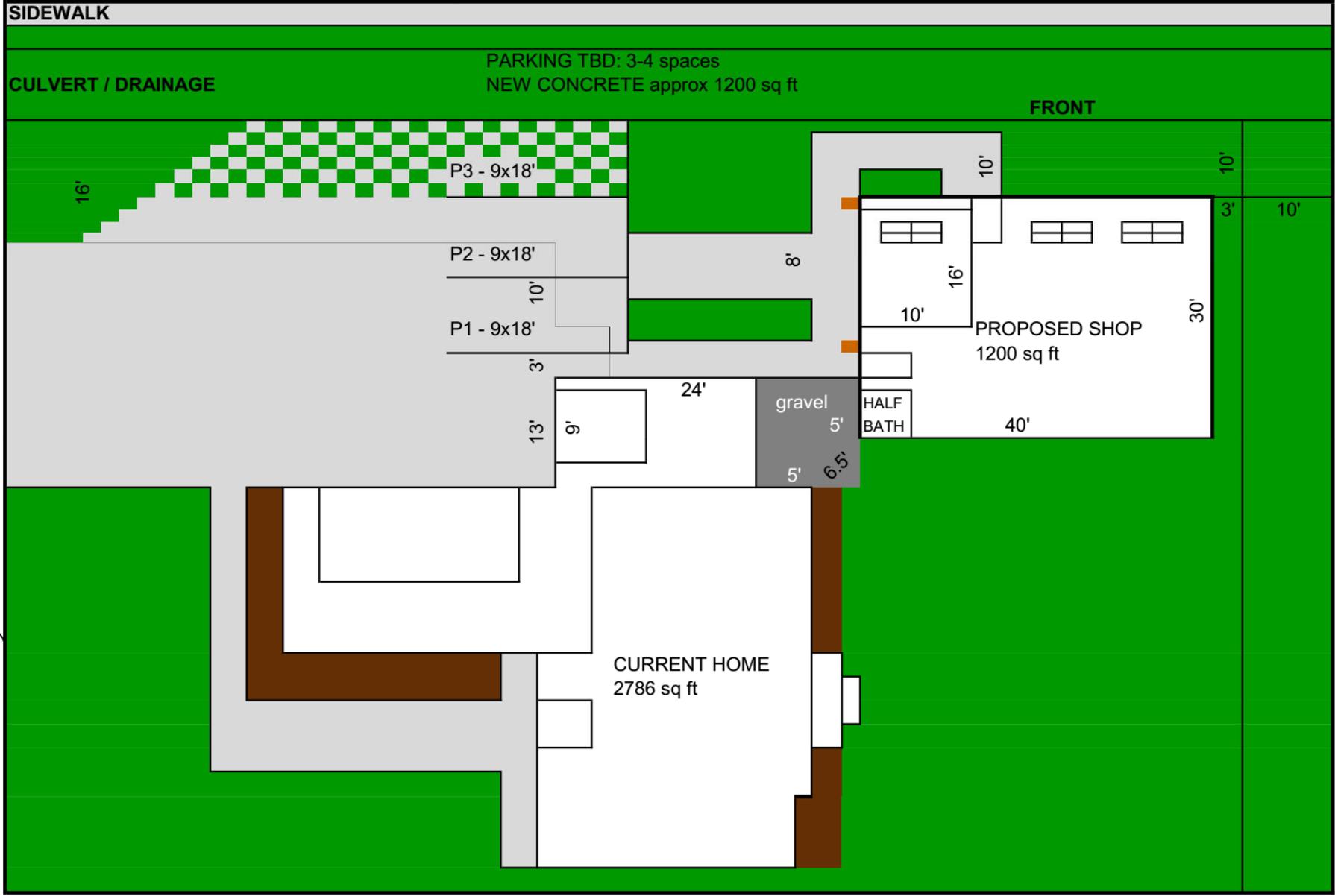






17 SOUTH 580 EAST

MAIN STREET





MIXED-USE REQUIREMENTS

- Door facing Main Street
- Mixed-use projects require that 20% of the gross floor area of all structures is deed restricted as commercial.
 - Dwelling sq. ft. is 3,598
 - Proposed commercial structure will be 1,200 sq. ft.
 - Combine equals 4,798 sq. ft.
 - Required area that must be deed restricted is 960 sq. ft.
- Parking must be located to the rear or side of the main structure. The applicant has proposed parking to the side of the proposed commercial structure. Staff has worked with the applicant to try to remove as much hard surface as possible from the parking area that will allow more landscaping and improve the view of the property from Main Street.

VAC MOTION

Member Elizabeth Crittenden: I move that we recommend approval of the proposal for Proven Moto located at 17 S 580 E in the C2 zone due to the following:

- The business is of a small size and was reduced to 1,200 square feet.
- The business is adjacent to the home and appears more like an accessory building.
- The business is visually consistent with the existing single family dwelling architecture and design.
- The home has a metal roof and having the metal roof on the business is consistent.
- We acknowledge that a change in the roof would also be a hardship for the applicants due to the builders do not have a different roof alternative and doing so would require the applicants to sub out a roof separate from the one included in the cost of their building.

POSSIBLE FINDINGS

- The proposed use is a conditional use in the C-2 zone.
- The proposal is consistent with the vision of the General Plan for Main Street.



