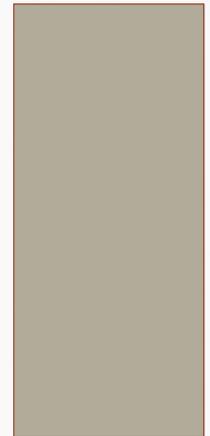


MIXED USE DEVELOPMENT
DEBBIE ELMER

CONDITIONAL USE

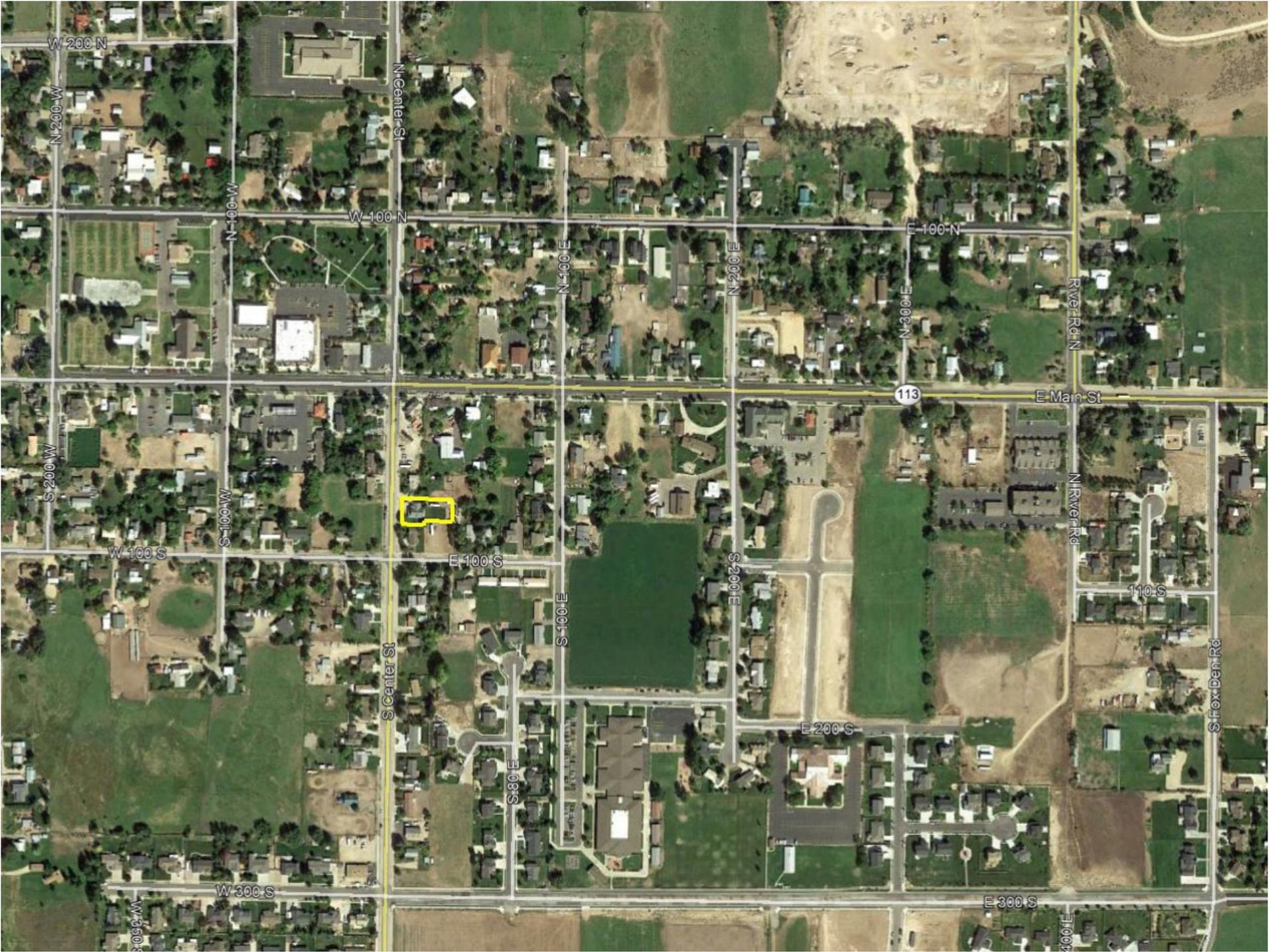


LAND USE SUMMARY

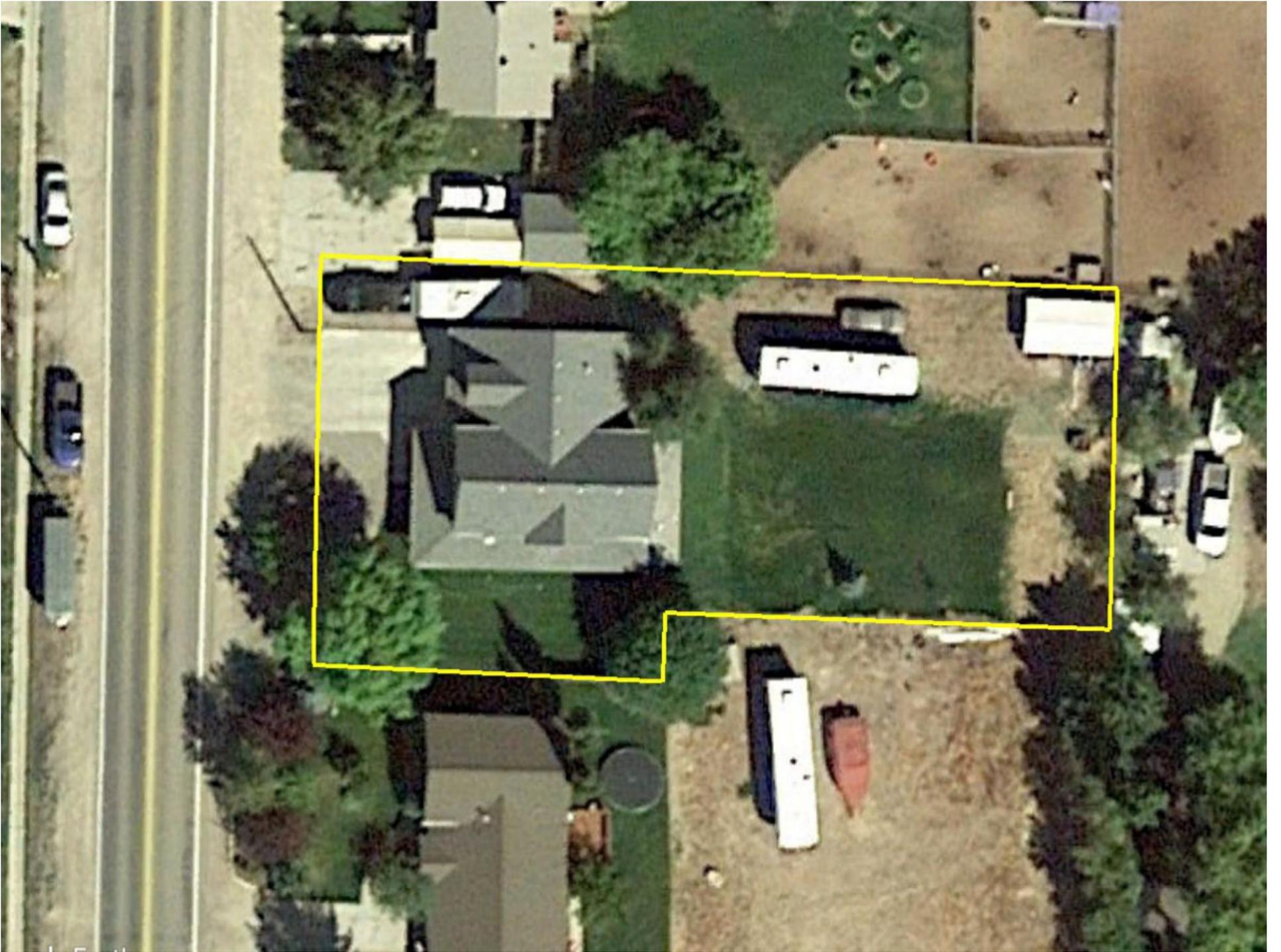
- 0.34-acre lot
- C-2 zone
- Proposal is an in-home preschool/daycare
- Access from Center Street/Hwy113

PRESCHOOL PROPOSAL

- Ages 3-4
- Class of 16 children
- Classes 4 days each week
 - Monday - Thursday
- 9:15 to noon
- 12:45 to 3
- Will follow the Wasatch County School District calendar









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DISCUSSION ITEMS

- Safety for pick-up and drop-off of the students
 - Center Street/HWY is an arterial road
 - Pull through driveway
- State regulated
 - Utah Department of Health, Child Care Licensing Program
 - Inspections and licensing

POSSIBLE FINDINGS

- The proposed mixed-use development is a conditional use in the C-2 zone.
- Preschools and daycares are permitted uses in the C-2 zone.
- The proposal will increase traffic on Center Street.
- The applicant will need to receive approval for a business license which requires health, fire district, and building department approvals.
- The Utah Department of Health, Child Care Licensing Program will need to approve the business before operations may commence.

PROPOSED CONDITIONS

1. Any increase in the number of students or classes above what has been proposed will require the Conditional Use Permit be reevaluated and approved by the City Council.
2. All inspections must be completed, and a business license issued before the preschool may hold any classes.
3. If any safety issues are identified after approval is granted then the applicant must work the City to alleviate any issues and if the issues cannot be alleviated then the conditional use permit and business license may be revoked.
4. The backyard children's play area is fenced.