

PROVIDENCE CITY
Land Use Authority – Record of Decision

Meeting Date: 04/27/2016

Request: Applicant is requesting a conditional use for a preschool

Item Type: Conditional Use

Applicant: Maren Wendel

Address: 243 North 100 East

Parcel ID #: 02-092-0017

General Plan: Single-Family Traditional (SFT)

Zone: (SFT)

Background Information:

1. Application was received April 13, 2016; application contained:
2. Providence City Application
3. Payment of \$100 fee
4. A copy of the Providence City Business License Application
5. A copy of the County Recorder plat
6. A letter describing the request

FINDINGS OF FACT:

The following Providence City Code (PCC) list regulations and requirements to be considered.

1. 3-4-4 Child Care Providers and Businesses
2. 10-3-5 Conditional Use Permits
3. 10-6-1:C. 5. Preschool
4. Official Zoning Map Revised February 3, 2015

CONCLUSIONS OF LAW:

1. PCC 3-4-4 – The applicant has submitted the completed application.
2. 10-3-5 allows the City to impose reasonable conditions: to mitigate the reasonably anticipated detrimental effects of the proposed use on the health, safety, or general welfare of persons residing, working, or conducting business in the vicinity; to mitigate injury to property in the vicinity; to mitigate any risk to safety of persons or property because of vehicular traffic or parking, large gatherings of people, or other causes . . .
3. 10-6-1:C. 5. is allowed as conditional use in the SFT Zone.

CONDITIONS:

1. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, ordinances related to the operation of a preschool as a home business.
2. The applicant will mitigate vehicular traffic by: students will be dropped off and picked up in front of the home (there is 84' for parking) on the west side of First East. Cars will be asked not to pull into the drive way to prevent accidents involving backing up near students.
3. The applicant will mitigate parking by having guests park in the driveway
4. The applicant must have an approved fire inspection

DECISION:

The Providence Administrative Land Use Authority met on April 27, 2016.

Members present: Skarlet Bankhead, Gary Knighton, Rob Stapley

The above Findings of Facts, Conclusions of Law, and Conditions were presented to the meeting.

Motion to approve the conditional use – G Knighton, second – Rob Stapley

Vote: Yea: S Bankhead, G Knighton, R Stapley

Nay: None


Skarlet Bankhead, Chair