

We are requesting approval of an Educational Institution Conditional Use Permit – “Any teaching facility, including instructional and recreational uses and facilities for students, teachers and Employees.”

Applicant’s Statement:

The Applicant wishes to provide small classes, workshops and individual sessions focused on healing and therapeutic practices that are supportive of body, mind, emotions, and spirit. Applicant owns the property for said use. The property was originally designed to support the creation of workshops the applicant teaches in other states and communities. The Applicant would like to expand the use of the property so these classes may also benefit this community.

Location:

The building is located on Cedron/W 8000 S, $\frac{3}{4}$ of a mile from Main Street at 8046 Alchemy Avenue. We are in Zone A2.5. Education is listed as a Conditional Use in this Zone.

With Bagley Gravel across the street and Victor PT a block away the educational use of this property feels appropriate for the area.

Our location allows for an enhanced healing environment that remains convenient, accessible and appropriate for the area.

We are not in any designated Overlay Areas.

Building:

The exterior of the building blends in, is non-obtrusive, and complementary to the character of Cedron. The entrance is wheelchair accessible.

The interior space that would be for said use is approximately 1900 square feet which includes an entrance with an area for coats and shoes, an office space, two class areas, a cleaning supply closet, a small kitchen, and two bathrooms with one being wheelchair accessible.

Parking:

The parking area accommodates 10 vehicles and adheres to the Off-Street Parking Schedule of 1 space for each 200 square feet of net usable floor space for Business/professional offices, retail store, bank etc. It also adheres to 1 space for each 5 “seats” in the principle assembly area for Church, auditorium, or theater.

Impacts:

We anticipate the hours of operation to be conducted between 7am – 10pm. With initial estimates of 2-8 classes per week and 6 workshops per year with 1-10 students per class and 8-20 students per workshop. Growing into 2-3 classes per day, 1 week-end workshop per month and 6 week-long workshops per year, with 1-20 students per class and 8-34 students per workshop.

The majority of the impacts will be confined to the inside of the building producing a minimum amount of “negative impacts” on our neighbors.

The traffic impact will be minimized by the available parking and we will request that people carpool. Cedron has been widened and is able to accommodate the anticipated traffic. The roadway is the required width for fire vehicles and two cars coming in and out.

Sewage:

There is an adequate septic system on the property to accommodate the said use.

Signage:

We do not anticipate anything beyond a small sign with the name of the business.

Landscaping:

Our landscaping assists in reducing the visual impact of the parking area from Cedron.