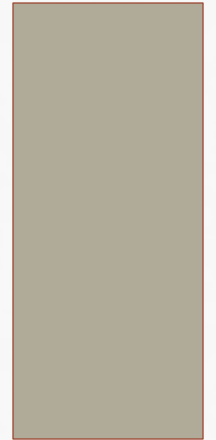


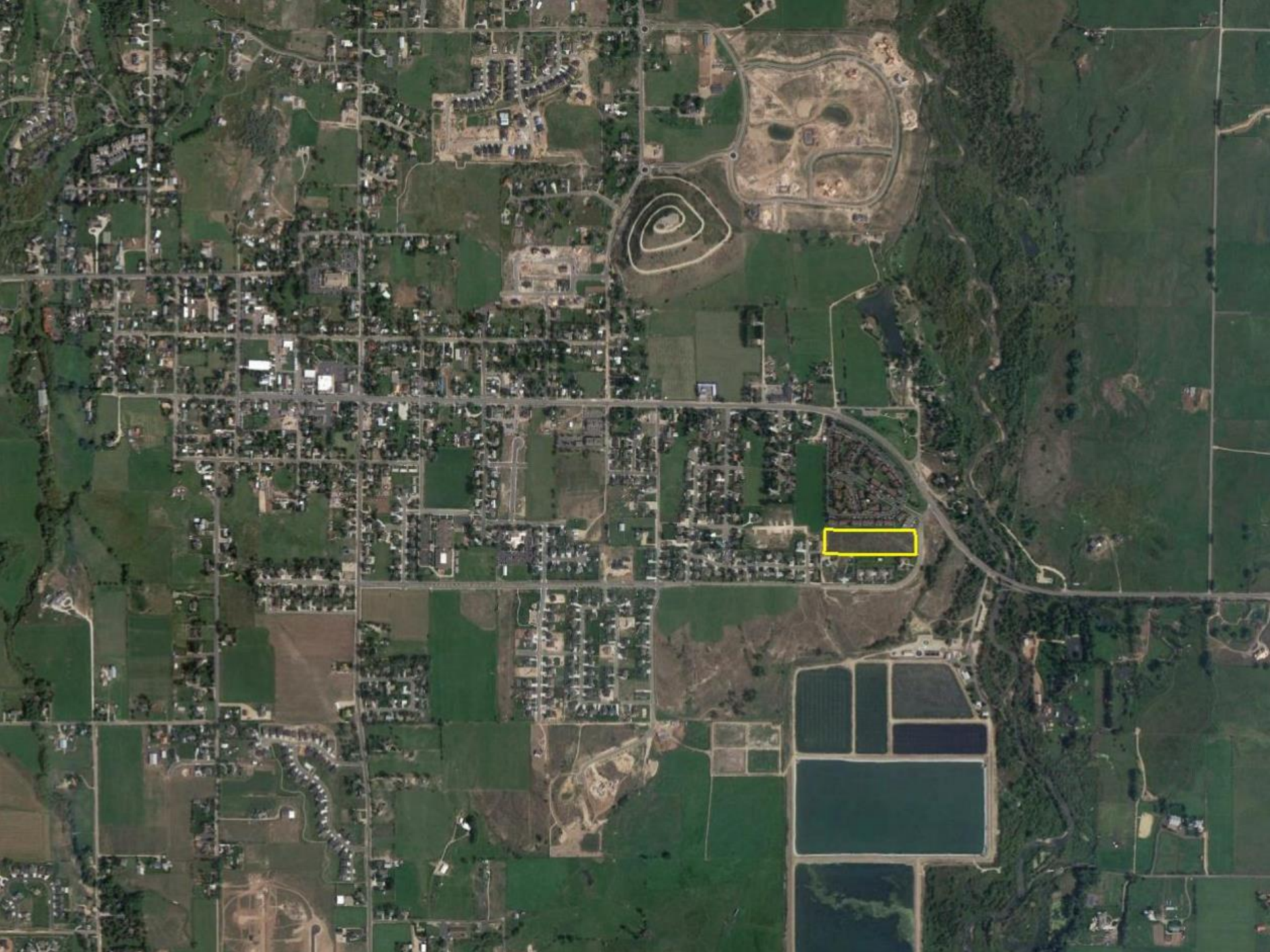
RISING HEIGHTS ACADEMY

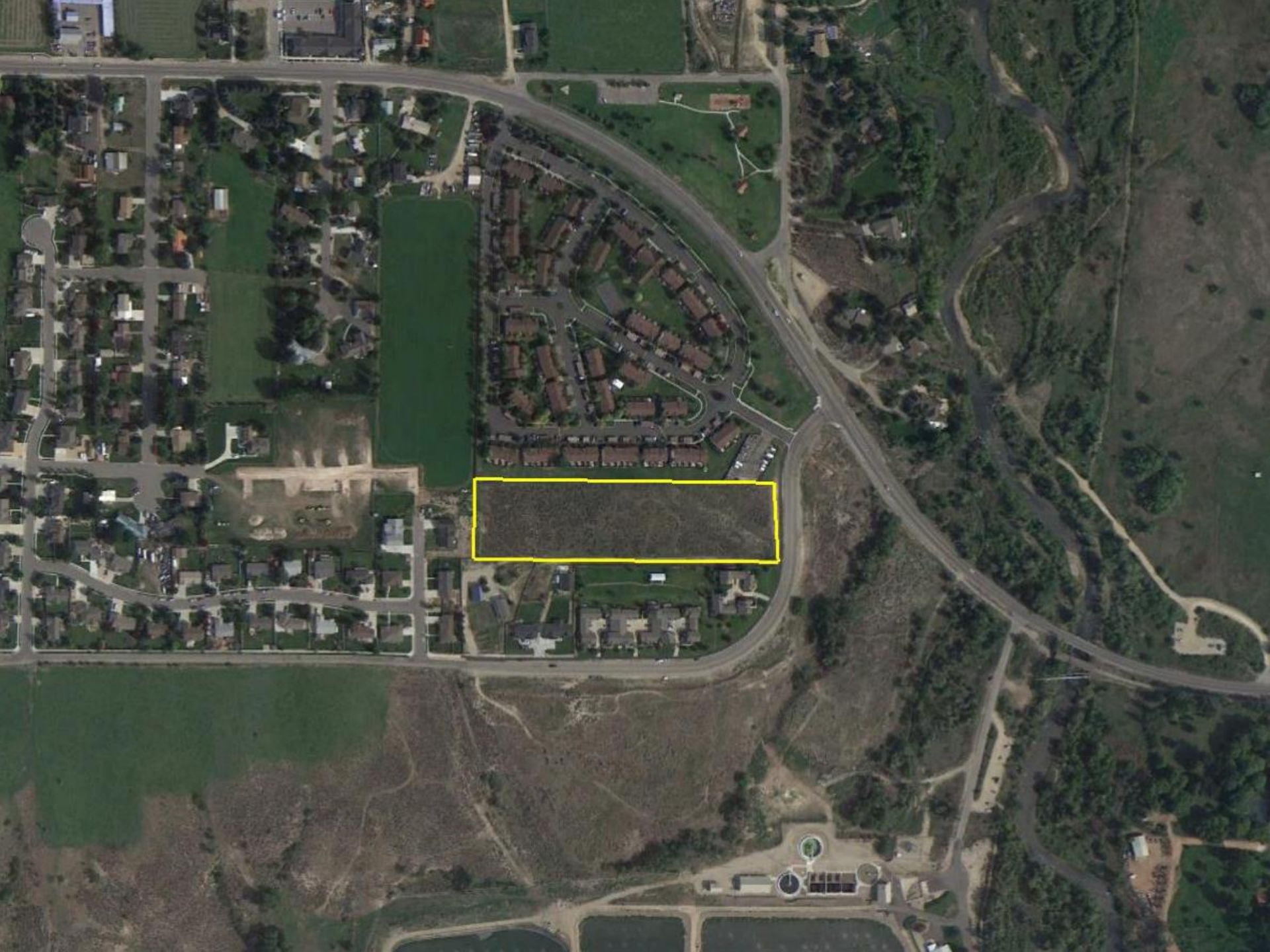
CONDITIONAL USE PERMIT

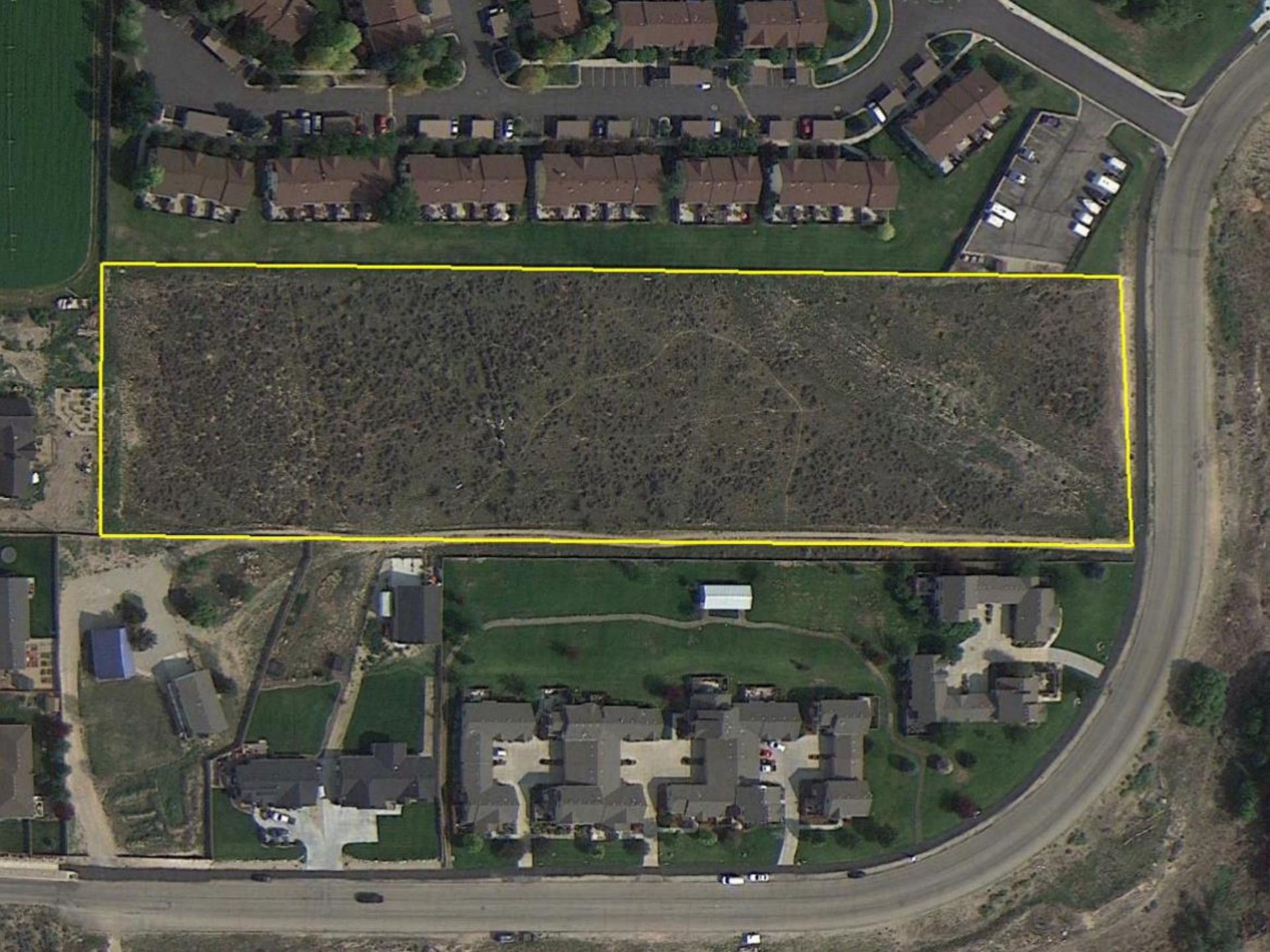


PROJECT OVERVIEW

- **Proposal:** Create a 1-lot subdivision and build a school on the property
- **Zoning:** R-1-11
- **Parcels:** 4.78 acres
- **Proposed Use:**
 - 1 lot for a school



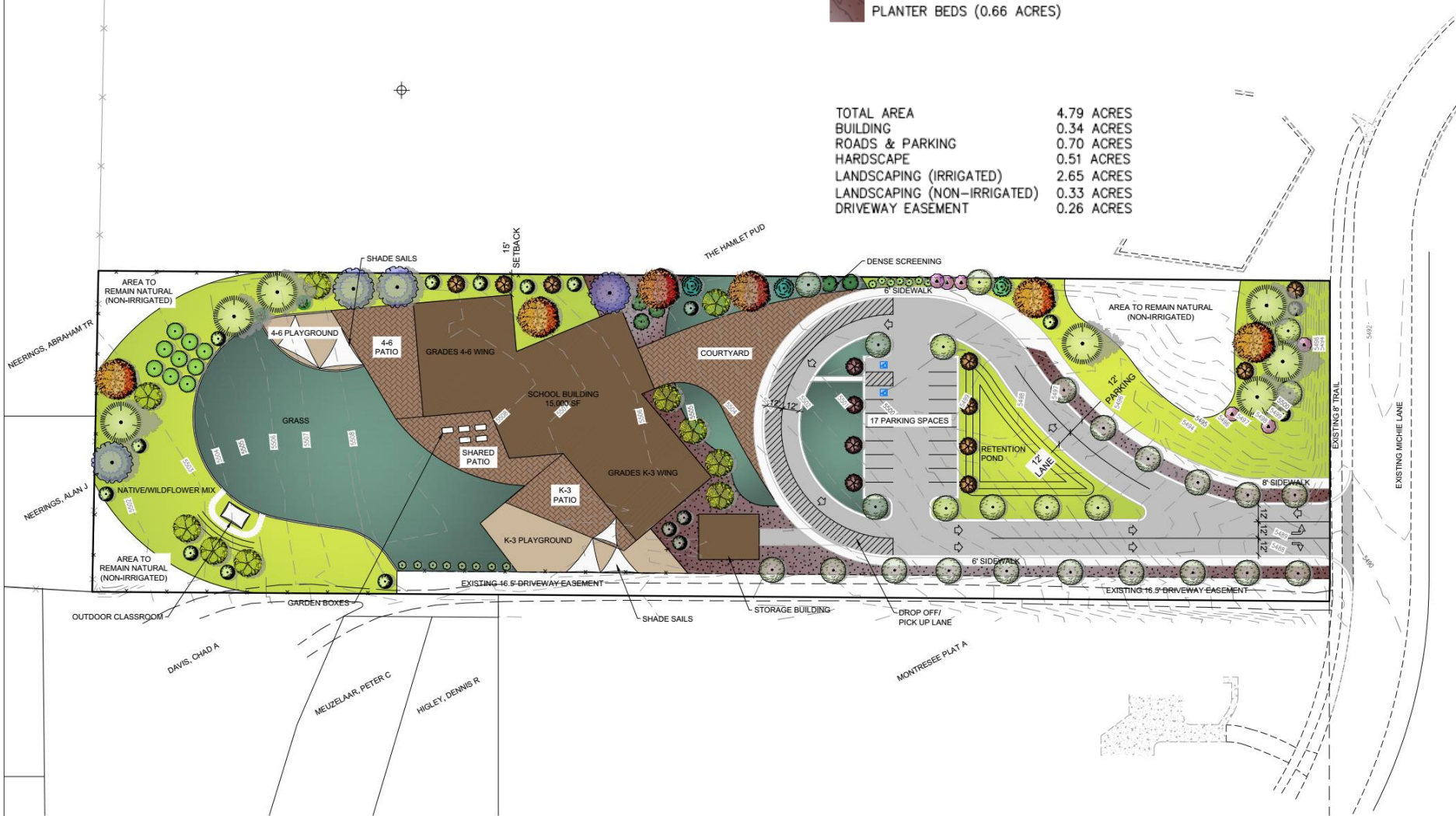




LEGEND:

- GRASS (0.74 ACRES)
- NATIVE/WILDFLOWER MIX IRRIGATED (1.25 ACRES)
- EXISTING NATIVE NON-IRRIGATED (0.33 ACRES)
- PLANTER BEDS (0.66 ACRES)

TOTAL AREA	4.79 ACRES
BUILDING	0.34 ACRES
ROADS & PARKING	0.70 ACRES
HARDSCAPE	0.51 ACRES
LANDSCAPING (IRRIGATED)	2.65 ACRES
LANDSCAPING (NON-IRRIGATED)	0.33 ACRES
DRIVEWAY EASEMENT	0.26 ACRES



AS SURVEYED DESCRIPTION:

COMMENCING AT THE QUARTER CORNER COMMON WITH SECTIONS 36 AND 1, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE, SOUTH 89°42'31" WEST, ALONG THE SECTION LINE COMMON WITH SECTIONS 36 AND 1, A DISTANCE OF 2658.21 FEET, TO THE SECTION CORNER COMMON WITH SECTIONS 36, 1, 2, AND 35; THENCE, WEST, A DISTANCE OF 40.41 FEET; THENCE, NORTH, A DISTANCE OF 278.51 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION, SAID POINT LIES ON THE WESTERLY SIDELINE OF MICHE LANE (72 FEET WIDE); THENCE, NORTH 89°32'00" WEST, A DISTANCE OF 603.50 FEET; THENCE, NORTH 89°36'42" WEST, A DISTANCE OF 294.90 FEET; THENCE, NORTH 01°05'52" EAST, A DISTANCE OF 233.11 FEET; THENCE, SOUTH 89°32'00" EAST, A DISTANCE OF 894.28 FEET TO THE WEST LINE OF SAID MICHE LANE; THENCE, SOUTH, A DISTANCE OF 218.43 FEET; THENCE, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 290.00 FEET, THROUGH A CENTRAL ANGLE OF 02°49'17", A DISTANCE OF 14.28 FEET TO THE POINT OF BEGINNING.

CONTAINS 4.793 ACRES MORE OR LESS

DISCUSSION ITEMS

- Setbacks – minimum 50' setback from Michie Lane
- Driveway easement
- Fire Flow - A fire hydrant will need to be located within 500' of the structures, measured by the route of a fire hose from the fire hydrant to the future building sites
- Parking - The school is providing 17 parking stalls, including two ADA stalls, in a specified parking lot along with approximately 23 other perpendicular parking areas lined along the driveway that will be used for events but not during pick-up or drop-off times.

POSSIBLE FINDINGS

- The proposed use is a conditional use in the R-1-11 zoning district.
- The applicant has not provided engineered drawings for utilities or storm water facilities.
- The project will increase traffic to the area, but traffic counts will be within standards for the classification of the roads in the area.
- The duration of Approval shall be for one year from the date of approval of the development by the City Council. If the use is not acted on within a year of approval, the development's approval shall be voided, and a conditional use approval must be re-obtained to reinstate the project.

PROPOSED CONDITIONS

- The applicant will need to provide a will serve letter from Midway Irrigation Company before the City Councils reviews the proposal.
- Engineered plans must be submitted before the City Council reviews the proposal.