

5482 E 2300 N, Eden UT 84310  
5/27/24

### **Detailed Written Narrative of the Request**

Request to change zoning on property to allow for an Interior Design studio where occupant can “work from home” where she will meet Interior Design Clients onsite. Design firm consists of 2 employees, of who work remotely majority of the time.

### **Street and Pathway Connectivity Plan**

The access to the property and building will be the existing driveway off of 2300N. No additional roads or access intended.

### **Parks and Open Space Plan**

Not applicable due to the final use of the property. Intent of property is to keep existing landscaping as possible.

### **Culinary and Secondary Water, and Wastewater Plan**

Will use the existing septic and water system. The addition in space will be a total of 1.5 bathrooms and the current residence has two bathrooms for a total of 3.5 bathrooms total on current septic system.

### **Requirements for Master planned communities, or as needed:**

Not applicable per plan

- **Concept Development Plans**
  - Current plan is to build building as shown on previous document in corner of lot
- **Traffic Impact Analysis**
  - Will not affect current traffic due to small office.
- **Cost Benefit Analysis**
  - Not applicable
- **Recreation Facilities Plan**
  - Not applicable
- **Seasonal Workforce Housing Plan**
  - Not applicable
- **Emergency Services Plan**
  - Will use current accessibility to property. Fire hydrant resides on corner of land
- **Density calculation table showing proposed density calculations**
- **Thematic Renderings** - Conceptual photos included in previous document.