

# River Heights City Conditional Use Application

For office use	
Date Received:	<u>6/13/24</u>
Hearing Date:	<u>6/25/24</u>
Amount Paid:	<u>100-</u>
Approved _____	Denied _____

## APPLICANT

Name: Zac and Haylie Cunningham

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ email: \_\_\_\_\_

Please check one of the following:  owner  buyer  renter  agent  other

## PROJECT INFORMATION

Name: Zaynam Leather and Craft

Address/Location: 367 E 700 S Logan UT 84321

Property Tax ID: 02-027-0004 Existing Zone: R-1-8

What is the current use of the property? residential

How many employees will be working at this location including applicant, immediate family, and non-family members? 2

How many vehicles will be coming and going daily, weekly, or monthly? 1

I agree to abide by the River Heights City Parking Ordinance (10-14). Initial ZC (N)

I agree to abide by the River Heights City Sign Ordinance (10-16). Initial ZC (N)

Description of Request: See attached

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## SUBMITTAL REQUIREMENTS

- Completed and signed application form
- \$100 application fee
- 8 1/2 x 11 copy of plans
- Provide a Fire Protection evaluation from the fire department.

We want to launch an online leather and craft business that will operate out of my grandfather's shop located behind his house. Our business hours will be officially set from Monday through Saturday, 9 am to 5 pm. This schedule is designed to provide us with the flexibility to expand as needed. However, it is essential to note that our initial operations will primarily be on Saturdays, and we will gradually extend to other days as the business grows.

We aim to manage this business as a side venture, ensuring a balance with our other commitments. Therefore, we will not be working all six days or for the full hours each day. We do not anticipate being at the shop for a full 8-hour day on any given day, especially in the initial stages.

Since our business is conducted online, there will be no increase in foot traffic or additional vehicular traffic in the area. We will maintain minimal impact on the neighborhood, with only one vehicle parked in the field or driveway during the summer and in the driveway during the winter. All materials received and products made will be shipped from another location, ensuring no additional delivery truck frequency.

Our unique, high-quality products include leather keychains, wallets, bags, purses, and wall decor. We are committed to maintaining a quiet and peaceful environment; our tools and machinery are designed to operate without producing noticeable noise, except for a small amount that might be heard if standing close to the shop.

This setup not only allows us to run our business efficiently but also ensures minimal disruption to our surrounding community. We are dedicated to contributing positively to the area while pursuing our passion for leather and craft.