

**CITY OF MOAB
PLANNING COMMISSION
PUBLIC HEARING
PROPOSED ZONE CHANGE APPLICATION**

The City of Moab Planning Commission will hold a Public Hearing on Thursday, January 12, 2012 at approximately 7:00 p.m. in the Council Chambers of the Moab City Offices at 217 East Center Street, Moab, Utah.

The purpose of this Public Hearing is to solicit public input on a proposed zone change from R-3 Residential to C-2 Commercial Residential for 0.12 acres located at approximately 62 North 200 East as requested by Moab Montessori Center.

The proposed zone change application is available for public review at the Moab City Planning Office located at 217 East Center Street and on the website at www.moabcity.org. Written public comment may be directed to the Planning Department at the listed address. To ensure that the Planning Commission has the opportunity to review written comments prior to the meeting, written comments will only be accepted until 5 pm the day prior to the public hearing.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Planning Office at 217 East Center Street, Moab, Utah 84532; or phone (435) 259-5129 at least three (3) working days prior to the meeting.

/s/ Sommar Johnson
Zoning Administrator

Published in the Times Independent, December 29, 2011 and January 5, 2012.

City of Moab Planning Commission and City Council:

Zone Change

I am proposing to change the zoning of 62 North 200 East from a R-3 to a C-2 zoning. I have been running a successful family day care business out of an existing building at this location for three years and it has served as the location for several other commercial uses prior to me occupying the building. In the last two years we have had a lot of interest from the community. Unfortunately, we have had to turn down many families because of the rules in the R-3 zone that limits the number of children to 16. My plan is to turn my family daycare into a License Center so I can have more children in my facility. I feel my business is important and can benefit the families in Moab. We offer an all-day learning experience for the children that attend our program, which is different than the other day care centers in the area. Unlike the other preschools in Moab, we offer all day care for the parents who work late. The many parents we have had in the past few years have been more than pleased with our program. We also would like to cater to the younger children of Moab. There is a need in our community for care for children under three. By changing the zoning, it would allow us to have more children in our facility and meet this need in the community.

At this location, we are surrounded primarily by businesses and I do not foresee there being an impact on the surrounding businesses or properties. Multiple drop off times and pick up times throughout the day are utilized so the traffic is kept to a minimum. Our hours of operation are 7:30a.m. to 5:00 p.m., Monday through Friday. We have two staff members and parking is provided for them by a private drive way.

We have one residential neighbor north of our facility and one residential neighbor behind us. As far as I can tell they love having the children around and one even said they enjoy hearing the children play when they go outside. South of our facility we have the heat assistance and food bank building and the City Center parking lot. Across the street to the west is Sundwall, a public preschool.

Through the process of exploring the zoning change, I found out that the owners of the building have been paying commercial property tax since 1997. The county assessor's office has this property down as C-2. I also know that this building has been used as a commercial building in the past as the head start program and a dance studio to name a few.

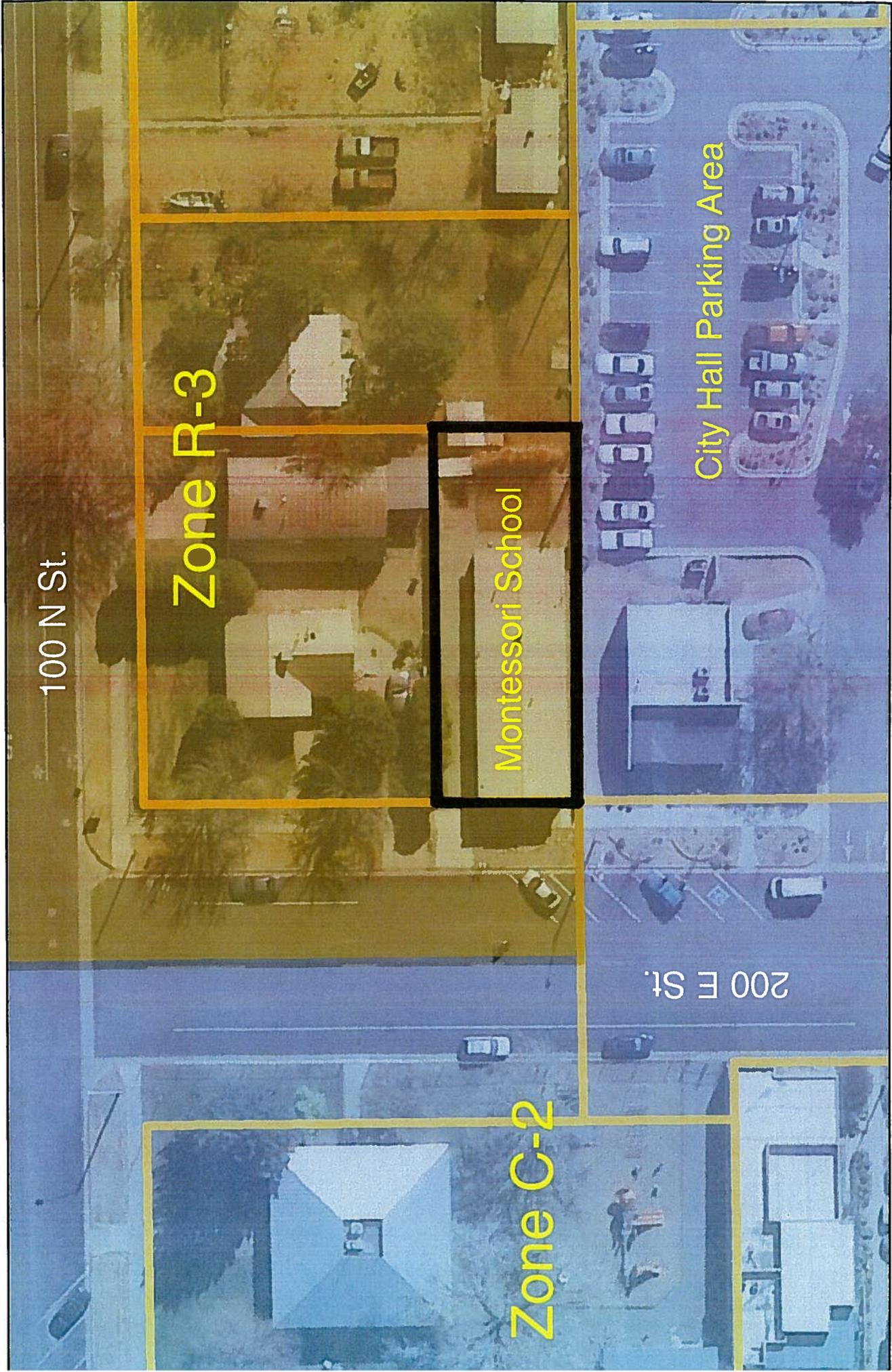
Additionally, the following statistics from several studies indicate why facilities such as mine are so important:

More than 12 million children under the age of six (63 percent of all children under six) receive some type of regular child care or early education from someone other than a parent.

- The percentage of women in the work force with children under the age of 6 has increased from 12 percent at the end of the World War II to 64.5 percent at the turn of the century. Seventy percent of single mothers are employed in the paid labor force.
- The implementation of Temporary Assistance for Needy Families (TANF), which required welfare participants to work, contributed to an even greater demand for child care.
- Majority of child care services are operational only during the traditional work day, between 9 and 10 hours.

EARLY EDUCATION IS IMPORTANT:

- 90 percent of children's brain growth takes place before they enter kindergarten
- Children under the age of 5 are eager and capable learners
- Quality preschool improves the ability of children to do well in K-12 schools, lowering grade repetition and reducing the need for special education
- 93 percent of kindergarten teachers either moderately or strongly agree that more children would succeed in school if all families had access to quality prekindergarten programs.



1 inch = 40 feet

Montessori School