



**Project #18-040
Chris Bice's Daycare
Located at 510 North 400 West**

REPORT SUMMARY...

Project Name: Chris Bice's Daycare
Proponent/Owner: Clinton & Margaret Housley
Project Address: 510 N 400 W
Request: Conditional Use Permit
Current Zoning: Traditional Neighborhood Residential (NR-6)
Date of Hearing: November 8, 2018
Type of Action: Quasi-Judicial
Submitted By: Amber Pollan, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **approve** a Conditional Use Permit for Project #18-040 Chris Bice's Daycare, for a home daycare with up to 16 children at the property located at 510 North 400 West; TIN #05-066-0012.

Land use adjoining the subject property

<i>North:</i>	NR-6: Multi-Family Residential	<i>East:</i>	NR-6: Multi-Family Residential
<i>South:</i>	NR-6: 500 North, Single Family Residential	<i>West:</i>	NR-6: 400 West, Single Family Residential

Conditional Use Permit Request

The proponent is requesting a Conditional Use Permit for a daycare with a maximum of 16 children. The Land Development Code (LDC) allows Family Group Care with a maximum of 16 clients in the Neighborhood Residential (NR-6) zoning district as a Conditional Use. Chris Bice currently operates a daycare with up to 16 children at 295 East 300 North in Logan. Chris Bice will be moving to the 510 North 400 West property owned by Clint and Margaret Housley and operating the proposed daycare Monday through Friday from 5:30 am to 6:30 pm.

The Logan City Fire Department applies minimum space requirements for each child, including caregiver's children, in a daycare or preschool setting. The Fire Department and Building Department have inspected the facility and is able to meet their requirements for operation. As a daycare with 1-8 children is an out-right permitted use, the Planning Commission is specifically reviewing the impact of a daycare use in a residence with up to 8 additional children. The concerns with daycare use in a residence are typically traffic, noise, and safety.

Care will be provided in the main floor of the home and in a fenced yard adjacent to the home. These high-visibility areas ensure better safety and ease of supervision. The proponent has no plans to remodel the existing home for the daycare use.

Ms. Bice plans to have one (1) additional employee to assist with the daycare on the site. There is a two (2) car garage on the 500 North side of the property with a driveway that would allow for two (2) vehicles to park. Parking for an employee could be accommodated on-site. The home is on the corner and there is public street parking along 500 North and 400 West, where a walkway leads to the front door. Drop off times are staggered between 5:30 am and 9:00 am and pick-ups peak at 5:30 pm. The adjacent streets are large enough to meet the traffic demand for this proposal.

The daycare activities will be taking place primarily in the residence. As weather permits, the backyard will be utilized. As there are currently families in the neighborhood, it would not be

uncommon or a nuisance to have the sound of additional children's activities at times during the day. Noise is regulated by City ordinances to limit disturbances earlier than 7:00 am and after 10:00 pm. There are about six (6) children that would be arriving between 5:30 am and 7:00 am so the impact of the earlier morning traffic and noise would be minimal.

As the site has adequate parking, can be safely accessed by adjacent streets, and the use would have minimal impact on the traffic or noise in the area, staff recommends the approval of this project.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following City departments or local agencies; some comments are included as recommended conditions of approval:

• Water/Cross Connection	• Environmental (Waste Management)
• Business License	• Fire

PUBLIC NOTIFICATION

The project was noticed in the Herald Journal on October 28, 2018, and posted on the Utah Public Meeting Notice website on November 1, 2018. Public hearing notices were sent to property owners within 300' on October 20, 2018.

PUBLIC COMMENTS

As of the time this staff report was prepared, no public comments have been received regarding this proposed daycare.

RECOMMENDED CONDITIONS OF APPROVAL

This project is subject to the proponent or property owner agreeing to comply with the following conditions as written, or as may be amended by the Planning Commission.

1. All standard conditions of approval will be recorded with the Conditional Use Permit and are available in the Community Development Department.
2. The daycare shall operate between the hours of 5:30 AM and 6:30 PM. The daycare shall not have more than eight (8) children arriving earlier than 7:00 am. After 7:00 am, no more than sixteen (16) children shall be at the home at any one time.
3. One dedicated off-street parking stall within the driveway shall be provided during business hours for the employee.
4. The proponent will coordinate drop-off and pick-up times to be supervised, safe, and reduce the impact of traffic on the street as much as possible.
5. The proponent shall comply with all State and local regulations and licenses regarding in-home daycare facilities for up to 16 clients.
6. Prior to issuance of Business License, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
 - a) *Fire Department:*
Inspections to be kept current and compliant.
 - b) *Water/Cross Connection:*
A hazard assessment should be done at this property to look for the possibility of a cross connection to insure the safety of the water for the home owner, the children, and the City's water supply.
 - c) *Business License Division:*
Business license required for daycare use for up to 16 children. Business license for 295 East 300 North property, OL 18-15787, will be inactivated.
 - d) *Environmental:*
Additional collection bins are available.

RECOMMENDED FINDINGS FOR APPROVAL

The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:

1. This Daycare is compatible with surrounding land uses and zoning designations and, as conditioned, will not interfere with the use and enjoyment of adjoining properties.
2. As proposed, the streets providing access to the subject property has adequate capacity for the proposed use and parking/drop-off/pick-up management will be provided and regulated.
3. Other infrastructure to the subject property has adequate capacity, or suitable levels of service, for the proposed use.
4. The Conditional Use Permit conforms to the requirements of Title 17 of the Logan Municipal Code as an identified conditional use.
5. The project was noticed as required by State and City regulations and proper procedure was followed in processing this request.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.



APPLICATION FOR PROJECT REVIEW

Planning Commission Land Use Appeal Board Administrative Review

Date Received 10/8/18	Received By RH	Receipt Number 512443	Zone NR-6	Application Number PC 18-040
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Type of Application (Check all that apply):

<input type="checkbox"/> Design Review	<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Zone Change	<input type="checkbox"/> Administrative Design Review
<input type="checkbox"/> Code Amendment	<input type="checkbox"/> Appeal	<input type="checkbox"/> Variance	<input type="checkbox"/> 4950' Design Review	<input type="checkbox"/> Other _____

PROJECT NAME
Chris Bice's Daycare

PROJECT ADDRESS 510 N 400 W Logan, UT 84321	COUNTY PLAT TAX ID # 05 - 066 - 0012
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AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) Clinton & Margaret Housley	MAIN PHONE # 435-258-2932
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MAILING ADDRESS 1604 E 11800 N Richmond UT 84333	CITY Richmond	STATE UT	ZIP 84333
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EMAIL ADDRESS
mhoussley1@hotmail.com

PROPERTY OWNER OF RECORD (Must be listed)	MAIN PHONE #
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MAILING ADDRESS	CITY	STATE	ZIP
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EMAIL ADDRESS

DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) Home Daycare Hours 5:30am - 6:30pm. 16 kids, 1 employee Chris Bice's Daycare	Total Lot Size (acres)
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	Size of Proposed New Building (square feet)
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	Number of Proposed New Units/Lots
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- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -

I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permits on behalf of the property owner.

Signature of Property Owner's Authorized Agent
Clinton Housley Margaret Housley

I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.

Signature of Property Owner
Clinton Housley Margaret Housley



400 W

500 N

526

510

507

496

574

562

525

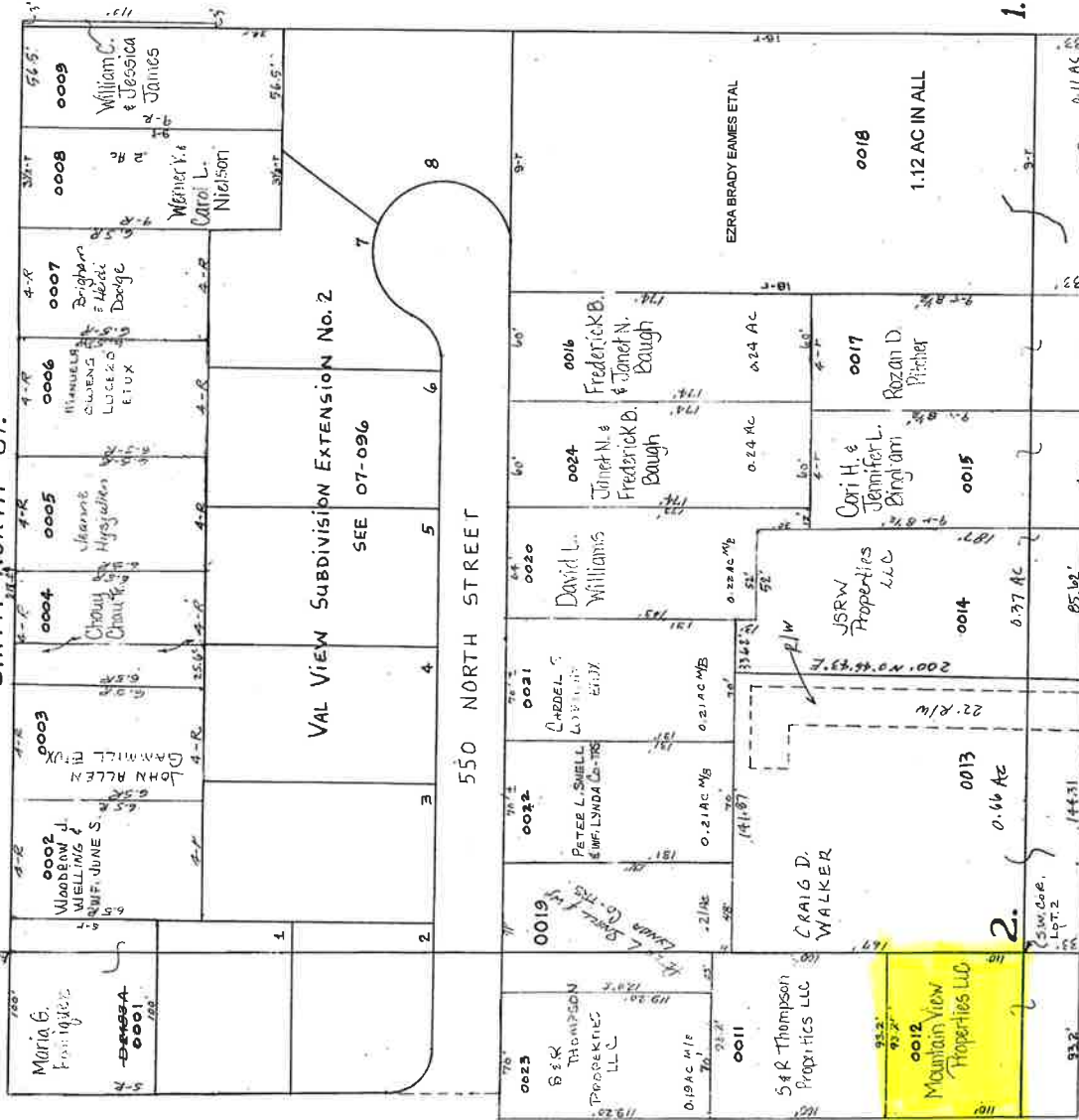
PT. NW⁴ Section 33 Township 12 North, Range 1 East

Scale 1 Inch = 50 Feet

LOT 2 BLOCK 37, PLAT "A" LOGAN FARM

SIXTH NORTH ST.

NE Cor. Lot 3



For Lot 1 See 06-076

SEE 05-065

FIFTH NORTH ST.

NE Cor. Block 42

NE Cor. Block 43

SEE 05-069

PLAT "A" LOGAN CITY SURVEY

TAX UNIT 27

05-066

