



**Project #20-041  
Cache County Children's Justice Center  
Located at 339 East 800 North**

**REPORT SUMMARY...**

*Project Name:* Cache County Children's Justice Center  
*Proponent/Owner:* James Swink (Authorized Agent)  
*Project Address:* 339 East 800 North  
*Request:* Conditional Use Permit  
*Current Zoning:* Traditional Neighborhood Residential (NR-6)  
*Date of Hearing:* August 27, 2020  
*Type of Action:* Quasi-Judicial  
*Submitted By:* Tanya Rice, Planner II

**RECOMMENDATION**

Staff recommends that the Planning Commission **conditionally approve** a Conditional Use Permit for Project #20-041 Cache County Children's Justice Center to relocate their current services a property located at 339 East 800 North; TIN #05-018-0010.

*Land use adjoining the subject property*

<i>North:</i>	NR-6: Single Family Residential	<i>East:</i>	NR-6: Single Family Residential
<i>South:</i>	NR-6: Single Family Residential	<i>West:</i>	NR-6: Single Family Residential



Planning Commission

August 27, 2020

## ***Background***

Since 1998, the Cache County Children's Justice Center (CJC) has been located at 1362 North 400 West in Logan for the investigation of child abuse and domestic violence cases. It is a child-friendly facility where victims of child abuse are interviewed and medically assessed by professionals specifically trained in the forensic investigation of abuse. The CJC works closely with the Division of Child & Family Services and local child abuse detectives.

The Center is designed to help children feel safe and comfortable in a home-like facility with its focus and function to reduce the trauma of the investigation. A primary attribute of this facility is bringing together agency professionals to one location rather than having a child taken from agency to agency throughout the law enforcement and child protection systems. The CJC brings the system to the child.

The CJC has outgrown the facility at 1362 North 400 West. Cache County is purchasing a home in the Adams neighborhood to relocate the current services of the CJC.

## ***Request***

On behalf of the CJC, Cache County is requesting a Conditional Use Permit (CUP) for relocating the current services from 1362 North 400 West to 339 East 800 North. The 1.03-acre property contains a 3 story 3,900 square foot home, fenced and manicured yard and long circular driveway off 800 North. While interior modifications will be made to the home to accommodate CJC services, the exterior and landscaping will remain largely the same. The home will contain private meeting spaces and separate waiting rooms for medical and forensic interviews.

## ***Conditional Use Permit***

The proponent, Cache County Children's Justice Center, is requesting a Conditional Use Permit for relocating their current operations from an MR-12 residence to a house in the Adams neighborhood. The Land Development Code (LDC) allows safety services in the Neighborhood Residential (NR-6) zoning district as a Conditional Use. The facility has 3 full-time employees on staff with intermittent scheduling of interviews and medical appointments throughout the week on an as need basis. The CJC is not open to the general public. As a reference point for facility use, there were 248 children interviewed and 140 medical exams conducted in 2019. In many cases, families of children are expected to accompany the children to the facility. It is open Monday – Friday, 8:00 am – 5:00 pm.

As a safety services facility is a permitted use in an NR-6 neighborhood, the Planning Commission is specifically reviewing neighborhood compatibility and the impact of the facility use to the Adams neighborhood. The concerns with this type of use in a residence are neighborhood compatibility, parking, access, and noise.

## ***Parking and Access***

The home is located mid-block at 339 E 800 North with frontage to allow approximately 3 parallel parked cars. The property can accommodate parking for 12 cars on-site both on the driveway and garage. The proponent claims this is currently ample parking for the facility with an average of 6-7 cars on site at any given time. If necessary, the site has the capacity to increase parking on the east and rear sides of the home. The 15' wide driveway projects along the east side of the home and is circular in front with access onto 800 North at two points. The front door of the home is accessed by the circular drive. The home can also be accessed from the sidewalk along 800 North.

There appears to be adequate parking to meet the needs of the facility. 800 North is a local neighborhood 50'-wide road and is able to accommodate traffic to and from the site.

**Noise and Safety**

Noise is regulated by City ordinances to limit disturbances earlier than 7:00 am and after 10:00 pm. Business hours of the CJC are 8:00 am to 5:00 pm by appointment only so will have no early morning or evening noise impacts. The CJC daily operations are quiet by nature, providing privacy and security for clients. The impacts to the neighborhood from noise is expected to be minimal as the primary services are handled indoors. Periodic outdoor play by only a few children may occur during waiting times for interviews or exams. As conditioned, with limited and intermittent appointment during business hours, the project meets the requirements of the LDC.

As the site has adequate parking, can be safely accessed from 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:

• Fire	• Engineering
• Water/Cross Connection	

**PUBLIC NOTIFICATION**

The project was noticed in the Herald Journal on 8/15/2020, and posted on the Utah Public Meeting Notice website on 8/19/2020. Public hearing notices were sent to property owners within 300' on 8/10/2020.

**PUBLIC COMMENTS**

Notices were mailed to property owners within 300 feet of the subject property. There have been 3 phone calls of inquiry and objection to this proposal and one letter in objection.

**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. No outside activities permitted earlier than 8:00 am or after 5:00 pm.
3. Twelve dedicated off-street parking stalls within the driveway and garage shall be provided during business hours for employee and client parking.
4. Any new exterior lighting shall be reviewed and approved by city staff prior to installation.
5. Future changes to the site or any additions to the building will require city review and approval, and may require additional permitting.
6. The proponent shall comply with all State and local regulations and licenses.
7. 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. Water/Cross Connection—contact 716-9627**

1-) The buildings water main needs to have a DC (ASSE 1015) installed and tested on the water main as it enters the building before any branch offs or connections. This is for containment protection only (Cities protection only). Points of use protection will also be needed (occupant's protection). Installation criteria of B/F assemblies must be as per 2018 IPC and Utah amendments.

2-) All landscape irrigation system's fed from Logan City water must have a high hazard backflow assembly installed and tested. Logan City has no record of any backflow protection here. If property has a non-compliant system, it will need to be updated to meet current code. All backflow assemblies must be tested within 10 days of turning in water to them and annually thereafter.

3-) Fire suppression systems connected to Logan City water (with no added chemicals) must have a minimum DC (ASSE1015) installed and tested. Fire risers and B/F assemblies must be installed as per Logan City standards. For the safety of the children and occupants of this home and the City of Logan's water, a hazard assessment of the points of use of water (in house and any landscape irrigation) needs to be done. Call 719-9627 for an appointment to do assessment.

### **RECOMMENDED FINDINGS FOR APPROVAL**

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

1. This proposal 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 <b>7-17-20</b>	Received By <b>RH</b>	Scheduled Meeting Date <b>Aug. 27</b>	Zone <b>NR-6</b>	Application Number <b>PC 20-041</b>
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**Type of Application (Check all that apply):**

Design Review       Conditional Use       Subdivision       Zone Change  
 Code Amendment     Appeal                       Other                       Administrative Design Review

**PROJECT NAME**                      Cache County Chidren's Justice Center

**PROJECT ADDRESS**                      339 East 800 North, Logan Utah 84321      **COUNTY PLAT TAX ID #** 05-018-0010

**AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete)**  
James Swink      **MAIN PHONE #** 435-755-1861

**MAILING ADDRESS**                      199 N. Main St.      **CITY** Logan      **STATE** Utah      **ZIP** 84321

**EMAIL ADDRESS**                      jswink@cacheattorney.org

**PROPERTY OWNER OF RECORD (Must be listed)**  
See Exhibit "C" for Real Estate Purchase Contract.      **MAIN PHONE #**

**MAILING ADDRESS**                      **CITY**      **STATE**      **ZIP**

**EMAIL ADDRESS**

<b>DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED</b> (Include as much detail as possible - attach a separate sheet if needed) Cache County is purchasing the above described property to re-locate the current operation of the Cache County Children's Justice Center (CJC). The CJC's current home is located in Logan at 1362 N. 400 W. The home is inadequate in size to meet the current needs of the Center. See Exhibit "A" for additional description of project; Exhibit "B" for pictures of property; Exhibit "C" for REPC. <i>Conditional Use Permit for a community center in the NR-6 zone.</i> <b>- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -</b>	<b>Total Lot Size (acres)</b> 1.01 acres
	<b>Size of Proposed New Building (square feet)</b> N/A
	<b>Number of Proposed New Units/Lots</b> N/A

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  
*James M. Swink*

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  
See Exhibit "C" for signed Real Estate Purchase Agreement.

The Children's Justice Center is a home-like facility which serves children and families who are experiencing the crisis and chaos that comes with the disclosure of physical or sexual abuse of a child. The Center is designed to help children feel safe and comfortable so that they may begin to deal with the difficult and often frightening issues that surround abuse. The focus and function of the Children's Justice Center is to reduce the trauma of the child abuse investigation, provide medical services and help the child feel safe to reveal the truth.

The Center is used by local law enforcement agencies investigating child abuse and domestic violence cases. These agencies include the Logan City Police Department, Cache County Sheriff's Office, Rich County Sheriff's Office, North Park Police Department, Smithfield Police Department, Utah State University Police Department, and the Utah Division of Child and Family Services. The interviews and medical exams are conducted by appointment only and the CJC is not open to the general public. There were 248 interviews and 140 medical exams conducted in 2019. It is important to note that some of the interviews are siblings and family members. All of the 140 medical exams conducted came from the 248 children that were interviewed.

Cache County is purchasing the above described property to re-locate the current operation of the CJC. The current CJC lacks sufficient area for on-site parking with only 4 stalls available. There are on average 6 to 7 cars parking for a medical exam or interview. The current CJC building is also too small to accommodate staff and patrons of the CJC.

The new location will provide ample on-site parking for staff and patrons with available parking space for at least 12 cars. If necessary, the site also has the capacity to increase parking on the east and rear sides of the home.

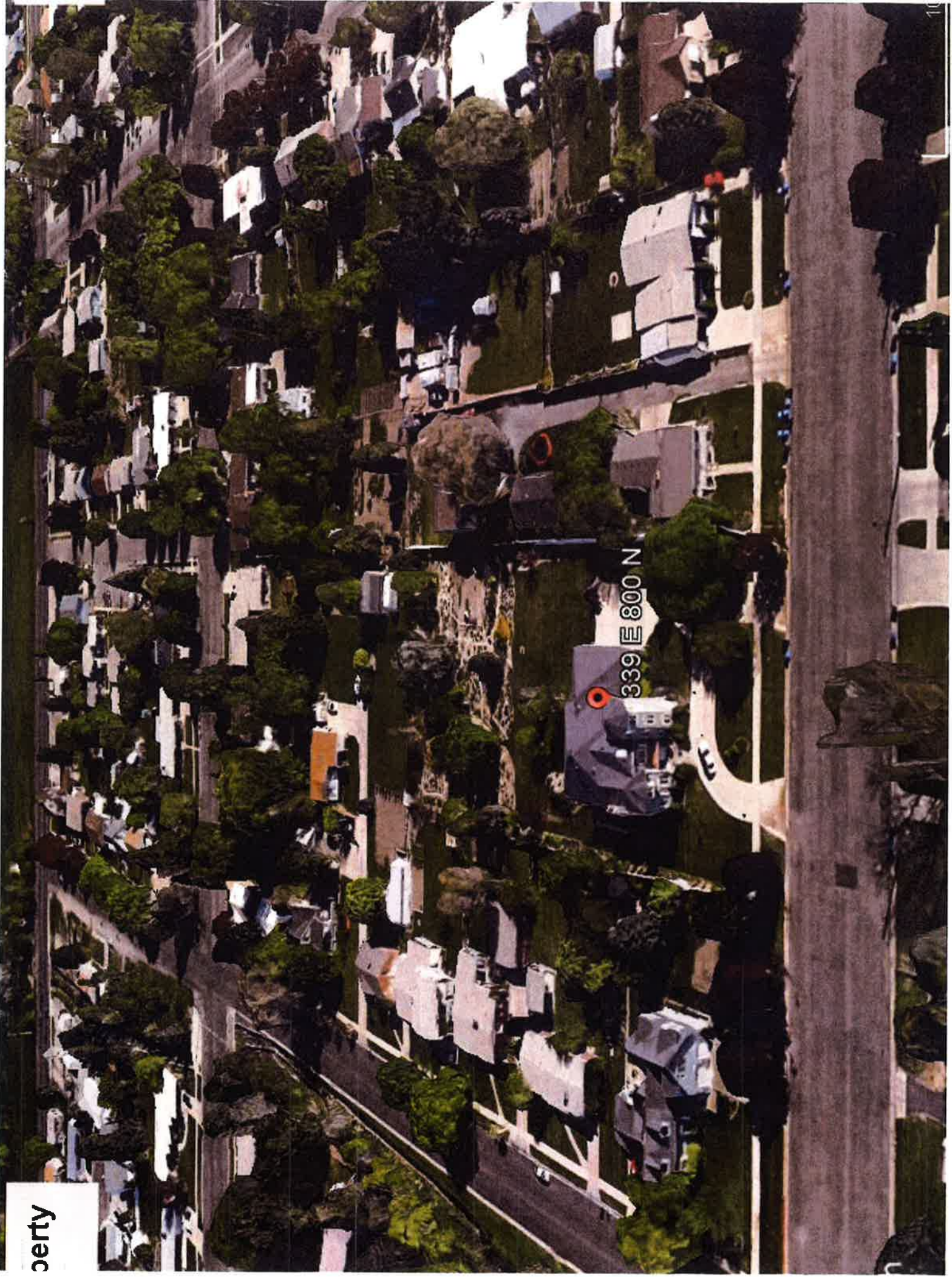
The new building will also provide additional privacy and space for separate waiting rooms for medical and forensic interviews. The building will also provide additional space for staff offices and larger interview rooms used by our community's law enforcement agencies.

The CJC has three full employees – Terry Warner - Director; Taysha Cronquist - full time staff; and Stacie Mecham - Nurse Practitioner. The center also employs a part time nurse – Wendy Hull.



Property

339 E 800 N











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