



**Project #20-043  
Danet B. Larson Childcare  
Located at 1361 Davis Ave.**

**REPORT SUMMARY...**

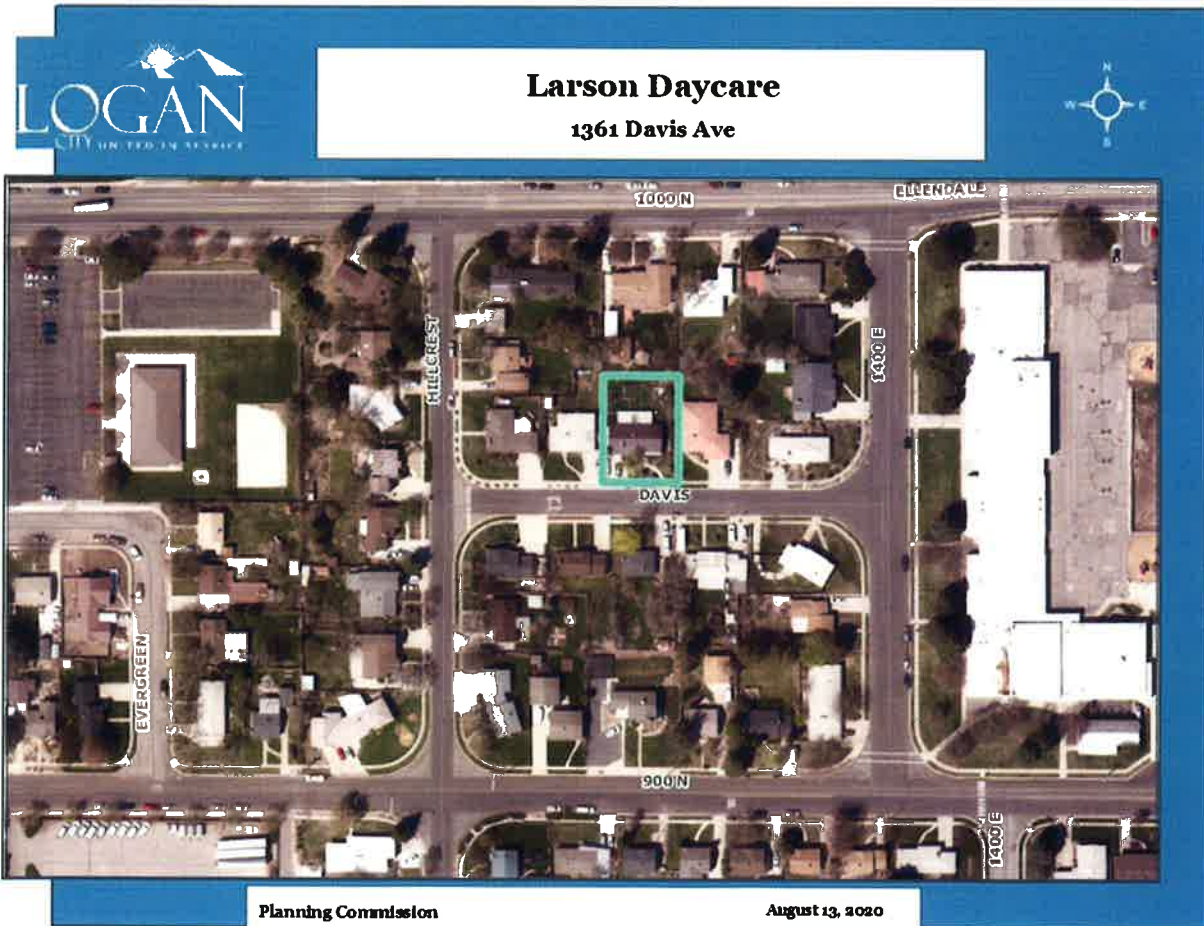
*Project Name:* Danet B. Larson Childcare  
*Proponent/Owner:* Danet B. Larson  
*Project Address:* 1361 Davis Ave  
*Request:* Conditional Use Permit  
*Current Zoning:* Traditional Neighborhood Residential (NR-6)  
*Date of Hearing:* August 27, 2020  
*Type of Action:* Quasi-Judicial  
*Submitted By:* Tanya Rice, Planner II

**RECOMMENDATION**

Staff recommends that the Planning Commission **conditionally approve** a Conditional Use Permit for Project #20-043 Danet B. Larson Childcare, for a home daycare with up to 16 children at the property located at 1361 Davis Ave; TIN #07-004-0019.

*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



### **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 daycare with a maximum of 16 clients in the Neighborhood Residential (NR-6) zoning district as a Conditional Use. Danet Larson currently operates a daycare with up to 8 children at the location, a permitted use in the zone. The daycare operates from 7:00 am to 6:00 pm with limited weekend use.

As a daycare with 1-8 children is a 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 parking, access, noise, and safety.

### **Parking and Access**

The home is located mid-block on Davis Ave in the Hillcrest neighborhood. The roads are designed as local streets and are approximately 28' paved width. The property frontage is approximately 60' along Davis Ave and can accommodate 2-3 on-street parallel parking stalls. There are sidewalks along Davis Ave. The home has a 25' x 28' long driveway that connects to a one-car garage, which will provide a total of 3 on-site parking stalls. Family members are secondary care providers so additional employee parking is not of concern.

The drop off times are anticipated to vary as parents/guardians drop off based on work and school schedules. Since the daycare is 3 houses away from the shared Hillcrest and Ellis Elementary Schools, the proponent anticipates before and after school clients to walk to her house.

A drop-off/pick-up parking plan has been provided to the City for review with this application. The plan specifies ample temporary parking, if needed, in front of neighbors' homes. Written consent from neighboring families is provided. The project meets the requirements of the LDC.

### **Noise and Safety**

The daycare activities will be taking place primarily in the residence. As weather permits, the fenced yard space 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. As the daycare operates from 7:00 am to 6:00 pm and outdoor play is uncommon before 8:30 am, noise issues are anticipated to be minimal. As conditioned, with limited drop-off and pick-up and no outdoor activities before 7:00 am, the project meets the requirements of the LDC.

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 has inspected the facility and it meets their requirements for operation.

The State Department of Health licenses daycares. The home is currently licensed with the State of Utah for up to 8 children. The most recent State inspection on 4/1/2020 had no public findings. Following approval of this conditional use permit, a license for 16 children will be obtained.

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. As of the time of this report, no comment had been received.

## 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 7:00 am.
3. One dedicated off-street parking stall within the driveway shall be provided during business hours for employee parking.
4. Drop-off and pick-up times shall be scheduled and staggered so that no more than three (3) client vehicles are at the home at any one time.
5. The proponent shall limit scheduled drop-off and pick-up to no more than 3 client vehicles at time and ensure that sidewalks, corners, and driveways shall not be blocked.
6. The proponent shall comply with all State and local regulations and licenses regarding in-home daycare facilities for up to 16 clients.
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**
    - i. 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:

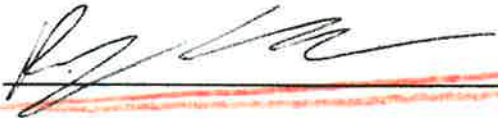
1. This daycare is compatible with surrounding land uses and zoning designations and, as conditioned, will not interfere with the use and enjoyment of adjoining properties.
2. As proposed, the streets providing access to the subject property has adequate capacity for the proposed use and parking/drop-off/pick-up 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.

Danet B. Larson is currently requesting to increase the number of children allowed in her childcare from 8 to 16.

Logan city as concerns about the parking (when picking up and drop off). I am asking neighbors to sign approval, if they are ok with temporary parking in front of their home if more than 2 cars arrive at same time.



1373 Davis Ave.....Lamb family



1349 Davis Ave.....Knowells family

X Beverly Jenkins

1356 Davis Ave.....Ms Beverly



1368 Davis Ave.....The GUYs home



1378 Davis Ave.....Hendricksen family

Danet B. Larson

Childcare

Google Maps



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Hillcrest School / Ellis (Temp)



# APPLICATION FOR PROJECT REVIEW

Planning Commission     Land Use Appeal Board     Administrative Review

Date Received <b>7/27/20</b>	Received By <b>RA</b>	Scheduled Meeting Date <b>Aug 27</b>	Zone <b>NR-6</b>	Application Number <b>PC 20-043</b>
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"/> Code Amendment	<input type="checkbox"/> Appeal	<input type="checkbox"/> Other	<input type="checkbox"/> Administrative Design Review	

PROJECT NAME  
**Danet B. Larson Childcare attending increase**

PROJECT ADDRESS  
**1361 Davis Ave Logan UT 84321**

COUNTY PLAT TAX ID #  
**07-004-0019**

AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete)  
**Myrla T Brower**

MAILING ADDRESS  
**931 Hillcrest Ave Logan UT 84321**

EMAIL ADDRESS  
**doesn't use one - she's my mother - call her**

PROPERTY OWNER OF RECORD (Must be listed)  
**Myrla T Brower**

MAILING ADDRESS  
**931 Hillcrest Ave Logan UT 84321**

EMAIL ADDRESS  
**none - not tech savvy**

DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed)

**Increase number of children I can care for in my home from 8 to 16 - It has been measured & approved by state childcare licensing & Logan Fire department**

Total Lot Size (acres)

Size of Proposed New Building (square feet) **6**

Number of Proposed New Units/Lots

**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  
**[Signature]**

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  
**Myrla T Brower**

Danet B Larson ...Childcare

1361 Davis ave. Logan Utah

July 2020

I am requesting a change in my ratios for my childcare from 8 children up to 16 Children . I have been preapproved for my license through the state of Utah licensing and Logan Fire department . I have up and downstairs in my home which gives adequate space for children to learn and develop appropriately and a good size yard with swing set sand area, garden trees grass and a covered patio to house 16 children when needed.

My challenge and reason for need of increase numbers is larger families are requiring care and a lot are part time BUT these time overlap at times and I need more flexibility to care for an appropriate number of kids to make enough money to pay my bills.

Parking .....We have 3 spaces in front of our property families can park on the road and we only use 2 of our 3 spaces on the property. Our friend across the street agreed we can park one of our cars there if we need to. Bu Luckily my families come at different times. We rarely have more than one car out front at a time because of start and end times. Our normal hours are between 7 and 6 Pm

Hours of operation do vary . we rarely spend outside time before 830 a and 7 pm. So noise should not be a problem. Our direct neighbors on each side have children of their own .

My family are my second providers and we use the same 2 cars so family parking is not an issue.

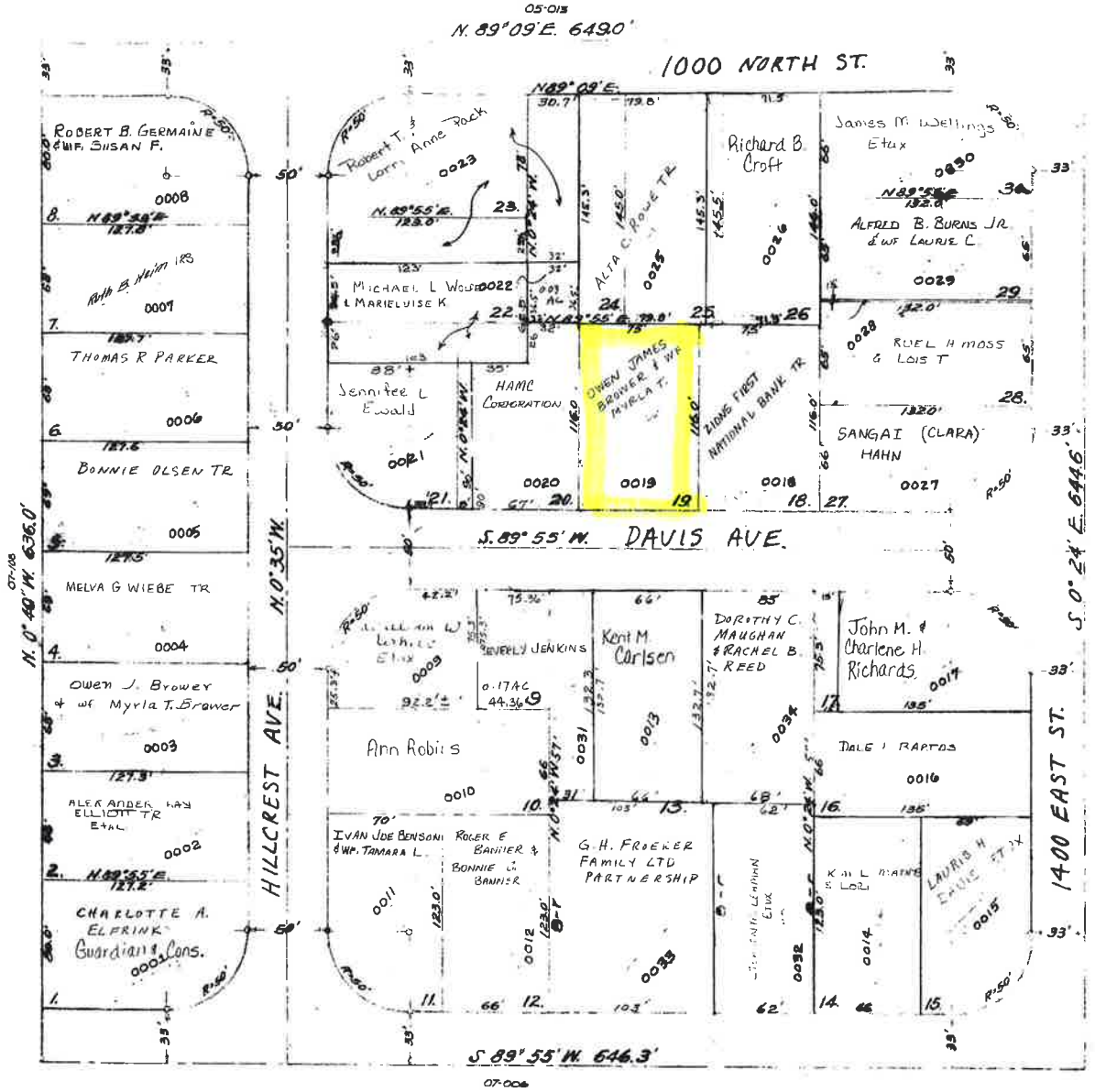
We live within a few houses west of Hillcrest elementary and I like to provide before and afterschool care when needed and with Ellis elementary being housed up here this year, I anticipate more need for child care. I would greatly appreciate your approval on this request

thank you for your time. Danet B. Larson

any questions call 4355123255

**COLLEGE HEIGHTS**  
**SUB-DIVISION OF LOT 3, BLOCK 23, PLAT "G," LOGAN FARM SURVEY**  
**SITUATED IN SE 1/4 SECTION 26, TOWNSHIP 12 NORTH, RANGE 1 EAST**  
**SCALE 1" = 50 FEET.**

TAX UNIT 27





Google Maps Logan



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1361 Davis Ave

Hillcrest Elementary  
is now Ellis for this year