



Project #21-030
Jenny Sanchez Daycare
Located at 684 East Center Street

REPORT SUMMARY...

Project Name: Jenny Sanchez Daycare
Proponent/Owner: Jenny Sanchez / Jose Hernan Marroquin
Project Address: 684 East Center
Request: Conditional Use Permit
Current Zoning: Traditional Neighborhood Residential (NR-6)
Date of Hearing: June 10, 2021
Type of Action: Quasi-Judicial
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Conditional Use Permit for Project #21 Jenny Sanchez Daycare, for a home daycare with up to 16 children at the property located at 664 East Center Street; TIN #06-088-0029.

Land use adjoining the subject property

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

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 Traditional Neighborhood Residential (NR-6) zoning district as a Conditional Use. The proposed daycare operation times are from 5:30 AM to 5:30 PM Monday-Friday for typical days. Clients will stagger times in and out of the daycare throughout the day based on the parent's schedules.

Daycares for 1-8 children is a permitted use in the NR-6 zoning district. The Planning Commission is specifically reviewing the impact of a daycare use with up to 8 additional children of the permitted base number. The concerns with daycare use in a residence are typically parking, access, noise, and safety.

Parking and Access

The home is located on the south side of Center Street near the 750 East intersection. The street design for this stretch of Center Street is similar to a collector street with two vehicular travel lanes, one middle turning lane and no on-street parking. Curb, gutter, park-strip and sidewalk are all completely installed along this street. An existing driveway currently provides access to the property along the west side of the home. The long single-wide driveway leads to a single-car garage near the rear corner of the home. The nearest available on-street parking is approximately 450 feet away on 750 East.

The application indicates one additional employee will be onsite along with the Jenny Sanchez family members. A transit route runs regularly up Center Street and the area is considered walkable. If clients are traveling by automobile, they would need to park in the driveway to pick-up or drop-off children because the on-street parking was removed approximately 20 years ago on this stretch of Center Street. The driveway, including the garage, has the capacity for up to four (4) cars. As per LDC 17.31, two (2) stalls are required for the home and one (1) parking stall is required for every 500 SF of daycare space. The single-story home is 1120 SF and the

applicant has indicated that only 1,000 SF of the home will be made available for the daycare use. Based on a 1,000 SF daycare, two (2) additional stalls are required for a total of four (4) parking stalls for this property. One parking stall will be available for the employee and one parking stall will be dedicated for pick-up and drop-off. The applicant has indicated that typical pick-up and drop-off take less than two minutes and parents will be required to stagger times because of parking stall availability. As conditioned with staggered timing, the project meets the parking requirements of the LDC.

Noise and Safety

The daycare activities will be taking place primarily in the residence. As weather permits, the yard space will likely 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 5:30 am to 5:30 pm, outdoor noise disturbance is likely during the early operating hours if children are outside. As conditioned, with no outdoor activities before 7:00 am, the project meets the requirements of the LDC.

The State Department of Health licenses daycares and the Logan City Fire Department applies minimum space requirements for each child, including caregiver's children, in a daycare or preschool setting. As a condition of approval, the project is required to be inspected by the Fire Department for 16 children with space assessments completed.

Summary

As the site has adequate parking, can be safely accessed from adjacent street, and is conditioned to meet all applicant State and Local daycare requirements, the use will likely have minimal impact on the surrounding 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:

• Environmental	• Engineering
• Water/Cross Connection	• Fire

PUBLIC NOTIFICATION

The project was noticed in the Herald Journal on 05/24/21 and posted on the Utah Public Meeting Notice website on 05/31/21. Public hearing notices were sent to property owners within 300' on 05/29/21.

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. Drop-off and pick-up times shall be located in the driveway and scheduled and staggered so that no more than one (1) client vehicle is at the home at any one time.
4. Four (4) off-street parking stalls shall be provided on-site in conforming locations (two for the residence and two for the daycare use)

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 —contact 716-9515**
 - Inspection required prior to opening for 16 children.
 - b. **Engineering —contact 716-9153**
 - When Center Street and Mountain Road were reconstructed by the City around 2000, all on street parking was removed on Center Street. A quick check on the City aerials shows the existing width from the yellow center turn lane to the toe of the curb is approximately 13'. Travel lanes on this type of collector road are between 11-12 feet in width. Based on the 13' measurement there is not enough room to allow on street parking of any type or time along Center Street.
 - c. **Water/Cross Connection—contact 716-9627**
 - A hazard assessment should be done at this property to look for the possibility of a cross connection to ensure the safety of the water for the home owner, the children, and the City's water supply.
 - d. **Environmental —contact 716-9761**
 - Applicant will want to work with neighbors/customers on garbage day to coordinate the garbage cans are placed where they can be emptied without being blocked.

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.



Planning Commission <planning.commission@loganutah.org>

Project Number PC21-030 (E.Center St. Business)

1 message

Nancy Hales <2012.nhfnf@gmail.com>
To: planning.commission@loganutah.org

Wed, Jun 2, 2021 at 7:16 PM

Regarding:
Project Number PC21-030
Type of Permit: Conditional Use Permit
Project Name: Janny Sanchez Daycare

I strongly object to this project!

There are many reasons why this should not even be considered. Some are listed here:

- 1 - This is a residential neighborhood, not for commercial or business use.
- 2 - The city has already removed all parking on E Center St. and therefore there would be no place for parking for a business.
- 3 - Where could this business, in a small, single family home, possibly put 16 children (SIXTEEN!!!) with appropriate space to play and/or sleep throughout the day, along with the necessary number of adults to safely care for them?
- 4 - E Center Street has become the main thoroughfare for the huge housing area on the East bench (Cliffside area) which has created a high traffic street unsafe for any children who currently reside or visit family here. Are there suitable fences in place to keep those 16 children from accessing the dangerous street?
- 5 - With 16 children being dropped off and picked up twice a day, what accommodations are being made for the added traffic and congestion on this already busy street?
- 6 - There are already at least 2 other businesses on E Center Street. The Island Market serves the residents well in an established commercial building and has provided adequate parking. The other one is operating out of a home and has already added to the traffic issues with customers parking along the curb and semi-trucks parking in the center lane to make deliveries. To add yet another business will simply compound the existing problem.

What once was a lovely, quiet neighborhood on a beautiful, tree-lined street, has, over the years, become a congested, divided, somewhat devalued area, sacrificed in the name of "progress." Since it is currently zoned Neighborhood Residential, it should stay Residential.

Sincerely,
Nancy Hales
635 E. Center Street
(25 year resident of E Center Street)



APPLICATION FOR PROJECT REVIEW

☒ Planning Commission ☐ Land Use Appeal Board ☐ Administrative Review

Date Received 4/28/24	Received By	Scheduled Meeting Date JUNE 10	Zone NR-6	Application Number PC 21-030
Type of Application (Check all that apply): Wilson <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 Sanny Sanchez Daycare				
PROJECT ADDRESS 684 E Center St 84321			COUNTY PLAT TAX ID # 06-088-0029	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) Sanny Sanchez			MAIN PHONE # (435) 764-9402	
MAILING ADDRESS 6' same		CITY	STATE	ZIP
EMAIL ADDRESS sanny.sanchez26279@gmail.com				
PROPERTY OWNER OF RECORD (Must be listed) Jose Hernan marroquin			MAIN PHONE # (435) 265-2220	
MAILING ADDRESS 202 Stirling Place Logan UT 84321		CITY	STATE	ZIP
EMAIL ADDRESS josemarroquin5050@gmail.com				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) Daycare for up to 16 children			Total Lot Size (acres) .30	
			Size of Proposed New Building (square feet) _____	
			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 permit on behalf of the property owner.		Signature of Property Owner's Authorized Agent 		
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 		



Parcel #06-088-0029 in 2021 - Cache County CORE

Owner(s):

MARROQUIN, JOSE HERNAN

Legal Description: BEG 275.5 FT E OF PT 24 RDS N OF SW COR OF SE/4 OF SE/4 SEC 34 T 12N R 1E N 12.5 RDS TO S LINE OF CENTER
ST W 66 FT S 12.5 RDS TO PT W OF BEG E 66 FT TO BEG

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To whom it may concern,

April 21, 2021

Jenny Sanchez is my next-door neighbor. Per the requirement of the city of Logan, she has requested my permission for cars to park on the street in front of my house during drop-off and pick-up hours for her home-based daycare business. I am happy to allow this. Please feel free to contact me for confirmation.

Sincerely:



Darik Winegar
690 E Center
Logan
714 273 7242

Ashley Rohde
a.t.rohde@hotmail.com
989-225-9208
680 East Center Street, Logan UT
84321

April 21, 2021

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Sincerely,

Ashley Rohde
/s/ Ashley Rohde