



**Project #16-043  
Little Blossoms Preschool  
Located at 1678 East 1460 North**

**REPORT SUMMARY...**

*Project Name:* Little Blossoms Preschool  
*Proponent/Owner:* Lauren Pace  
*Project Address:* 1678 East 1460 North  
*Request:* Conditional Use Permit  
*Current Zoning:* Neighborhood Residential (NR-6)  
*Date of Hearing:* October 27, 2016  
*Type of Action:* Quasi-Judicial  
*Submitted By:* Amber Pollan, Senior Planner

---

**RECOMMENDATION**

Staff recommends that the Planning Commission **Conditionally Approve** a Conditional Use Permit for Project #16-043 Little Blossoms Preschool, on behalf of Lauren Pace, for a preschool with up to 16 children at the property located at 1678 East 1460 North; TIN #07-037-0034.

*Land use adjoining the subject property*

*North:* NR-6: Single Family residential      *East:* NR-6: Single Family residential  
*South:* NR-6: Single Family residential      *West:* NR-6: Single Family residential

**History**

The residence at 1678 East 1460 North was constructed in 1966 as part of the Golf Course Subdivision, which was one of the first subdivisions in Logan City north of Lundstrom Park and east of 1600 East. The home has a full basement, attached 2-car garage, and a fenced back yard. The Pace’s purchased the home in March 2016.

**Conditional Use Permit**

The proponent is requesting a Conditional Use Permit for a preschool with a maximum of 16 children. The Land Development Code (LDC) allows Family Group Care/Preschool with a maximum of 16 clients in the Neighborhood Residential (NR-6) zoning district as a Conditional Use.

The proponent is proposing to offer a preschool session in the morning for children ages 3-5 in her home. The hours of operation are proposed to be 9:30 am to 11:45 am, Monday through Friday. The preschool will take place in a basement area of the residence.

The State Health Department and Logan City Fire Department have minimum space requirements for each child, including caregiver’s children, in a daycare setting. The State Health Department also has a number of other provisions for licensing daycares, such as maintenance, outdoor spaces, personnel, and health. A preschool with 1-8 children is an out-right permitted use, the Planning Commission is specifically reviewing the impact of a preschool use in a residence with up to 8 additional children. The concerns with a preschool use in a residence are typically traffic, noise, and safety.

**Parking & Access**

The home has an 18-foot wide by 50-foot long driveway to 1460 North and a two-car garage. There is room in front of the garage for four (4) vehicles to park in the driveway. Along the street there is room for approximately two (2) vehicles directly adjacent to the property. The public street is a standard 60’ residential right-of-way that allows for parking on both sides of the street and two-way travel. Depending on the number of children and their ages, an additional

teacher may be required or desired to meet care ratios. As parking is limited and a concern, staff recommends that there only be up to one (1) additional teacher. Staff recommends that the owners and employee park in the garage or driveway to leave remaining driveway and curb areas open.

The roadway along 1460 North is paved at 32' wide and is a neighborhood street with typical residential traffic. The 1600 East roadway is 36' wide and is higher traffic with more regional travel. Street parking is not guaranteed to be available and so there could be conflicts for space to accommodate a lot of vehicles at once. As there are set start and end times for the preschool, so staggering the vehicle traffic times is not a likely option. However, the peak times for the preschool traffic do not coincide with peak times for traffic on the neighborhood roads so there may be less potential for conflict.

The applicant is proposing to have the parents that are dropping off and picking up children by car to park in the driveway or along the street. The children will come directly into the home when being dropped off and wait with the proponent to be picked up. Parents will be encouraged to carpool or walk their children to the residence.

#### Noise and Safety

The preschool activities will be taking place primarily in the residence. There may be some times when the yard will be used. As there are children in the area, it would not be uncommon or a nuisance to have the sound of additional children's activities for brief times during the day.

There was a concern from a neighbor regarding children's safety as there is also a home-based business at the residence. Jared Pace has a home occupation business license as a roofing contractor and has some materials and tools on site. There is a garage and so materials can be stored and secured. The proponents can coordinate so that there are not contracting activities taking place while the preschool is in session.

#### **AGENCY AND CITY DEPARTMENT COMMENTS**

Comments were solicited from City departments or local agencies. A comment is included as a condition for the following department:

- Water/Cross Connection

#### **PUBLIC NOTIFICATION**

The project was noticed in the Herald Journal on October 13, 2016, and posted on the Utah Public Meeting Notice website on October 17, 2016. Public hearing notices were sent to the 45 property owners within 300' on October 10, 2016.

#### **PUBLIC COMMENTS**

Written comment and call was received from one resident in opposition indicating there are a lot of children on the street, which is narrow. The preschool would increase traffic and put children at risk. A call was received from a resident with concerns on traffic, children's safety, and suitability of the site.

#### **SUMMARY**

The preschool will operate during the day for a limited time in the morning. Activities will be structured so that the children will be supervised primarily indoors with some outdoor play in the backyard. There will be brief periods of traffic but the times are not at peak commute times. With the driveway, carpooling, and alternate transportation then the impact of additional vehicles will be less noticeable. Staff anticipates that there should be little impact in terms of noise or nuisance to the neighborhood.

## 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 preschool shall not have more than sixteen (16) children occupying the home at one time for a morning session, Monday through Friday.
3. The preschool may have up to one non-resident employee.
4. The proponent will coordinate drop-off and pick-up activities to be safe and reduce the impact of traffic on the street as much as possible. Carpooling and walking will be encouraged.
5. The driveway shall be available for employee parking and for drop-off/pick-up traffic.
6. The proponent shall comply with all State and local regulations and licenses regarding daycare/preschool centers (for up to 16 clients).
7. Prior to issuance of a Building Permit, 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*: A hazard assessment should be done at this property for the safety of the water system and public. The landscape irrigation will need some type of high hazard back flow protection and to be tested, if not completed already.

## RECOMMENDED FINDINGS FOR APPROVAL

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

1. Little Blossoms Preschool 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 conditioned, the street providing 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.

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>09/19/2016</b>	Received By <b>Apollan</b>	Receipt Number	Zone <b>NR-6</b>	Application Number <b>PC 16-043</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"/> 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 <b>Little Blossoms Preschool</b>				
PROJECT ADDRESS <b>1678 E 1460 N, Logan, UT 84341</b>			COUNTY PLAT TAX ID # <b>07-037-0034</b>	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) <b>Lauren Pace</b>			MAIN PHONE # <b>360-485-7535</b>	
MAILING ADDRESS <b>1678 E 1460 N</b>		CITY <b>Logan</b>	STATE <b>UT</b>	ZIP <b>84341</b>
EMAIL ADDRESS <b>LaurenF Pace@gmail.com</b>				
PROPERTY OWNER OF RECORD (Must be listed) <b>Lauren Pace</b>			MAIN PHONE # <b>360-485-7535</b>	
MAILING ADDRESS <b>1678 E 1460 N Logan, UT 84341</b>		CITY	STATE	ZIP
EMAIL ADDRESS <b>LaurenF Pace@gmail.com</b>				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) <ul style="list-style-type: none"> <li>- Preschool in Basement</li> <li>- 9:30am-11:45 MWF/TH sessions</li> <li>- entry through front door</li> <li>- pick up/drop off in driveway</li> <li>- 1 teacher, 12-14 children (3-5 yrs old)</li> </ul> <b>- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -</b>			Conditional use permit  Total Lot Size (acres)  Size of Proposed New Building (square feet)  Number of Proposed New Units/Lots	
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 <b>Lauren Pace</b>	
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 <b>Lauren Pace</b>	

## Preschool Details

### Preschool Hours

- Session 1: MWF 9:30-11:45am
- Session 2: TTH 9:30-11:45am

### Number of Children

- Session 1: 10-15
- Session 2: 10-15

### Number of Teachers

- Session 1: 1
- Session 2: 1

### Drop Off & Pick Up

- Front Entrance
- Teacher will be outside to greet class at 9:30am and will take the class outside at 11:45pm to be picked up by parents.
- Parents can pull into driveway or park along side of property to get their children.

---

There is no foreseen negative impacts on the neighborhood. Some neighborhood children are already signed up to come to the preschool.

Pt. of NW 1/4 Section 25 Township 12 North Range 1 East

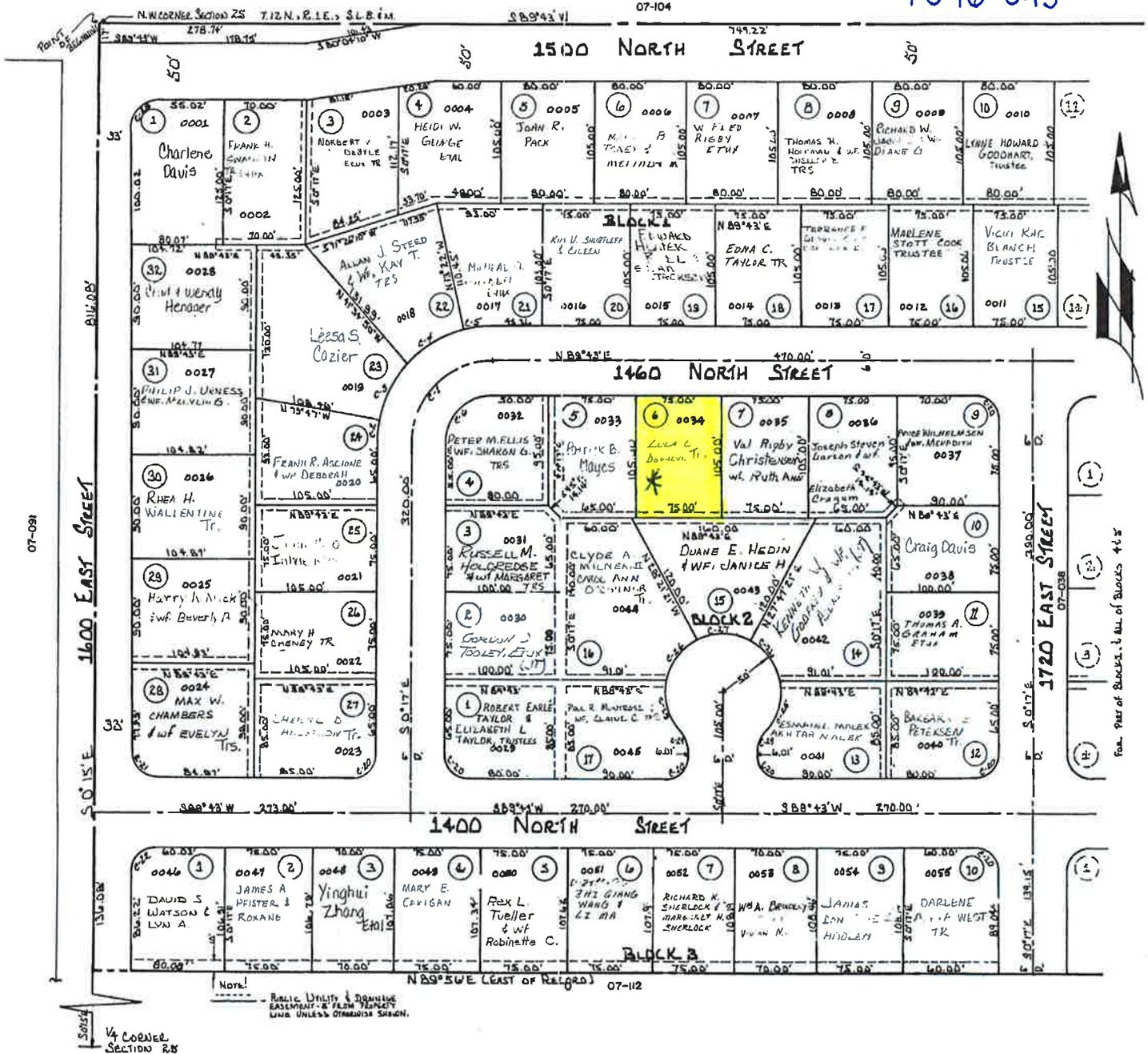
07-037

PART OF PLAT 'G' LOGAN FARM SURVEY - Scale 1 Inch = 60 Ft.

TAX UNIT 27  
FILED 30 MARCH 1962  
9:43 AM. PLNG No. 314-035

GOLF COURSE SUBDIVISION

PC 16-043



#6

Full Plat of Blocks 1-12 of Blocks 4-5

Google Maps 1678 E 1460 N





