

CONDITIONAL USE – EDEN KINGSTON, DAY CARE

APPLICANT: Eden Kingston

REQUEST: Conditional Use Permit for a day care facility, five days per week, for up to eight children total.

LOCATION: 849 West 3600 South Bountiful, UT 84010

GENERAL INFORMATION: This property is located in the R-1 zone; day care centers are allowable as a conditional use within this zone. Staff completed a visual inspection of the property on July 11, 2011, and suggests the following recommendations: The property should be fenced. Currently a section of fence on the north side of the property is missing. The yard maintenance should be consistent, with watering and mowing done regularly. Drop off and pick up times should be staggered to the extent possible as a way to reduce traffic congestion in the small cul-de-sac. Outdoor play equipment should be maintained, and checked regularly to ensure the safety of the children using the equipment.

The applicant responded to these concerns via an email received July 14, 2011. The property owners are removing a tree on the north side, and then will install the fence. Materials are on site for the fence. After constructing a storage building in the rear yard, a water pipe broke, and that is the cause of the yard maintenance issue. The water pipe will be fixed, and the yard will be mowed and watered regularly. Drop off and pick up times have not been determined, however, Ms. Kingston believes people will come prior to 9:00 AM. The current hours of operation are from 8:00 AM to 7:00 PM. The outdoor equipment on the property is currently a slide and a tunnel. There is an old swing set that will be removed from the property.

The County will require a business license for the day care. The State also requires a license for this use. The Fire Chief for North Salt Lake was consulted, but information was not available from him for this staff report. Any updates from the Fire Chief will come on the night of the meeting.

STAFF RECOMMENDATION: This use is consistent with the surrounding neighborhood, and does not pose any undue harm or hazard on the surrounding property owners. Staff recommends approval as presented.

ACTION CHOICES: approval as presented, approval with conditions, or denial.

SUGGESTED MOTION: Motion to approve conditional use permit application for a day care facility to operate five days per week, for up to eight total children.

Scott Hess

From: Eden Kingston [paradis-eden@live.com]
Sent: Thursday, July 14, 2011 2:06 PM
To: Scott Hess
Subject: RE: Conditional Use Permit Questions

1. Drop off and pick up times are at sporadic times during the day. Right now I watch one little girl who comes between 9 AM and 10 AM and is picked up between 6 PM and 7 PM. I imagine that anyone else might come at earlier times.
2. We are in the process of cutting down the tree's on the North side and then we will be putting the fence up. We already have the materials.
3. As far as the yard maintenance. Our water pipe broke when we put in the new building out back. We are in the process of getting a new pipe so we can water the grass out front. I guess with all the projects it hasn't been mowed for a few weeks but it will be mowed probably today or tomorrow. We just got done putting new shingles on the roof last Sunday and still in the process of cleaning up the old shingles. That should get done tonight and if there is still time, the lawn will get mowed. If not, it may have to wait until tomorrow. We have a lot of really awesome plans for the yard and soon it will look better than anyone else's in our circle. We are just doing a lot of projects all at once right now. I hope you can come back when we are finished. I am sure you would be very surprised!
4. Right now I just have a slide and a tunnel and some ride on cars and trucks. We have a separate swingset but we will be hauling it to the dumps soon and plan on upgrading to a better play area for the kids.
5. My hours of operation are from 8 AM to 7 PM

Thank you very much!
Sincerely, Eden

From: shess@co.davis.ut.us
To: paradis-eden@live.com
Date: Tue, 12 Jul 2011 15:54:45 -0600
Subject: Conditional Use Permit Questions

Eden,

I had a chance to drive past your home yesterday, and I just have a couple of questions as I write my staff report for the Planning Commission meeting. If you can help me address these issues, then I will be well on my way to getting this written and submitted for the August meeting.

1. What times will you be coordinating pick-up and drop-off of the children you will be watching? Will you stagger pick-up and drop off times, or are you planning on them all at once?
2. The north side of your property next to the garage is not fenced. This will need to be fenced if you intend on having the children outside under your care.
3. The yard maintenance should be addressed, and will be a part of my staff recommendation. At a minimum, the lawn should be mowed, and the weeds knocked down. There may be potential hazards hiding in the tall weeds, and we would like to see the yard mowed for a safer environment.
4. What types of outdoor play equipment do you have for the children if any?
5. What hours of operation do you intend on being open?

If I can get a few words from you on these points, then I will be able to finish my staff report. We should be able to get on the August meeting. If you have any questions, please feel free to contact me.

Thank you,

Scott A. Hess
Community Development Planner

01-053-0022
849 S 3600 S
Bountiful, Utah



Office Use Only
Parcel ID # _____
Receipt # _____

DAVIS COUNTY PLANNING COMMISSION
CONDITIONAL USE APPLICATION

Petition: conditional use - Eden Kingston

Petitioner Address: 849 W. 3600 S Bountiful UT 84010

Phone # 801-797-9786 Cell # _____ E-mail paradis-eden@lht.com

Requested Use: for child care - 8 children total 5 days a week

Zoning: R-1

Owner of Property: Dale Kingston

Mailing Address: 849 W. 3600 S. Bountiful UT 84010

Property Address: (same) 01-053-0027

Petitioner is: Owner Owner's Agent Prospective Buyer

Other, please specify _____

Dated this 26th day of May, 2011.

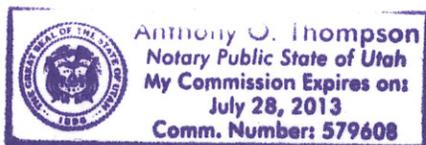
Eden Kingston
Signature

Signature

STATE OF UTAH)
) SS.
COUNTY OF DAVIS)

On the 26th day of MAY, 2011, personally appeared
before me EDEN KINGSTON the signer(s) of the above instrument who
duly acknowledged to me that SHE executed the same.

Anthony O. Thompson
Notary Public



Seal

Davis County PLANNING

Received of: EDEN KINGSTON

Receipt # 0000408403

Date received: 07/11/2011

Received by: KATHY GUNN

plan2

Payment type	Amount	
PLANNING FEES	100.00	10-3413-000 CONDITIONAL USE APPLICATION

Receipt total: 100.00

NOTICE OF PUBLIC HEARING FOR CONDITIONAL USE – DAY CARE

This is a notice that on Thursday August 4, 2011 at 6:00 P.M., the Davis County Planning Commission will hold a public hearing to consider a conditional use permit for a day care totaling up to eight children at a time, 5 days per week. The conditional use applicant is Eden Kingston located at 849 W. 3600 S. Bountiful, UT 84010. The hearing will be held in room 219 of the Davis County Courthouse at 28 East State Street in Farmington, Utah. Interested parties are invited to attend and provide comment on the application. For more information, contact Scott A. Hess, Planner, in the Planning Department at 451-3279. Individuals needing special accommodations (including auxiliary communicative aids and services) during this hearing should notify the Planning Department a minimum of 24 hours prior to the hearing.

- EXAMPLE OF AFFECTED
ENTITY LETTER



DAVIS COUNTY PLANNING DEPARTMENT

P.O. Box 618 Farmington, UT – phone (801) 451-3279 – fax (801) 451-3281

July 19, 2011

HOWELL, SAMUEL L
826 WEST 3800 SOUTH
BOUNTIFUL, UT 84010

To Whom It May Concern:

This letter is to give notice to all affected entities of an application for a conditional use permit at 849 West 3600 South Bountiful, 84010. The applicant is Eden Kingston, and is applying for a conditional use permit for a day care. The day care would run five days per week, for up to eight total children at a time. There will be a Davis County Planning Commission Meeting held on August 4, 2011 at 6:00 P.M. in the Davis County Courthouse, room 219 to review the proposal.

This notice meets requirements of the Davis County Code. Please plan on attending the public hearing if you would like to submit comments for the Planning Commission's consideration. If you have any questions, please feel free to contact me at 801-451-3279.

Thank you,

Scott A. Hess
Planner
Davis County Planning Department



PARCEL_ID	OWNER_FULL_NAME	OWNER_FULL_ADDRESS	OWNER_CITY	OWNER_STATE	OWNER_ZIP
010530002	HOWELL, SAMUEL L	826 WEST 3800 SOUTH	BOUNTIFUL	UT	84010
010530003	PETERSON, LAVON W & PERRY A - TRUSTEES	828 NORTHCREST DRIVE	SALT LAKE CITY	UT	84103
010530004	SUTTLEMYRE, JEFFERY S & VATSANA	838 WEST 3800 SOUTH	BOUNTIFUL	UT	84010
010530005	RAVSTEN, LEE & ELAINE A - TRUSTEES	842 WEST 3800 SOUTH	BOUNTIFUL	UT	84010
010530006	ROGNON, GERALD D & MARIANNE	852 WEST 3800 SOUTH	BOUNTIFUL	UT	84010
010530007	JENSEN, EINAR DUE & RUTH K	856 WEST 3800 SOUTH	BOUNTIFUL	UT	84010
010530008	JENSEN, PAUL FIELDING & SHIRLEY	864 WEST 3800 SOUTH	BOUNTIFUL	UT	84010
010530009	KREMER, CHERI L	872 WEST 3800 SOUTH	BOUNTIFUL	UT	84010
010530010	POWELL, JOEL C & CINDY L	876 WEST 3800 SOUTH	BOUNTIFUL	UT	84010
010530014	YOUNG, R DOUGLAS	33 NORTH 3100 EAST	LAYTON	UT	84040
010530015	AUBREY, DOUGLAS A & JENNIFER M	883 WEST 3600 SOUTH	BOUNTIFUL	UT	84010
010530016	NOLAND, BENJAMIN D & HEATHER L	879 WEST 3600 SOUTH	BOUNTIFUL	UT	84010
010530017	MARSHALL, KAREN C & MATTHEW	877 WEST 3600 SOUTH	BOUNTIFUL	UT	84010
010530018	SUMMERWOOD ASSETS LLC AND CONKLE, TRACY A	4288 SOUTH SUMMER DR	BOUNTIFUL	UT	84010
010530019	HARRIS, ALLEN R & LEE ANN	3533 SOUTH MAIN STREET	BOUNTIFUL	UT	84010
010530020	FRANDSEN, BRADLEY W & KIM A	478 WINDSOR LN	CENTERVILLE	UT	84014
010530021	JOHNSON, GORDON R & JANE	851 WEST 3600 SOUTH	BOUNTIFUL	UT	84010
010530022	KINGSTON, DALE	849 WEST 3600 SOUTH	BOUNTIFUL	UT	84010
010530023	LINDSTROM, KATHERINE A	PO BOX 540343	NORTH SALT LAKE	UT	84054
010530024	WHITE, KENNETH	843 WEST 3600 SOUTH	BOUNTIFUL	UT	84010
010530025	HALE, GARLAN M & KAREN L	841 WEST 3600 SOUTH	BOUNTIFUL	UT	84010
010530026	BARNEY, KERRY G & CINDY K	839 WEST 3600 SOUTH	BOUNTIFUL	UT	84010
010530027	RIDDLE, PAMELA P AND PICKETT, GARTH E	3726 SOUTH 800 WEST	BOUNTIFUL	UT	84010
010530029	PAGE, RAYMOND B & MARIAN W-TRUSTEES	3704 SOUTH 800 WEST	BOUNTIFUL	UT	84010
010530030	THOMAS, W FERRELL & MARY LOIS-TRUSTEES	3688 SOUTH 800 WEST	BOUNTIFUL	UT	84010
010530031	ANDERSON, BRADLEY J & CONNIE J	837 WEST 3600 SOUTH	BOUNTIFUL	UT	84010
010530032	THOMSEN, FINN - TRUSTEE	833 WEST 3600 SOUTH	BOUNTIFUL	UT	84010
010530033	NISH, DONALD N II & PEGGY P	3660 SOUTH 800 WEST	BOUNTIFUL	UT	84010
010530034	SONNTAG, DANIEL H & KATHARYN D	3644 SOUTH 800 WEST	BOUNTIFUL	UT	84010
010530035	BENSON, RYAN L & ELIZABETH	831 WEST 3600 SOUTH	BOUNTIFUL	UT	84010
010530036	SOROKINE, DAWN & MICHAEL	3622 SOUTH 800 WEST	BOUNTIFUL	UT	84010
010530039	JEMISON, MURRAY B	818 WEST 3600 SOUTH	BOUNTIFUL	UT	84010
010530042	LARRINAGA, RAPHAEL & CHRISTINE	836 WEST 3600 SOUTH	BOUNTIFUL	UT	84010

010530043	SILVER CREEK MANAGEMENT LLC	PO BOX 852	BOUNTIFUL	UT	84011
010530044	KELLEY, HOWARD E AND MARROTT, TANYA LEE	858 WEST 3600 SOUTH	BOUNTIFUL	UT	84010
010530045	BINGHAM, JEREMY SCOTT	102 ADELFA DR	ROUND ROCK	TX	78664
010530046	HARRISON, RULON K	265 SOUTH 300 EAST	CENTERVILLE	UT	84014
010530047	WENDEL, JARED R & BRANDI K	868 WEST 3600 SOUTH	BOUNTIFUL	UT	84010
010530048	RUECKERT, BARBARA A	1116 WEST 500 SOUTH SUITE 1	BOUNTIFUL	UT	84010
010530052	CHIPMAN, DOUGLAS D & CINDY K	3587 SOUTH HWY 91	BOUNTIFUL	UT	84010
010530053	WESTON, JEWELL M	3573 SOUTH HWY 91	BOUNTIFUL	UT	84010
010530054	CARR, VENICE J & AUDREY B--TRUSTEES	3563 SOUTH HWY 89	BOUNTIFUL	UT	84010
010530055	RK PRINTING LLC	3553 SOUTH HWY 89	BOUNTIFUL	UT	840100000
010530057	FAIRBANKS, MICHELLE	856 WEST 3600 SOUTH	BOUNTIFUL	UT	84010
010530058	KRAMER, JENNIFER W	816 WEST 3600 SOUTH	BOUNTIFUL	UT	84010
010530060	MILLER, NORRIS F & VENNA G	822 WEST 3600 SOUTH	BOUNTIFUL	UT	84010
010530061	LANG, PARLEY J--TRUSTEE	826 WEST 3600 SOUTH	BOUNTIFUL	UT	84010
010530066	NELSON, ELLIS H--TRUSTEE	1513 EAST 575 NORTH	LAYTON	UT	84040
010530067	SKABELUND, MARLEEN J - TRUSTEE	469 SOUTH 1300 EAST	BOUNTIFUL	UT	84010
011500003	HANSEN, RICHARD A & MARGARET N	12254 BLUFFVIEW	SANDY	UT	84092
011500013	ASSOCIATION OF UNIT OWNERS OF GOLD MINE ACRE C/O MICHAEL PERKINS 829 SOL	BOUNTIFUL	BOUNTIFUL	UT	84010