



Project #20-047
Lisa K. Hansen Childcare
Located at 1306 W 350 S

REPORT SUMMARY...

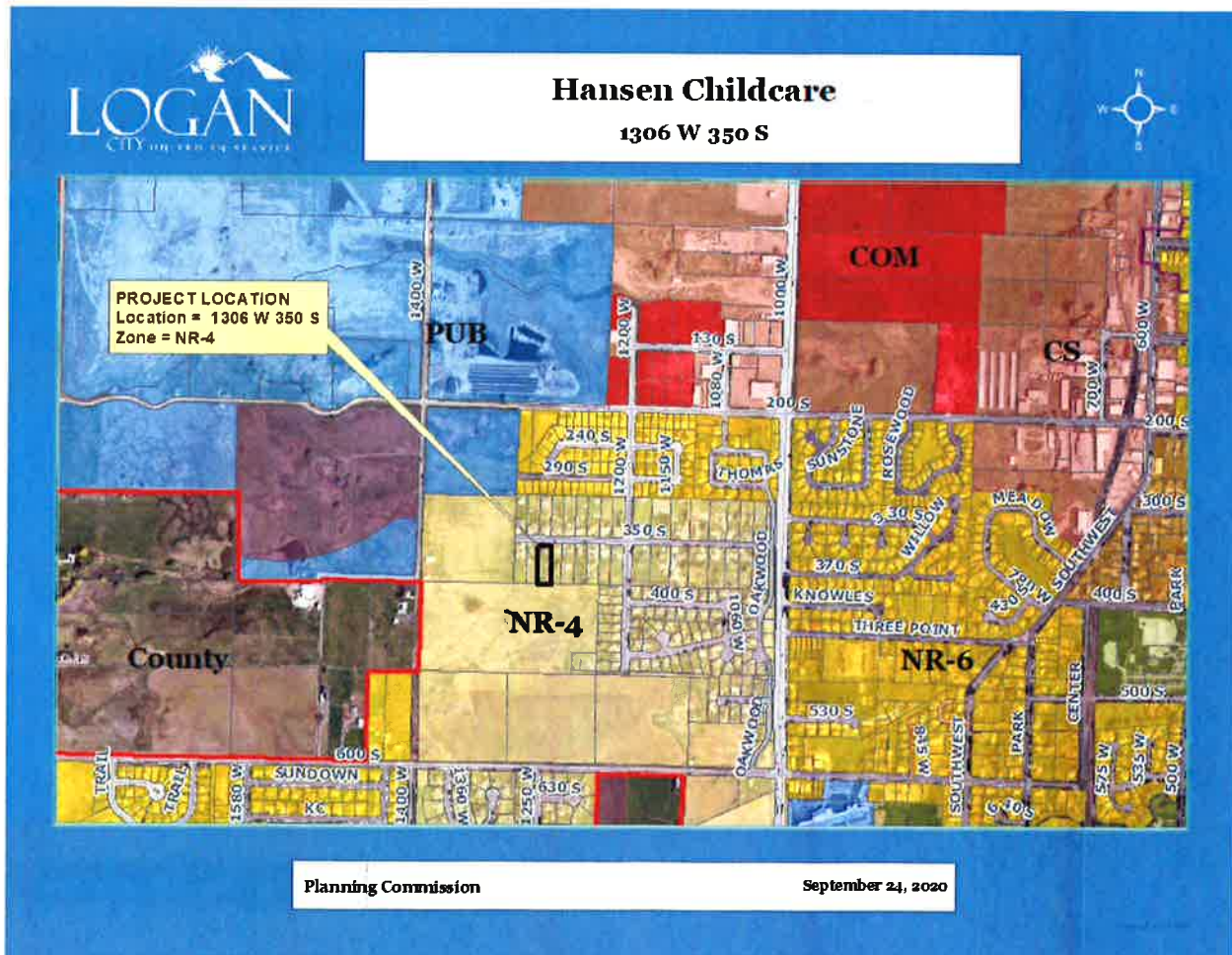
Project Name: Lisa K. Hansen Childcare
Proponent/Owner: Lisa Hansen
Project Address: 1306 W 350 S
Request: Conditional Use Permit
Current Zoning: Traditional Neighborhood Residential (NR-4)
Date of Hearing: September 24, 2020
Type of Action: Quasi-Judicial
Submitted By: Tanya Rice, Planner II

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Conditional Use Permit for Project #20-047 Lisa K. Hansen Childcare, for a home daycare with up to 16 children at the property located at 1306 W 350 S; TIN #02-133-0307.

Land use adjoining the subject property

<i>North:</i>	NR-4: Single Family Residential	<i>East:</i>	NR-4: Single Family Residential
<i>South:</i>	NR-4: Vacant	<i>West:</i>	NR-4: 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-4) zoning district as a Conditional Use. Lisa Hansen currently operates a daycare with up to 8 children at the location, a permitted use in the zone. The daycare operates from 6:30 am to 4:15 pm.

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 at the end west end of 350 S. The roads are designed as local streets approximately 32' paved width with six-foot sidewalks on both sides. The property frontage is approximately 85' along 350 S and can accommodate 3-4 on-street parallel parked cars. The home has a 25' x 35' long driveway that connects to a two-car garage, which will provide 4 on-site parking stalls in the driveway. Family members are secondary care providers and park in the garage so additional employee parking is not of concern.

The majority of Hansen Childcare clients are USU professors where schedules vary throughout the day and week. The proponent has established staggered drop-off and pick-up times between 6:30 am and 4:15 pm. The five current families arrive and depart at 30-minute timeslots. It is rare for more than one car to drop off at a given time. The proponent intends to continue with the staggered arrival and drop-off schedule. 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 fully fenced yard space will be utilized. Structured outdoor time is from 10 am - 12 pm. As there are currently families in the neighborhood, noise from adjacent pasture animals, and deep properties, 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 6:30 am to 4:15 pm and outdoor play is uncommon before 10:00 am, noise issues are anticipated to be minimal. As conditioned, with limited and staggered 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 5/1/2020 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:

<ul style="list-style-type: none">• Fire	<ul style="list-style-type: none">• Engineering
<ul style="list-style-type: none">• Water/Cross Connection	

PUBLIC NOTIFICATION

The project was noticed in the Herald Journal on 9/12/2020, and posted on the Utah Public Meeting Notice and Logan City website on 9/16/2020. Public hearing notices were sent to property owners within 300' on 9/4/2020.

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. Dedicated off-street parking within the driveway shall be provided during business hours for child drop off and pick up.
4. Drop-off and pick-up times shall be scheduled and staggered to ensure that no more than three (3) client vehicles are at the home at any one time and sidewalks and driveways are not blocked.
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. **Water/Cross Connection—contact 716-9627**
 - i. A hazard survey of the points of use of water should be done at this address to help ensure the safety of the water for the occupants and the City of Logan water supply. Please call 435-716-9634 for an appointment for this inspection.

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.



APPLICATION FOR PROJECT REVIEW

☒ Planning Commission ☐ Land Use Appeal Board ☐ Administrative Review

Date Received 8-24-20	Received By	Scheduled Meeting Date Sept 24	Zone NR-4	Application Number PC 20-047
Type of Application (Check all that apply): ☐ Design Review ☒ Conditional Use ☐ Subdivision ☐ Zone Change ☐ Code Amendment ☐ Appeal ☐ Other ☐ Administrative Design Review				
PROJECT NAME LISA K. HANSEN, (CHILD CARE)				
PROJECT ADDRESS 1306 W. 350 S.			COUNTY PLAT TAX ID # 02-133-0307	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) LISA K. HANSEN			MAIN PHONE # (435) 770-5805	
MAILING ADDRESS 1306 W. 350 S.		CITY LOGAN	STATE UT	ZIP 84321
EMAIL ADDRESS lisakayhan@hotmail.com				
PROPERTY OWNER OF RECORD (Must be listed) LISA AND CODY HANSEN			MAIN PHONE # (435) 770-5805	
MAILING ADDRESS 1306 W. 350 S.		CITY LOGAN	STATE UT	ZIP 84321
EMAIL ADDRESS lisakayhan@hotmail.com				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) Increase licensed capacity from 8 children to 16. No other construction or permits being asked for. (Existing facility, no improvements needed per state licensing) - NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -			Total Lot Size (acres) .63 Size of Proposed New Building (square feet) 2000 sq ft EXISTING Number of Proposed New Units/Lots 0	
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 	
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 	

NOTE: There are NO proposed changes or construction. The State has inspected and not required any additional improvements beyond what are already done to accommodate the change in capacity. There should not be any additional water demand to address for this specific request. The most recent appraisal is attached for review of square footage and property dimensions and location.

REQUEST TO ADD OCCUPANCY FROM 8 to 16

OVERVIEW/IMPACT TO FACILITY:

I have had my in home daycare for 26 years. I have had an occupancy limit of 8. I rarely have that many here at a time, and three of my families have 2 children here, so there are a total of 5 families I currently work for throughout the week. However, I have grandchildren and would like to help my family on occasion. Being able to have my grandchildren here is important to me if I am needed and that is my primary reason for this request. The State has fully approved/inspected me for a capacity of 16 children with 2 providers which I already have in place for the 8 I have now, pending approval for an amended Logan City Business license to allow it. Also, daycare has stayed busy with the pandemic, two of the children I watch have older siblings also that may need emergency care on days school is out or during a school closure which could happen in the current pandemic situation. They have struggled through the school closures to find care with alternate providers and family and I could not help them in case my full 8 children were to arrive on any given day, and I cannot know ahead if any are going to call and not come, so I have had to turn down helping the families with an "extra" here and there. Although I do not want to add any new families at this time, I would like to have the ability to take an older sibling if/when needed. That keeps the children in a given family going to the same home for care and not exposing them to multiple providers and having a higher risk for exposure and spread of Covid 19. As my 6 children have all grown and moved out in the last couple of years, I was used to and fine with having the 8 daycare children along with my own, so the increased capacity is not much different than when I had my own kids here. It just gives me the option to care for a grandchild or two when needed along with the 8 children I already have, or take a sibling when needed as I stated before. (State requires me to include grandchildren in my capacity, whereas my own children did not count once they were 4.) Again, this is my primary reason for requesting the increase. Also I'm insured for in-home daycare (attached) And have added the State as an additional insured.

IMPACT TO PARKING:

My clients arrive at various times throughout the day. Currently I have 5 families enrolled, arriving at 6:30, 7:15, 8, 8:30, and 9 (on the days they are here, they are not all here every day). I close at 4:15, and the pickup times are usually 2:25, 2:30, 3:00, 4:00 and 4:15. It is rare to have more than one car here at a time, and I can't remember having more than two at a time in a very long time. Most of my clients are professors and classes are at various times through out the day and only a couple days per week. With our cars in garage, we have room for 4 cars in our driveway alone, plus our entire sideyard to the East is a very wide gravel driveway that goes down the side of our house that is the full length of our property (300 feet). Four cars fit in that just on the side of our house before the gate. Additional parking is available on our road if we open the gate. There is no parking issue at all. We also live on a dead-end street with little traffic, and plenty of street parking if one was so inclined, but the parents usually just pull in our driveway, and we are the third from the end of the dead end street. Very safe for children, very little traffic and no problems with my clients blocking traffic. We live in Equestrian estates, lots of our neighbors have yards that are pastures and farm animals.

We are fully fenced in, ours if fully landscaped for the children to play in, but the noise from daycare is not a problem. The animals are much noisier and the lots are very deep :D We have structured outdoor time from 10-12 usually each day, and both neighbors on both sides of me are at work. Both neighbors work at USU on campus. Noise has never been an issue and we are respectful to our neighbors.

OUTDOOR SPACE AVAILABILITY:

In addition to the large parking area, we have plenty of play space. Our yard is .625 acre, fully landscaped and fully fenced in. Our backyard is HUGE, bigger than many small city parks. There is plenty of play equipment, shade, etc. I have never had a failed inspection for safety or hazards, inside or outside the home.

INDOOR SPACE AVAILABILITY:

My home is 2000 square feet of finished living space, with two rooms designated as play space for the children. Due to COVID 19, we separate the kids into a few small groups so that toddlers who are touching their face and mouth more frequently play separate from the older children. Again, most of my clients are teachers and are here a short day, so although I currently have 8 enrolled, there are days when there are not more than a couple children here at a time.

IMPACT ON UTILITY USE:

Children do not bathe here, the only increased utility use would be small additional water use flushing and handwashing in the bathroom. Electrical and heat/gas usage should not be any more than it is currently.

FINAL NOTES TO CONSIDER:

Due to Covid-19 I have an extensive sanitization/health plan in place. Parents drop children off at the door and do not enter the facility. Children are hand sanitized as they come in and as they leave, eat in separate groups far apart, and practice as much social distancing as possible. Toys are sanitized and the facility is completely wiped down and sanitized every day and high use areas several times throughout the day. We have invested over \$10,000 into the facility for improvements this year already to better accommodate the more intense health plan and guidelines. Having a higher capacity can only help the community, as many daycares have closed and high quality providers are in short supply. My husband (works at home), adult daughter, and adult son are all fully licensed to provide care for up to 8 children each already. My 25 yr old daughter does not live here but works for me already helping to teach preschool and care for the children so I already have the two adults here that are required for 16 children. There should be little to no impact on our neighborhood and we definitely have plenty of space both indoor and outdoor to handle any increase in capacity. Thank you for considering allowing me a conditional use permit.



Lisa Hansen
Owner/Provider, HFS

UTAH DEPARTMENT OF HEALTH



LICENSE FOR FAMILY CHILD CARE

Facility:

Hansen, Lisa K.

Address:

1306 West 350 South, Logan, UT 84321

Licensee:

Lisa K. Hansen

Total Approved Capacity: 8

This number includes the provider's own children under the age of four. Local ordinances may further limit your maximum allowed capacity.

Date Issued:

05/01/2020

LicenseNo:

F10-11054

Date of Expiration:

04/30/2021



CHILD CARE LICENSING PROGRAM


PROGRAM ADMINISTRATOR

This document must be posted in a conspicuous place, and is not transferable to any other owner, director, or location.

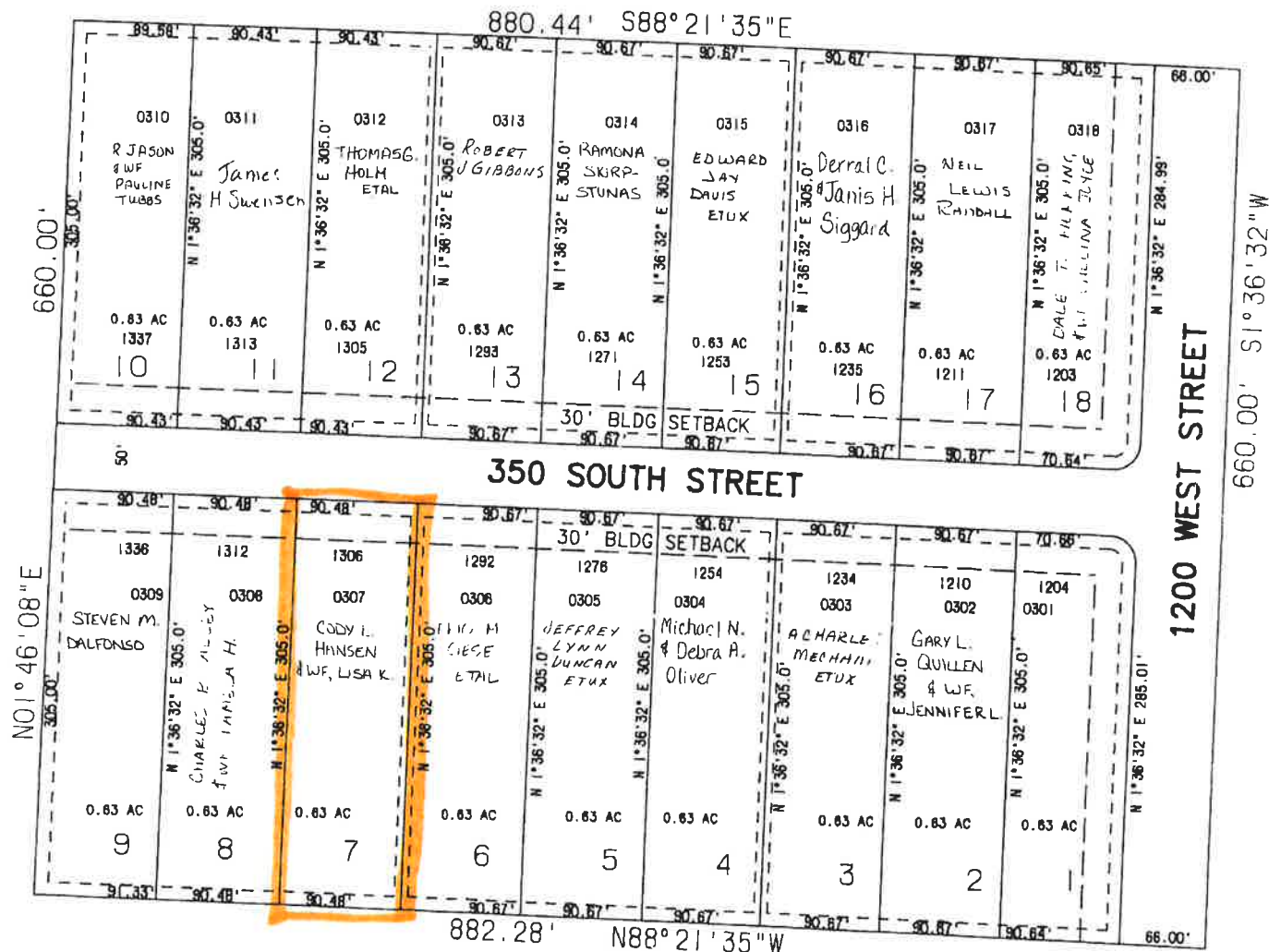
N/2 Sec 5 Township 11 North, Range 1 East
Scale 1" = 80 Feet

TAX UNIT 2

EQUESTRIAN ESTATES

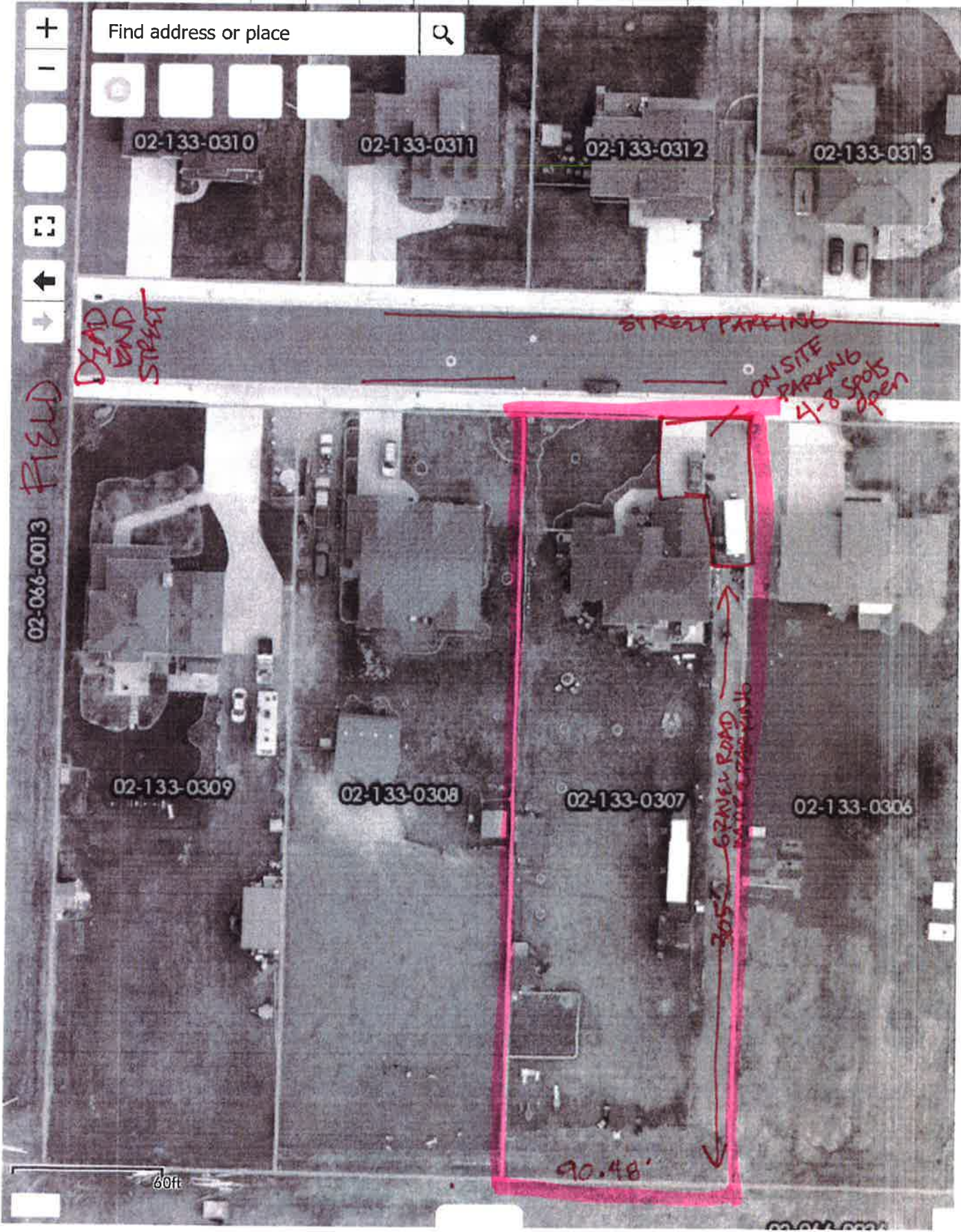
PHASE 3

pt BLOCK 15 PLAT "A" LOGAN FARM SVY



PHASE 3
FILED OCT 27, 1994
FILING NO. 610719
MAP NO. 1994-917
SITE PAGE 02-066

Parcel and Zoning Viewer





Parcel and Zoning Viewer

clear web browser's cache help/ 300 ft mailing list help

Find address or place



- 02-133-0310
- 02-133-0311
- 02-133-0312
- 02-133-0313
- 02-133-0314

W 350 S

02-066-0013

02-133-0309

02-133-0308

02-133-0307

02-133-0306

02-133-0305

02-133-0304

02-066-0026

powered by esri