Davis
COUNTY
Kent G. Andersen
Director

Community and Economic Development

Davis County Administration Building, 61 South Main Street, P.O. Box 618,
Suite 304, Farmington Utah 84025
Telephone: (801) 451-3279 - Fax: (801) 451-3281

MEMORANDUM

Date: August 23, 2022

To: Davis County Planning Commission

From: Tony Thompson

Re: Angela Anderson – Child Care Conditional Use - 918 South 1800 West, Woods Cross, UT 84087

Applicant Angela Anderson submitted a Conditional Use (CU) application for property located at 918 South 1800 West, Woods Cross, UT 84087 on parcel ID: 06-079-0010. This property is owned by COALT, Inc. and a letter of permission and consent was submitted with the CU application. The property has an existing single family dwelling on a single lot containing one and one-hundredth (1.01) acres of property. Utilities in the area include Rocky Mountain Power, Dominion Energy Gas, and South Davis Sewer Improvement District. A fire hydrant is located within 300 feet of the existing dwelling.

Culinary water is provided via private well water rights; the water quality and the condition of the source protection is unknown. Andrew Stokes at Davis County Environmental Health recommends a water quality test be conducted by Chemtech-Ford Laboratories or equivalent. **Staff recommends this test along with providing a source protection plan and well condition inspection by the Utah Division of Water Rights**.

This area of the County is zoned Agricultural Ten Acre A-10. (DCC 15.20.909A) The purpose of this zone is to promote and preserve agricultural production, open space and areas that can produce agricultural or farm animal products for sale or where families may engage in family food production, and create enough space for an appropriate number of farm animals and fowl to be kept for personal use or for sale. (DCC 15.20.973) Conditional Uses within this zone include Day care centers. (DCC 15.20.980C) "Day care center" means any building or premises used for the care of six or more children under the age of six years for more than four hours per day in lieu of care ordinarily provided by the parents of the children in their own home. (DCC 15.01.210AD)

The road in front of the dwelling is Redwood Road (1800 West) and an interior road/driveway exists on the property to the west side and is currently unimproved. Both of these roads do not have sidewalk, curb, or gutter. The existing single family dwelling should not provide any additional storm water runoff burden, and staff does not believe these improvements should be required. The property has temporary fencing in the front yard and is open, **staff recommends a dedicated outdoor play/safe area be provided and fenced for the safety of the children**.

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A Residential Care Facility – Food Service Inspection was conducted by the Davis County Environmental Health Services Division on May 16, 2022 with conditions of approval noted. A copy is attached and **staff recommends the conditions from report be implemented and followed. An inspection report be provided when inspections are required**.

South Davis Metro Fire conducted an inspection on May 17, 2022 and a Certificate of Fire Clearance was granted for one year. A copy is attached and **staff recommends a fire clearance certificate is provided yearly with business license renewal**.

Utah Department of Health – Child Care Licensing has issued License No. F22-89682 on June 21, 2022 and expiring on June 30, 2023. Approved license is for a total approved capacity of 16, this number includes the provider's own children under the age of four. A copy is attached and **staff recommends a Child Care License certificate is provided yearly with business license renewal**.

Davis County "Day care center" ordinance allows for the care of six (6) or more children under the age of six years for more than four hours per day in lieu of care ordinarily provided by the parents of the children in their own home. (DCC 15.01.210AD) Utah Department of Health – Child Care Licensing approved a license with a total approved capacity of 16, this number includes the provider's own children under the age of four. **Staff recommends a discussion with the applicant to determine and set the number of children that will be cared for in this facility between the numbers of six (6) and sixteen (16).**

Staff recommends application approval of Angela Anderson's Child Care Conditional Use at 918 South 1800 West, Woods Cross, UT 84087 with the following conditions:

Prior to approval of the Conditional Use, a private well water test with results meeting the drinking water standards shall be provided to Davis County, along with providing a source protection plan and well condition inspection report by the Utah Division of Water Rights shall be provided to Davis County.

If the above private well water conditions are satisfied then the Child Care Conditional Use may be issued with the following conditions:

1. A dedicated outdoor play/safe area shall be provided and fenced for the safety of the children;

2. Residential Care Facility – Food Service Inspection conducted by the Davis County Environmental Health Services Division on May 16, 2022 with conditions of approval from that report shall be implemented and followed. An inspection report shall be provided when inspections are required.

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3. South Davis Metro Fire clearance certificate shall be provided yearly with business license renewal.

4. Utah Department of Health – Child Care Licensing license shall be provided yearly with business license renewal.

5. Total number of children under the age of six (6) that will be cared for in this facility is 8, this number includes the provider's own children, two (2), and she will be licensed to have six (6) other children in her care.

6. A Davis County Business license will be applied for and timely renewed yearly.

7. On an annual basis a water quality test and report shall be provided to Davis County.

8. Any other issues or concerns that originate from discussion or public hearing.

Respectfully submitted,

Tony Thompson
Property Manager,
Davis County Planning Department

Attachments:
CU application,
Map,
Letter of permission and consent,
Food Service Inspection by the Davis County Environmental Health Services Division on May 16, 2022,
South Davis Metro Fire May 17, 2022 Certificate of Fire Clearance,
Utah Department of Health – Child Care Licensing, License No. F22-89682 issued on June 21, 2022,
Photos

Lisa Roundtree - state childcare licensing
385-232-0846

RECEIVED
MAY 13 2022
BY:

Office Use Only
Parcel ID #
Receipt #

DAVIS COUNTY PLANNING COMMISSION
CONDITIONAL USE APPLICATION

Petition: Angela Anderson

Petitioner Address: 918 S. 1800 W. Woods Cross UT 84087

Phone # _____ **Cell #** 801-696-9131 **E-mail** angela87anderson@gmail.com

Requested Use: Child Care Business License

Zoning: A10

Owner of Property: Coalt, Inc.

Mailing Address: 53 West Angelo Avenue SLC, UT 84115

Property Address: 918 S. 1800 W. Woods Cross, UT 84087

Petitioner is: [ ] Owner [ ] Owner's Agent [ ] Prospective Buyer

[X] Other, please specify Renter of home

Dated this 13 day of May, 2022.

Angela Anderson
Signature

_____
Signature

STATE OF UTAH)
) SS.
COUNTY OF DAVIS)

On the 13TH day of MAY, 2022, personally appeared before me ANGELA ANDERSON the signer(s) of the above instrument who duly acknowledged to me that SHE executed the same.

ANTHONY O THOMPSON
Notary Public State of Utah
My Commission Expires on:
July 29, 2025
Comm. Number: 719493

Anthony O Thompson
Notary Public

_____
Seal

Google Maps



Imagery ©2022 Google, Map data ©2022 Google 20 ft

COALT, Inc.
53 West Angelo Avenue
Salt Lake City, UT 84115
(801) 466-3361

May 13, 2022

To Whom It May Concern:

We give permission to have Angela Anderson provide Daycare at the following address; 918 South 1800 West, Woods Cross, Utah 84087.

If you have any questions, please call our office at (801) 466-3361.

Sincerely,



Residential Care Facility - Food Service Inspection Form

Environmental Health Services Division

Davis COUNTY

Physical Address
22 South State Street
Clearfield, UT 84015

Mailing Address
P.O. Box 618
Farmington, UT 84024

Phone Numbers
801-525-5128
Fax: 801-525-5119

Name of Establishment: Angela's Daycare Date: 5/16/22

Address: 9185 1800 W City: Woods Cross

Licensed as: ☐ Residential Support ☐ Residential Treatment ☐ Recovery Residence ☑ Residential Child Care

Yes	No	N/A	
			Food Protection
☑	☐	☐	Food is from approved sources and unadulterated. Water and ice are from potable sources.
☑	☐	☐	Food is protected from contamination.
☐	☐	☑	Food brought in by parents, to serve to other children in the facility, is from an approved source.
☐	☐	☑	Food brought in by parents, for child's use, is labeled.
			Refrigeration
☑	☐	☐	Refrigerator at/below 41°F.
☑	☐	☐	Refrigerator is clean and in good repair.
☑	☐	☐	Thermometer is located in refrigerator.
			Cooking and Temperature Control
☑	☐	☐	TCS food(s) meet the critical cooking, reheating, hot holding, cold holding, and cooling temperatures.
☑	☐	☐	Stem thermometer is available and calibrated.
			Date-Marking
☑	☐	☐	TCS food(s) prepared in home and held longer than 24 hours is/are date-marked.
			Food Handler Permit(s)
☑	☐	☐	All kitchen staff have current food handler permits.
			Utensils
☑	☐	☐	Re-usable dishes, utensils, and prep surfaces are washed, rinsed, and sanitized with an approved sanitizer.
			Personal Cleanliness
☑	☐	☐	Handwash sink is used appropriately and provisions are supplied.
☑	☐	☐	Hair restraints are in use and clothing is clean.
			Chemical Storage
☑	☐	☐	Chemicals are used, stored, and labeled properly.
			Miscellaneous
☑	☐	☐	Insects, rodents, and animals are prohibited from food storage & preparation areas.
☑	☐	☐	Canned, bottled baby food is discarded within 24 hours of opening; formula/breast milk is discarded within 2 hours of feeding.

Yes	No	Approval
☑	☐	Approved for licensing.

Comments:

Received By (Print): Angela Anderson Signature: Angela Anderson

Inspected By (Print): Andrew Stokes Signature: Andrew Stokes

Submit original copy with application for license/renewal. Copy retained by inspector.

Scanned with CamScanner

SOUTH DAVIS METRO FIRE
Certificate of Fire Clearance

This is to certify that Angela's Daycare
Name of Business

918 S 1800 W, Woods Cross (Davis County)
Street Address of Business

Owner/Manager: Angela Anderson Phone: (801) 696-9131

Email: angela87anderson@gmail.com

This clearance is valid for one year(s) from 5/17/2022 unless revoked for cause. As of the last inspection, this facility was in substantial compliance with Fire Code regulations adopted by South Davis Metro Fire.

Signature: _____ Title: Fire Inspector

UTAH DEPARTMENT OF HEALTH

UTAH DEPARTMENT OF HEALTH
Child Care Licensing

LICENSE FOR FAMILY CHILD CARE

Name of Facility:	**Anderson, Angela**
Address:	**918 S 1800 W, Woods Cross, UT 84087**
Licensee:	**Angela Anderson**
Total Approved Capacity:	**16**
	This number includes the provider's own children under the age of four. Local ordinances may further limit your maximum allowed capacity.
Date Issued:	06/21/2022
License No:	**F22-89680**
Date of Expiration:	06/30/2023

PROGRAM ADMINISTRATOR

Our Vision: *Access to safe, healthy child care for Utah families.*

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