

Planning Commission Staff Report

File # 22C22

Public Hearing and Consideration of a Preliminary Nonadministrative Conditional Use Permit to operate a Home Occupation Class D3 at 5756 Player Ridge Circle, in Taylorsville, Utah.



Department of Community Development

Date:	December 8, 2022
Meeting Date:	December 13, 2022
Agenda Item:	Public hearing and consideration of a preliminary nonadministrative conditional use permit to operate a home daycare at 5756 S Player Ridge Cir., in Taylorsville, Utah.
Subject Property Address:	5756 S Player Ridge Cir
Applicant:	Samantha Price
Author:	Terryne Bergeson, Planner I
Parcel #:	21162770080000
Applicable Ordinances:	Including, but not limited to Chapter 13.02; 13.07; 13.11; 13.24; 13.28; and 13.33
Agenda Item #:	3

Attachments:

Exhibit A: Zoning Map

Exhibit B: General Plan Map

Exhibit C: Subject Property Aerial Image

Exhibit D: Subject Property Vicinity Map

Exhibit E: Updated Site Photos

Exhibit F: Active ADU License

Exhibit G: July 12, 2022 Planning Commission Staff Report

Exhibit H: Public Comment Responses (April, 2022)

Summary:

Samantha Price has submitted an application for a conditional use permit to operate a daycare out of her residence. She has applied for Home Occupation Class D- Family Childcare Class D3, defined as a *Class D home occupation that provides caregiver services for nine (9) to twelve (12) children with sufficient staffing required by the State of Utah Health Department. This number includes the caregiver's own children under the age of six (6) who are not yet in full day school.*

Samantha Price has five (5) children under age six (6) and not attending school all day, allowing her to request to provide service for up to seven (7) additional children with a second provider present, or provide services for three (3) if there is not a second provider present.

A Class D Home Occupation is generally reviewed by city staff in accordance with administrative conditional use review process. During staff's review, public notice was mailed to entities and property owners within 300 feet of the subject property. Staff received seven comments expressing concern or opposition to the proposed daycare use related to concerns about traffic and noise. Due to feedback received as a result of the mailed public notice, the director delegated this administrative conditional use to the Planning Commission for review and decision, pursuant to the powers and duties identified in [13.03.030 \(A\)\(3\)\(c\)\(4\)](#). Written emails and a summary of phone calls is included in the staff report submitted to the Planning Commission July 12, 2022 (exhibit H).

The application was presented to the Planning Commission on July 12, 2022, at which time a motion to table was passed due to open code cases, a lack of proper fencing in segments of the rear yard, and non-compliance with the city's internal accessory dwelling unit requirements. The applicant and property owner have worked with the city to address the outstanding issues. The applicant has provided photos, shown in the exhibits, that demonstrate compliance with landscaping and fence requirements. Previously open code cases have been resolved and there is now an active ADU license associated with the property.

Site Description

The subject property is Lot 1 of the Player Cove Subdivision, located on Player Ridge Circle, a cul-de-sac off Jordan Canal Road. The only access is via a bridge that crosses the South Jordan Canal. Lot 1 has the first front property line upon entering Player Ridge Circle and contains approximately 16,117 sq ft. (0.37 acre). The property is a single-family home, owned by Rachel Young. The home has an interior accessory dwelling unit (ADU), occupied by the applicant, Samantha Price.

North	South	East	West
R-1-40 residence (rear yard)	R-1-15 residence	Jordan Canal Rd., bridge over canal providing access to Player Ridge Cir. cul-de-sac	R-1-40 residence (rear yard)

Land Development Code Analysis

The property is designated as "Estate Residential" on the Proposed Land Use Map in the Taylorsville General Plan and is in the Single-Family R-1-15 zoning district. Pursuant to the

Table of Uses in section [13.07.020\(E\)](#) of the Taylorsville Land Development Code, a home daycare requires conditional use review in the R-1-15 zoning district. As mentioned in the summary, due to comments received from the public notice, the director has referred this administrative conditional use to Planning Commission for review.

[Section 13.33.040\(A\)](#) provides standards for reviewing all conditional uses:

- A. *Any detrimental impacts or effects from the proposed use on any of the following shall not exceed those that could reasonably be expected to arise from a use that is permitted in the district:*

Code Reference	Review Criteria	Staff's Analysis
13.33.040(A)(1)	The health, safety, and welfare of the city and its present and future inhabitants and businesses.	(Discuss)
13.33.040(A)(2)	The prosperity of the city and its present and future inhabitants and businesses.	
13.33.040(A)(3)	The morals, peace and good order, comfort, convenience, and aesthetics of the city and its present and future inhabitants and businesses.	(Discuss)
13.33.040(A)(4)	The tax base.	
13.33.040(A)(5)	Economy in governmental expenditures.	
13.33.040(A)(6)	The state's agricultural and other industries.	
13.33.040(A)(7)	The urban and nonurban development.	
13.33.040(A)(8)	Access to sunlight for solar energy devices.	
13.33.040(A)(9)	Property values.	(Discuss)
13.33.040(B)	Impact Burden: Any cost of mitigating or eliminating detrimental impacts or effects in excess of those which could be reasonably expected to arise from a permitted use shall become a charge against the development so as not to constitute a burden on the municipality, surrounding neighbors, or adjacent land uses.	
13.33.040(C)	The proposed conditional use shall promote and conform with the objectives of the general plan and shall not limit the effectiveness of land use controls, promote blight, or injure property values.	(Discuss)

A home daycare is also subject to Special Use Standards for Home Occupations set in General Requirements, section [13.11.040\(D\)](#), as well as specific requirements for Class D Home Occupations outlined in [13.11.040\(H\)](#), summarized below.

Code Reference	Review Criteria	Staff's Analysis
13.11.040 (D)(1)	Obtain a home occupation administrative conditional use permit and business license from the City.	Pending
13.11.040 (D)(2)	Remain compliant with all applicable statutes, rules and regulation.	Compliant
13.11.040 (D)(3)	Activity shall be clearly incidental to the dwelling or residential use.	Compliant
13.11.040 (D)(4)	Storage of stock in trade, inventory or commodities shall not occupy more than five hundred (500) cubic feet of the area being used for the home occupation and shall not be visible outside the dwelling unit.	Compliant
13.11.040 (D)(5)	Signage shall be limited to one nonilluminated nameplate sign that does not exceed three (3) square feet in area, and vehicles or equipment may not be used for the primary purpose of advertising the home occupation at the site of the home occupation.	NA
13.11.040 (D)(6)	Employees shall be limited to bona fide resident(s) of the dwelling unit, except that an employee living outside the residence may work in the residence in a home occupation Class D - family childcare/home preschool when required by State law.	Compliant
13.11.040 (D)(7)	Activities associated with the home occupation shall not produce traffic, light, glare, noise, fumes, odor or vibration that will diminish the residential character of the neighborhood.	(Discuss)
13.11.040 (D)(8)	Owners of the property or property manager where the home occupation is to be located must give written consent to the home occupation.	Compliant
13.11.040 (D)(9)	Home occupations are subject to review upon complaint. If a complaint is received by the City, the home occupation will be reviewed for compliance with applicable ordinances and conditions of approval.	Compliant
13.11.040 (D)(10)	Dwelling units and landscape areas shall be well maintained.	Compliant- see exhibits
13.11.040 (D)(11)	Alterations shall not be made to the dwelling or the yard area that will change its residential character.	Compliant
13.11.040 (D)(12)	Property address numbers need to be identified and maintained on the home. Address letters should be a minimum of four inches (4") in height and a contrasting color from the main building.	Compliant

Code Reference	Review Criteria	Staff's Analysis
13.11.040 (D)(13)	One vehicle only may be associated with the home occupation. Said vehicle must be parked on site in a garage or driveway and may not exceed a ten thousand (10,000) pound gross vehicle weight rating or have no more than two (2) axles.	Compliant
13.11.040 (D)(14)	No more than two (2) home occupation businesses shall be allowed per dwelling unit.	Compliant
13.11.040 (H) (1)	Applicants for a class D home occupation shall obtain and remain compliant with all applicable licenses/approvals from all pertinent City, county, state, and federal agencies and comply and remain compliant with all statutes, rules and regulations including obtaining, if applicable, a certificate as a residential childcare provider from the Utah state department of health.	Compliant
13.11.040 (H) (2)	Secure outdoor play areas are required for all class D home occupations.	Compliant
13.11.040 (H)(2)(a)	The outdoor play area shall consist of a minimum of eighty (80) square feet in area per child.	Compliant
13.11.040 (H)(2)(b)	The play area shall be located in the rear and/or side yard of the dwelling.	Compliant
13.11.040 (H)(2)(c)	The outdoor play area shall be secured by an appropriate, well maintained fence not less than six feet (6') in height. The director may require a fence that exceeds six feet (6') in height as it determines necessary.	Compliant- see exhibits
13.11.040 (H)(2)(d)	The hours of operation for the outdoor play area shall not exceed eight o'clock (8:00) A.M. to eight o'clock (8:00) P.M.	Compliant per hours of operation
13.11.040 (H)(3)	The dwelling unit should provide an indoor play area at a minimum of thirty five (35) square feet in area per child.	Compliant
13.11.040 (H)(4)	A minimum of two (2) parking spaces comprising at least three hundred sixty (360) square feet of paved hard surface area shall be provided for clients, customers or patrons of the class D home occupation business in addition to required residential parking. The director may waive the additional parking space requirement in planned unit developments, manufactured home parks, condominium developments, and apartment complexes. Required parking for the home occupation shall be located in the dwelling's front and/or side yard.	Compliant- sufficient area for all uses

Code Reference	Review Criteria	Staff's Analysis
13.11.040 (H)(5)	The designated number of children includes the caregiver's own children under the age of six (6) who are not yet in full day school.	Application is for up to twelve (12) children. Applicant has five (5) children under age six (6).
13.11.040 (H)(6)	Required parking for the home occupation shall not detract from the residential character of the property. An appropriate amount of landscaping shall be preserved and maintained.	Compliant
13.11.040 (H)(7)	Only one class D home occupation shall be allowed per dwelling.	Compliant
13.11.040 (H)(8)	Hours of operation for class D home occupations will be determined through the conditional use permit process. Hours exceeding six o'clock (6:00) A.M. to eight o'clock (8:00) P.M. will be considered with documented need or justification.	Proposed hours 7:30 a.m. -4:30 p.m.
13.11.040 (H)(9)	Home preschools shall allow no more than twelve (12) children per preschool session. Home preschool sessions shall be limited to no more than four (4) hours and preschool sessions shall be limited to two (2) per weekday. Instructor licensing and curriculum requirements shall comply with the requirements of the state of Utah.	NA
13.11.040 (H)(10)	Home daycare and home preschools shall be required to submit a scaled floor plan drawing to demonstrate compliance with the requirements of subsection H3 of this section.	See exhibits

General Compliance

Samantha Price operated a home daycare out of her previous residence in Taylorsville, Utah. There are no documented state or city violations under the previous license. The applicant has moved into the home on Player Ridge Circle and has taken all necessary steps to obtain a valid state license at the new address. The applicant has submitted photos, found in exhibits, that demonstrate the subject property meets the requirements for home occupations established in the Land Development Code.

Code inspections have been conducted at the property in response to a code case that was open at the time of the public meeting in July, and as part of the process to obtain an ADU rental license. Code inspections have been passed and property has no open code cases.

The applicant has updated the rear yard landscaping and fencing, two items that were brought to staff's attention during the public meeting in July. The exhibits show rear yard has grass and irrigation and is enclosed by a fence that is six feet in height. A portion of the fence is irregular due to a significant difference in grade between the subject property and adjacent property (see exhibits). The Planning Commission has the authority to allow the fence per [Section 13.28.030](#) which states, "*Requests for height variations based on unusual circumstances, e.g., views, landscaping, etc., shall be reviewed by the Planning Commission.*"

Traffic and Parking

Regular trips into the neighborhood will increase as children are dropped off and picked up from the home daycare during hours of operation, although it will likely be at regular, short

intervals during pick-up and drop-off. This will increase traffic into Player Ridge Circle as well as on the access road. As seen in the exhibits, the only access to Player Ridge Circle is via a bridge from Jordan Canal Road, which is a narrow two-lane street running parallel to the South Jordan Canal.

The property has enough frontage for two vehicles to park in the street. There is a possibility of customers using the street for parking if the driveway is occupied. However, since the applicant's residence is adjacent to the only access into Player Ridge Circle, any vehicle in front of the home would block additional vehicles attempting to enter the circle. Any parking in front of the subject property could lead to congestion either in Player Ridge Circle or on Jordan Canal Road as residents, visitors, or customers attempt to enter or exit the cul-de-sac.

Congestion and impacts on ingress or egress could be considered potential detrimental impacts on the neighborhood listed in section [13.33.040 \(A\)\(1\)](#) stating that conditional uses cannot cause a greater impact than an allowed use on "*The health, safety, and welfare of the city and its present and future inhabitants and businesses.*" and [13.33.040\(A\)\(3\)](#) "*The morals, peace and good order, comfort, convenience, and aesthetics of the city and its present and future inhabitants and businesses.*" Congestion from increased trips or disruption to flow of traffic should also be considered per standards for home occupations in section [13.11.040 \(D\)\(7\)](#) "*Activities associated with the home occupation shall not produce traffic, light, glare, noise, fumes, odor or vibration that will diminish the residential character of the neighborhood.*" The city engineer was consulted about circulation concerns and suggestions for mitigation are listed below in the conditions.

The subject property contains an attached three-car garage and driveway with an area of approximately 1,950 square feet, The driveway has the capacity for up to ten vehicles, assuming that one space equals 180 square feet, per the requirement for home occupations, For all current and proposed uses at the property, Land Development Code requires minimum two-garage and five off-street spaces- [13.20.050](#) Residential Development Standards- Off Street Parking Requirements (two-car garage and two off-street), [13.11.040 \(H\)\(4\)](#) Special Use Standards for Home Occupations (two off-street, at least 360 sq. ft.), and [13.11.010\(B\)\(2\)](#) Accessory Dwelling Units and Guesthouses (one off-street). The driveway can accommodate up to ten vehicles, which exceeds off-street parking requirements for all the current and proposed uses.

Concentration of Uses

The secluded layout of the neighborhood conforms to Chapter 3.1 of the [Taylorsville General Plan](#), which defines Estate Residential as "a very low density classification that allows residential and/or limited animal and agricultural uses on properties 1/3 acre or more". The Player Cove subdivision consists of six large lots with an average parcel size of 18,222 square feet. Currently there is a home daycare operating at the home on Lot 3, 5778 Player Ridge Circle. The license at the existing home daycare is the same class being requested at 5657 Player Ridge, Class D3 license to provide service for up to twelve (12) children. Approval of the permit would equate to two of six homes operating a home occupation that allows customers to the home. Conditional uses must not be found to cause detrimental impacts to [13.33.040\(A\)\(9\)](#) "Property values" as well as be found to be in compliance with [13.33.040\(C\)](#) "*The proposed conditional use shall promote and conform with the objectives of the general plan and shall not limit the effectiveness of land use controls, promote blight, or injure property values.*"

[Section 13.33.050](#) of the LDC states the following related to the City's authority to impose conditions of approval on a conditional use permit application:

In order to achieve compliance with the standards set forth herein, the city may impose conditions that address:

- A. Size, configuration, and location of the site and the proposed site plan layout.*
- B. Proposed site ingress and egress to existing and proposed roads and streets.*
- C. The adequacy, provision, relocation, or protection of public facilities and amenities, including roads and streets, culinary water, secondary water, sanitary sewer, storm drainage, public safety and fire protections, and other utilities.*
- D. Design, location, and amount of off street parking, loading areas and solid waste disposal, and refuse collection areas.*
- E. Site circulation patterns for vehicular, pedestrian and other traffic.*
- F. Massing, size, number, location, design, exterior features, materials, and colors of buildings, structures, and other facilities.*
- G. The location and design of all site features, including proposed signage, lighting, and site furnishings.*
- H. The provision of usable open space, public features, and recreational amenities.*
- I. Fencing, screening and landscape treatments, and other features designed to increase the attractiveness and safety of the site and protect adjoining property owners from noise, visual, and other impacts.*
- J. Measures directed at minimizing or eliminating possible nuisance factors including, but not limited to, noise, vibrations, smoke, dust, dirt, debris, plant materials, odors, gases, noxious matter, heat, glare, electromagnetic disturbances, and radiation.*
- K. Measures designed to protect the natural features of the site including wetlands and drainageways, groundwater protection, soils, wildlife, and plant life.*
- L. The regulation of operating hours for activities affecting normal schedules and functions.*
- M. Identifying a time for regular review and monitoring, as determined necessary, to ensure the use continues to operate in compliance with all conditions and requirements of approval.*
- N. Measures to ensure compliance with all conditions and requirements of approval, including, but not limited to, bonds, letters of credit, improvement agreements, agreements to conditions, road maintenance funds, and restrictive covenants.*
- O. Such other conditions determined reasonable and necessary by the city to allow the operation of the proposed conditional use, at the proposed location in compliance with the requirements of this code.*

Traffic and Parking

As shown above, LDC states that the City may impose conditions that address:

- D. Design, location, and amount of off-street parking, loading areas and solid waste disposal, and refuse collection areas.*
- E. Site circulation patterns for vehicular, pedestrian and other traffic.*
- O. Such other conditions determined reasonable and necessary by the city to allow the operation of the proposed conditional use, at the proposed location in compliance with the requirements of this code.*

Based on the information provided in this report, planning staff recommends the Planning Commission consider the following conditions of approval:

- Parking associated with home occupation is limited to off-street spaces located on the subject property.
- Applicant shall provide a traffic impact analysis. Approval is contingent upon an a finding that traffic will not significantly impact Player Ridge Circle or Jordan Canal Road.

The proposed conditions are intended to achieve the following:

1. Maintain the morals, peace and good order, comfort, convenience, and aesthetics of the city and its present and future inhabitants and businesses.
2. Limit the traffic from the home occupation activities that will diminish the residential character of the neighborhood.
3. Restricting street parking for the home occupation will ensure required parking for the home occupation shall not detract from the residential character of the property.
4. A traffic impact analysis will promote the health, safety, and welfare of present and future City inhabitants and businesses by verifying safety of traffic levels on narrow road and cul-de-sac with one ingress and egress.

Concentration of Uses

The City has the authority to impose conditions that address the following to mitigate potential detrimental impacts of a conditional use:

- 0. Such other conditions determined reasonable and necessary by the city to allow the operation of the proposed conditional use, at the proposed location in compliance with the requirements of this code.*

Based on the information provided in this report, planning staff recommends the Planning Commission consider the following conditions of approval:

- Home Occupation Class C or D business licenses permitted to be active at this address shall be limited to one.

The proposed conditions are intended to achieve the following:

1. Preserve property values.
2. Ensure the residential character of the neighborhood is not compromised and conforms to the intent of the Estate Residential classification.

Planning staff finds that requiring the above listed conditions would mitigate reasonably anticipated detrimental effects of the proposed use, as provided in Section [13.33.060](#) of the LDC, and is consistent with Sections 13.33.050(D); (E); (I); (J); and (O) of the LDC.

Public Comment

Four residents attended the public hearing that was held during the review of the conditional use permit by the Planning Commission on July 12, 2022 and voiced concerns that have been addressed in this report:

- Increased traffic, specifically related to capacity on Jordan Canal Road.
- Rear yard fencing and landscaping
- Concentration of uses

Findings

1. This application was initiated by Samantha Price on April 12, 2022.
2. The subject property is in the R-1-15 zoning district.
3. The subject property is in the "Estate Residential" designation in the City's General Plan.
4. This conditional use permit request is consistent with current zoning and General Plan designations.
5. Samantha Price resides in the internal accessory dwelling unit (ADU) on the property.
6. The driveway is 1,950 square feet and can accommodate parking for all requested uses of the structure.
7. The proposed daycare use has passed all state inspections at this location.
8. City staff received seven (7) responses to the mailed notice in April 2022.
9. Application was presented to Planning Commission on July 12, 2022 and was tabled due to non-compliance with multiple city standards, which have been resolved.
10. Property owner has obtained ADU rental license.
11. Landscaping has been installed in rear yard.
12. Rear yard fencing is in compliance.
13. Planning Commission has the authority to grant an exception for area of fence that varies due to an unusual circumstance.
14. Staff and review agencies have identified conditions of approval (listed below) to be considered by the Planning Commission prior to preliminary approval.
15. The Director has deferred decision-making authority for this administrative conditional use permit to the Planning Commission.

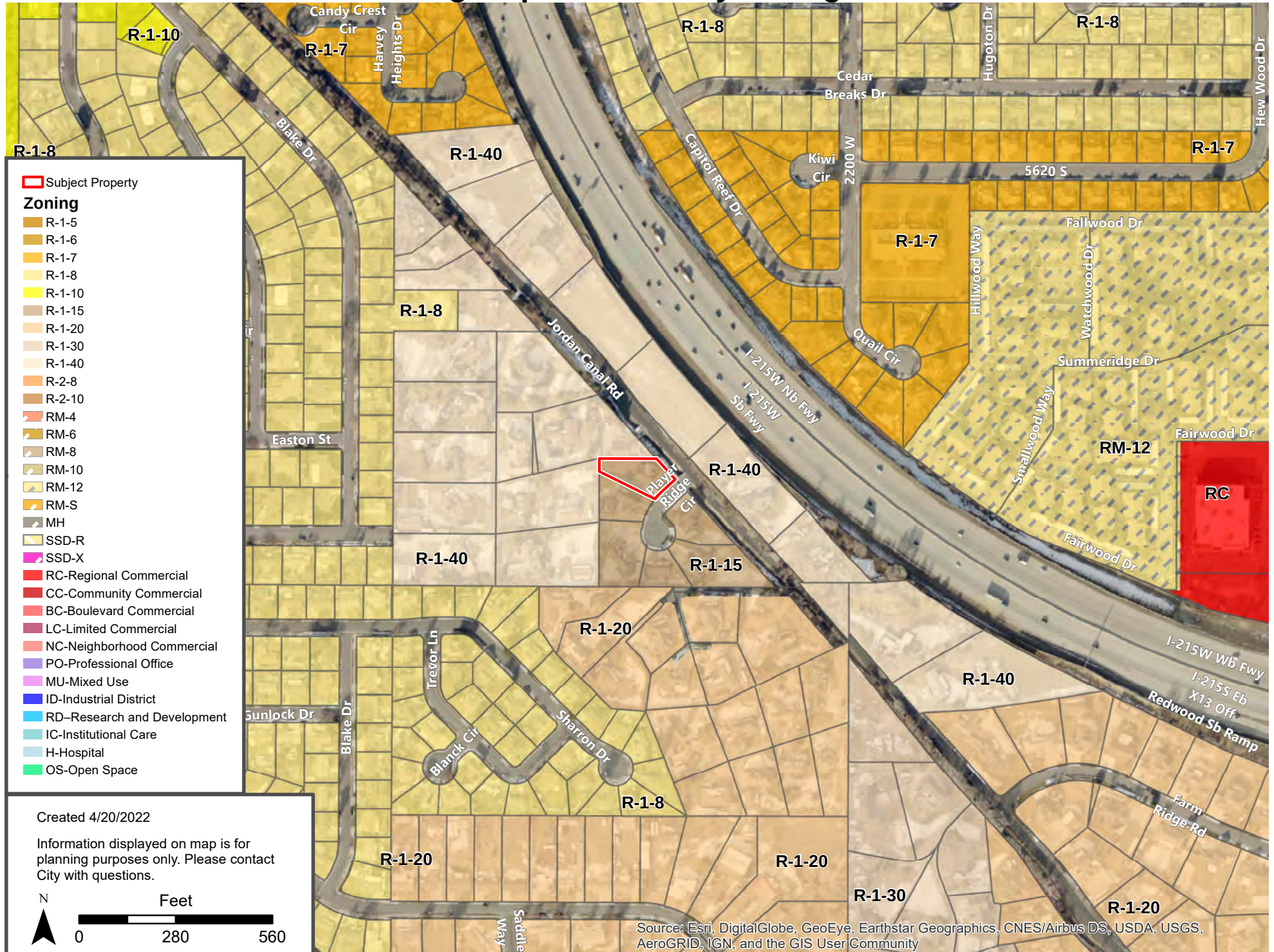
Conditions of Approval

1. The Director is authorized to conduct the final administrative conditional use review.
2. All outstanding city department and review agency comments be resolved, and subsequent revisions comply with applicable city ordinances, codes, and standards prior to issuance of final administrative conditional use permit.
3. Rental license for ADU must remain active for as long as the ADU exists to keep property in compliance with business license requirements. If ADU license expires the home occupation will be operating on a property that has an active code violation and will be subject to review for compliance with the possibility to have license revoked.
4. The outdoor play area must be kept in a well maintained and safe condition.
5. Parking associated with home occupation is limited to off-street spaces located on the subject property.
6. Approval is contingent upon a traffic impact analysis, submitted by the applicant. Analysis must demonstrate Jordan Canal Road and Player Ridge Circle has the capacity for traffic increase due to additional home daycare use in the cul-de-sac.
7. Home Occupation Class C or D business licenses permitted to be active at this address shall be limited to one.

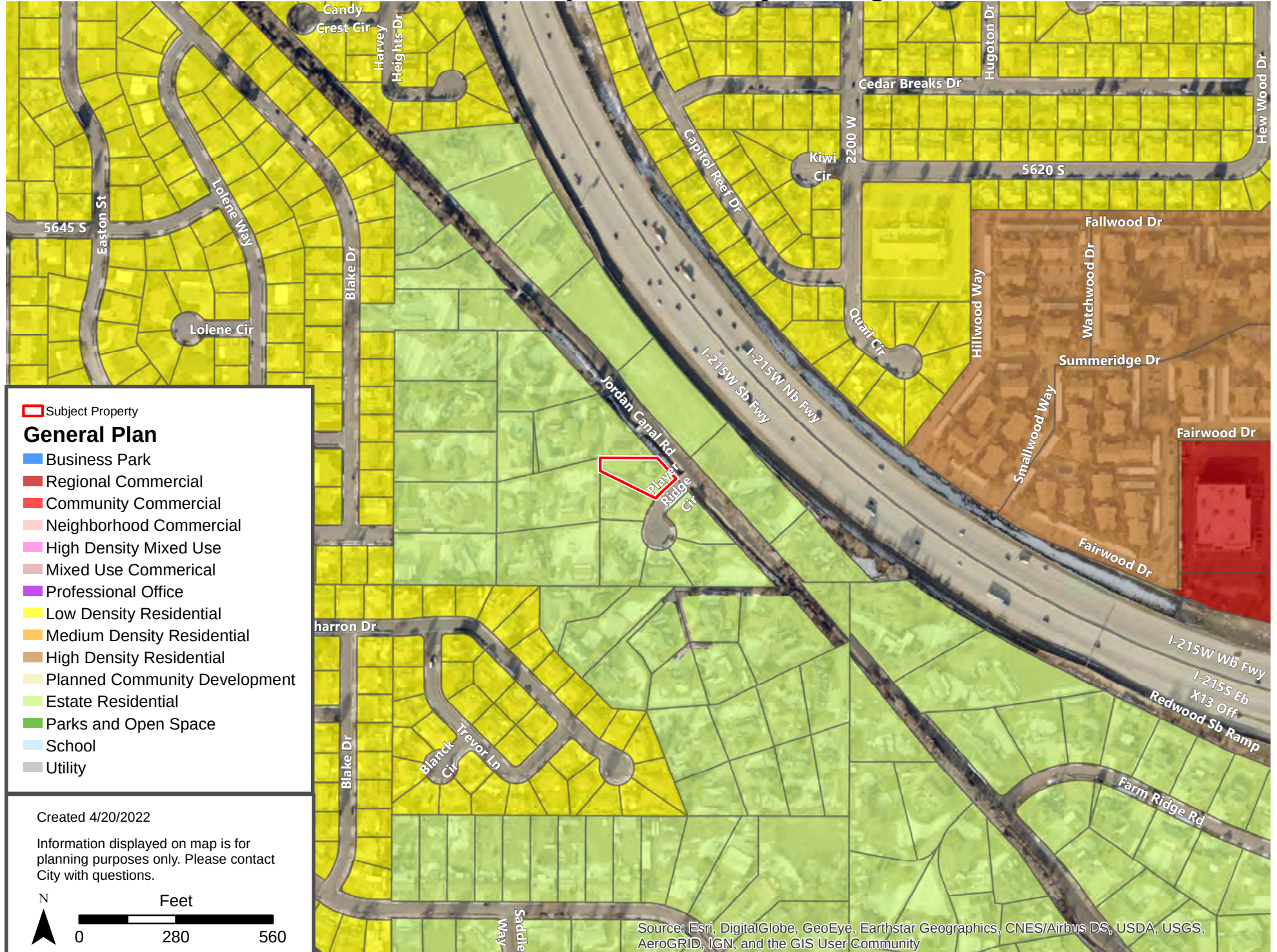
Potential Motion

I move that we approve File #22C22, a preliminary nonadministrative conditional use permit for a Home Daycare at 5756 S. Player Ridge Cir., in Taylorsville, Utah, subject to the findings and conditions outlined in this Staff Report.

Zoning Map: 5756 S Player Ridge Cir



General Plan Map: 5756 S Player Ridge Cir



Site Map: 5756 S Player Ridge Cir



Vicinity Map: 5756 S Player Ridge Cir











Business Name	Fidelity Funding	DBA	
License Type	Rental Dwellings/ADU	District	Council District 1
Classification	Good Landlord Program Non-Participant	Issued By	Administrator, System
Status	Issued	Account Number	
Description		Account Balance	\$0.00
License Year	2022	Application/Renewal Date	8/22/2022
		Issued Date	11/10/2022
		Expiration Date	11/30/2023
		Last Renewal Date	Enter date

5756 S PLAYER R ...

Location (Main)

Remove

Address Type	Location	Country Type	US
House Number	5756	Pre Direction	S
Street Name	PLAYER RIDGE	Post Direction	
Street Type	CIR	Address Line 3	
Unit Or Suite		State	UT
City	Taylorsville	Parcel Number	21162770080000
Postal Code	84129-____		
County			
	☒ Main		

Planning Commission Staff Report

File # 22C22

Public Hearing and Consideration of a Preliminary
Nonadministrative Conditional Use Permit to operate a Home
Occupation Class D3 at 5756 Player Ridge Circle, in Taylorsville,
Utah.



Department of Community Development

Date:	July 7, 2022
Meeting Date:	July 12, 2022
Agenda Item:	Public hearing and consideration of a preliminary nonadministrative conditional use permit to operate a home daycare at 5756 S Player Ridge Cir., in Taylorsville, Utah.
Subject Property Address:	5756 S Player Ridge Cir
Applicant:	Samantha Price
Author:	Terryne Bergeson, Planning Intern
Parcel #:	21162770080000
Applicable Ordinances:	Including, but not limited to Chapter 13.02; 13.07; 13.11; 13.24; 13.28; and 13.33
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Attachments:

- Exhibit A:** Zoning Map
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- Exhibit C:** Subject Property Aerial Image
- Exhibit D:** Subject Property Vicinity Map
- Exhibit E:** Current Site Photos
- Exhibit F-I:** Public Response (Emails)

Summary:

Samantha Price is requesting a permit to operate a daycare out of her residence. She has applied for Home Occupation Class D- Family Childcare Class D3, defined as a *Class D home occupation that provides caregiver services for nine (9) to twelve (12) children with sufficient staffing required by the State of Utah Health Department. This number includes the caregiver's own children under the age of six (6) who are not yet in full day school.*

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Site Description

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North	South	East	West
R-1-40 residence (rear yard)	R-1-15 residence	Jordan Canal Rd., bridge over canal providing access to Player Ridge Cir. cul-de-sac	R-1-40 residence (rear yard)

Land Development Code Analysis

The property is designated as "Estate Residential" on the Proposed Land Use Map in the Taylorsville General Plan and is in the Single-Family R-1-15 zoning district. Pursuant to the Table of Uses in section [13.07.020\(E\)](#) of the Taylorsville Land Development Code, a home daycare requires conditional use review in the R-1-15 zoning district. As mentioned in the summary, due to comments received from the public notice, the director has referred this administrative conditional use to Planning Commission for review.

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Code Reference	Review Criteria	Staff's Analysis
13.11.040 (D)(4)	Storage of stock in trade, inventory or commodities shall not occupy more than five hundred (500) cubic feet of the area being used for the home occupation and shall not be visible outside the dwelling unit.	None requested
13.11.040 (D)(5)	Signage shall be limited to one nonilluminated nameplate sign that does not exceed three (3) square feet in area, and vehicles or equipment may not be used for the primary purpose of advertising the home occupation at the site of the home occupation.	
13.11.040 (D)(6)	Employees shall be limited to bona fide resident(s) of the dwelling unit, except that an employee living outside the residence may work in the residence in a home occupation Class D - family childcare/home preschool when required by State law.	
13.11.040 (D)(7)	Activities associated with the home occupation shall not produce traffic, light, glare, noise, fumes, odor or vibration that will diminish the residential character of the neighborhood.	(Discuss)
13.11.040 (D)(8)	Owners of the property or property manager where the home occupation is to be located must give written consent to the home occupation.	Compliant
13.11.040 (D)(9)	Home occupations are subject to review upon complaint. If a complaint is received by the City, the home occupation will be reviewed for compliance with applicable ordinances and conditions of approval.	
13.11.040 (D)(10)	Dwelling units and landscape areas shall be well maintained.	See exhibits
13.11.040 (D)(11)	Alterations shall not be made to the dwelling or the yard area that will change its residential character.	
13.11.040 (D)(12)	Property address numbers need to be identified and maintained on the home. Address letters should be a minimum of four inches (4") in height and a contrasting color from the main building.	Compliant
13.11.040 (D)(13)	One vehicle only may be associated with the home occupation. Said vehicle must be parked on site in a garage or driveway and may not exceed a ten thousand (10,000) pound gross vehicle weight rating or have no more than two (2) axles.	Compliant
13.11.040 (D)(14)	No more than two (2) home occupation businesses shall be allowed per dwelling unit.	Compliant

Code Reference	Review Criteria	Staff's Analysis
13.11.040 (H) (1)	Applicants for a class D home occupation shall obtain and remain compliant with all applicable licenses/approvals from all pertinent City, county, state, and federal agencies and comply and remain compliant with all statutes, rules and regulations including obtaining, if applicable, a certificate as a residential childcare provider from the Utah state department of health.	Compliant
13.11.040 (H) (2)	Secure outdoor play areas are required for all class D home occupations.	Compliant
13.11.040 (H)(2)(a)	The outdoor play area shall consist of a minimum of eighty (80) square feet in area per child.	Compliant
13.11.040 (H)(2)(b)	The play area shall be located in the rear and/or side yard of the dwelling.	Compliant
13.11.040 (H)(2)(c)	The outdoor play area shall be secured by an appropriate, well maintained fence not less than six feet (6') in height. The director may require a fence that exceeds six feet (6') in height as it determines necessary.	(Discuss)
13.11.040 (H)(2)(d)	The hours of operation for the outdoor play area shall not exceed eight o'clock (8:00) A.M. to eight o'clock (8:00) P.M.	Compliant per proposed hours
13.11.040 (H)(3)	The dwelling unit should provide an indoor play area at a minimum of thirty five (35) square feet in area per child.	Compliant
13.11.040 (H)(4)	A minimum of two (2) parking spaces comprising at least three hundred sixty (360) square feet of paved hard surface area shall be provided for clients, customers or patrons of the class D home occupation business in addition to required residential parking. The director may waive the additional parking space requirement in planned unit developments, manufactured home parks, condominium developments, and apartment complexes. Required parking for the home occupation shall be located in the dwelling's front and/or side yard.	(Discuss) Driveway for residence is total 1,950 sq. ft. with 3 car garage. Provides enough space for off-street parking to meet residential, ADU, and home occupation requirements.
13.11.040 (H)(5)	The designated number of children includes the caregiver's own children under the age of six (6) who are not yet in full day school.	Application is for up to twelve (12) children. Applicant has five (5) children under age six (6).

Code Reference	Review Criteria	Staff's Analysis
13.11.040 (H)(6)	Required parking for the home occupation shall not detract from the residential character of the property. An appropriate amount of landscaping shall be preserved and maintained.	(Discuss)
13.11.040 (H)(7)	Only one class D home occupation shall be allowed per dwelling.	Compliant
13.11.040 (H)(8)	Hours of operation for class D home occupations will be determined through the conditional use permit process. Hours exceeding six o'clock (6:00) A.M. to eight o'clock (8:00) P.M. will be considered with documented need or justification.	Proposed hours will be 7:30 a.m. -4:30 p.m.
13.11.040 (H)(9)	Home preschools shall allow no more than twelve (12) children per preschool session. Home preschool sessions shall be limited to no more than four (4) hours and preschool sessions shall be limited to two (2) per weekday. Instructor licensing and curriculum requirements shall comply with the requirements of the state of Utah.	NA
13.11.040 (H)(10)	Home daycare and home preschools shall be required to submit a scaled floor plan drawing to demonstrate compliance with the requirements of subsection H3 of this section.	See exhibits

General Compliance

Samantha Price operated a home daycare out of her previous residence in Taylorsville, Utah. There are no documented state or city violations under the previous license. The applicant has moved into the home on Player Ridge Circle and has taken all necessary steps to obtain a valid state license at the new address. The applicant has submitted photos, found in exhibits, that demonstrate the subject property meets the majority of the requirements for home occupations established in the Land Development Code. Exceptions are that the photos show the rear yard lacks landscaping. This will need to be brought into compliance with [13.11.040 \(D\)\(10\)](#) which states, *"Dwelling units and landscape areas shall be well maintained."* Additionally, if the conditional use is approved, according to [13.11.040 \(D\)\(2\)](#) *"Remain compliant with all applicable statutes, rules and regulation,"* the permit cannot be issued until the homeowner obtains a rental license for the internal dwelling unit in which the applicant resides and will be operating the home occupation.

Traffic and Parking

Regular trips into the neighborhood will increase as children are dropped off and picked up from the home daycare during hours of operation, although it will likely be at regular, short intervals during pick-up and drop-off. This will increase traffic into Player Ridge Circle as well as on the access road. As seen in the exhibits, the only access to Player Ridge Circle is via a bridge from Jordan Canal Road, which is a narrow two-lane street running parallel to the South Jordan Canal.

Additionally, since daycares tend to have peak pick-up and drop-off times, there is a possibility of customers using the street for parking if the driveway is occupied. The property has enough frontage for two vehicles to park in the street. However, since the applicant's residence is adjacent to the only access into Player Ridge Circle, any vehicle in front of the home would block additional vehicles attempting to enter the circle. Drivers

would need to use the opposite side of the street to get around vehicles parked in front of the home. Any parking in front of the subject property could lead to congestion either in Player Ridge Circle or on Jordan Canal Road as residents, visitors, or customers attempt to enter or exit the cul-de-sac.

Congestion and impacts on ingress or egress could be identified as potential detrimental impacts on the neighborhood listed in section [13.33.040 \(A\)\(1\)](#) stating that conditional uses cannot cause a greater impact than an allowed use on *"The health, safety, and welfare of the city and its present and future inhabitants and businesses."* and [13.33.040\(A\)\(3\)](#) *"The morals, peace and good order, comfort, convenience, and aesthetics of the city and its present and future inhabitants and businesses."* Congestion from increased trips or disruption to flow of traffic should also be considered per standards for home occupations in section [13.11.040 \(D\)\(7\)](#) *"Activities associated with the home occupation shall not produce traffic, light, glare, noise, fumes, odor or vibration that will diminish the residential character of the neighborhood."* The city engineer was consulted about circulation concerns and suggestions for mitigation are listed below in the conditions.

The subject property contains an attached three-car garage and driveway with an area of approximately 1,950 square feet, The driveway has the capacity for up to ten vehicles, assuming that one space equals 180 square feet, per the requirement for home occupations, For all current and proposed uses at the property, Land Development Code requires a minimum two-garage and five off-street spaces- [13.20.050](#) Residential Development Standards- Off Street Parking Requirements (two-car garage and two off-street), [13.11.040 \(H\)\(4\)](#) Special Use Standards for Home Occupations (two off-street, at least 360 sq. ft.), and [13.11.010\(B\)\(2\)](#) Accessory Dwelling Units and Guesthouses (one off-street) The driveway can accommodate up to ten vehicles, which exceeds off-street parking requirements for all of the current and proposed uses.

Noise

Approval of the permit to provide services for up to twelve children has the potential to increase noise in the neighborhood due to traffic or children playing outdoors. Noise from children playing in the outdoor play area may affect neighboring residences. The exhibits include photos of the outdoor play area demonstrating compliance with the area and fence requirements outlined in [13.11.040\(H\)](#). Proposed hours of operation are also within the allowed hours of operation and hours of outdoor play outlined in sections [13.11.040\(H\)\(2\)\(d\)](#) and [\(7\)](#). The significance of the increased noise-level will depend on how many trips into the neighborhood the daycare will generate. The possibility of noise impacting the neighborhood should be considered according to sections [13.33.040\(A\)\(3\)](#) that states a conditional use cannot affect *"The morals, peace and good order, comfort, convenience, and aesthetics of the city and its present and future inhabitants and businesses"* more than an approved use would, as well as [13.11.040 \(D\)\(7\)](#) *"Activities associated with the home occupation shall not produce traffic, light, glare, noise, fumes, odor or vibration that will diminish the residential character of the neighborhood."*

Concentration of Uses

The secluded layout of the neighborhood conforms to Chapter 3.1 of the [Taylorsville General Plan](#), which defines Estate Residential as "a very low density classification that allows residential and/or limited animal and agricultural uses on properties 1/3 acre or more". The Player Cove subdivision consists of six large lots with an average parcel size of 18,222 square feet. Currently there is a home daycare operating at the home on Lot 3, 5778 Player Ridge Circle. The license at the existing home daycare is the same class being requested at 5657 Player Ridge, Class D3 license to provide service for up to twelve (12)

children. Approval of the permit would equate to two of six homes operating a home occupation that allows customers to the home. Conditional uses must not be found to cause detrimental impacts to [13.33.040\(A\)\(9\)](#) "Property values" as well as be found to be in compliance with [13.33.040\(C\)](#) "*The proposed conditional use shall promote and conform with the objectives of the general plan and shall not limit the effectiveness of land use controls, promote blight, or injure property values.*"

[Section 13.33.050](#) of the LDC states the following related to the City's authority to impose conditions of approval on a conditional use permit application:

In order to achieve compliance with the standards set forth herein, the city may impose conditions that address:

- A. Size, configuration, and location of the site and the proposed site plan layout.*
- B. Proposed site ingress and egress to existing and proposed roads and streets.*
- C. The adequacy, provision, relocation, or protection of public facilities and amenities, including roads and streets, culinary water, secondary water, sanitary sewer, storm drainage, public safety and fire protections, and other utilities.*
- D. Design, location, and amount of off street parking, loading areas and solid waste disposal, and refuse collection areas.*
- E. Site circulation patterns for vehicular, pedestrian and other traffic.*
- F. Massing, size, number, location, design, exterior features, materials, and colors of buildings, structures, and other facilities.*
- G. The location and design of all site features, including proposed signage, lighting, and site furnishings.*
- H. The provision of usable open space, public features, and recreational amenities.*
- I. Fencing, screening and landscape treatments, and other features designed to increase the attractiveness and safety of the site and protect adjoining property owners from noise, visual, and other impacts.*
- J. Measures directed at minimizing or eliminating possible nuisance factors including, but not limited to, noise, vibrations, smoke, dust, dirt, debris, plant materials, odors, gases, noxious matter, heat, glare, electromagnetic disturbances, and radiation.*
- K. Measures designed to protect the natural features of the site including wetlands and drainageways, groundwater protection, soils, wildlife, and plant life.*
- L. The regulation of operating hours for activities affecting normal schedules and functions.*
- M. Identifying a time for regular review and monitoring, as determined necessary, to ensure the use continues to operate in compliance with all conditions and requirements of approval.*
- N. Measures to ensure compliance with all conditions and requirements of approval, including, but not limited to, bonds, letters of credit, improvement agreements, agreements to conditions, road maintenance funds, and restrictive covenants.*
- O. Such other conditions determined reasonable and necessary by the city to allow the operation of the proposed conditional use, at the proposed location in compliance with the requirements of this code.*

Traffic and Parking

As shown above, LDC states that the City may impose conditions that address:

- D. Design, location, and amount of off street parking, loading areas and solid waste disposal, and refuse collection areas.*
- E. Site circulation patterns for vehicular, pedestrian and other traffic.*

O. Such other conditions determined reasonable and necessary by the city to allow the operation of the proposed conditional use, at the proposed location in compliance with the requirements of this code.

Based on the information provided in this report, planning staff recommends the Planning Commission consider the following conditions of approval:

- Prohibit on-street customer parking, pick-up, and drop-off.
- Applicant is required to advise all customers to follow the proper flow of traffic when entering and exiting Player Ridge Circle.
- The maximum number of children permitted to receive care shall be eight (8), unless a traffic impact analysis is provided by the applicant and approved by the City Engineer demonstrating the existing road infrastructure can safely accommodate a home occupation providing care for up to twelve (12) children.

The proposed conditions are intended to achieve the following:

1. Maintain the morals, peace and good order, comfort, convenience, and aesthetics of the city and its present and future inhabitants and businesses.
2. Reducing the number of children receiving care will reduce trips into the neighborhood as well as eliminate the requirement for an additional employee and parking space.
3. Limit the traffic from the home occupation activities that will diminish the residential character of the neighborhood.
4. Restricting street parking for the home occupation will ensure required parking for the home occupation shall not detract from the residential character of the property.
5. A traffic impact analysis will promote the health, safety, and welfare of present and future City inhabitants and businesses by verifying safety of traffic levels on narrow road and cul-de-sac with one ingress and egress.

Noise

The City is authorized to impose conditions that address the following to mitigate potential detrimental impacts of a conditional use:

J. Measures directed at minimizing or eliminating possible nuisance factors including, but not limited to, noise, vibrations, smoke, dust, dirt, debris, plant materials, odors, gases, noxious matter, heat, glare, electromagnetic disturbances, and radiation.

Based on the information provided in this report, planning staff recommends the Planning Commission consider the following conditions of approval:

- Noise due to increased traffic is addressed in the above Traffic and Parking section.

The proposed conditions are intended to achieve the following:

1. Maintain the morals, peace and good order, comfort, convenience, and aesthetics of the city and its present and future inhabitants and businesses.
2. Limit the noise from the home occupation activities that will diminish the residential character of the neighborhood.

Concentration of Uses

The City has the authority to impose conditions that address the following to mitigate potential detrimental impacts of a conditional use:

- O. Such other conditions determined reasonable and necessary by the city to allow the operation of the proposed conditional use, at the proposed location in compliance with the requirements of this code.*

Based on the information provided in this report, planning staff recommends the Planning Commission consider the following conditions of approval:

- Home Occupation Class C or D business licenses permitted to be active at this address shall be limited to one.

The proposed conditions are intended to achieve the following:

1. Preserve property values.
2. Ensure the residential character of the neighborhood is not compromised and conforms to the intent of the Estate Residential classification.

Planning staff finds that requiring the above listed conditions would mitigate reasonably anticipated detrimental effects of the proposed use, as provided in Section [13.33.060](#) of the LDC, and is consistent with Sections 13.33.050(D); (E); (I); (J); and (O) of the LDC.

Public Comment

A public notice was sent to property owners within 300 feet of the applicant property on April 20, 2022. There were 7 comments received expressing concern or opposition to the permit being granted which are summarized below. The full emails are attached as exhibits at the end of this report.

Name	Contact Method	Summary
Cliff Burton	Phone	Frustrated because HOA prohibits daycares in subdivision. The home to the west operates a daycare for 12 children so he will have a daycare on both sides. Feels more children and businesses in the neighborhood will “disrupt quiet nature of our subdivision”.
	Email	Same concerns as phone call (Full email Exhibit F)
Rene Plumb	Phone	Concerned about traffic and more businesses. Says it feels like a business zone disguised as residential.
Patton Anamia	Phone	Another daycare in the same cul-de-sac. There are a lot of home occupations in the area and ADUs that bring in additional traffic on narrow road. Also mentioned concerns about kids jumping her fence to get to a different home.

Name	Contact Method	Summary
Anne Camp	Email	"...extremely concerned about the amount of traffic and street parking that [permitting the home daycare will bring] into the cul-de-sac." (Full email Exhibit G)
Keith Huff	Email	Concerned about increased traffic on Jordan Canal Road. (Full email Exhibit H)
Yen & Mark Nguyen	Email	Asks that the City denies the application email explains concerns about residential vs commercial purpose of the neighborhood, devalued property, traffic and safety issues, mental distress (Full email Exhibit I)

A common concern was the existing home daycare at 5778 S. Player Ridge, and this now being the second application for a home daycare in the cul-de-sac. Residents expressed that they feel accessory dwelling units and home occupations being allowed in the area are changing the residential nature of their neighborhood. Residents also express concern that an additional home daycare will increase traffic and noise and frequently mentioned the capacity for traffic on the narrow Jordan Canal Road as well as in Player Ridge Circle.

Findings

1. This application was initiated by Samantha Price on April 12, 2022.
2. The subject property is in the R-1-15 zoning district.
3. The subject property is in the "Estate Residential" designation in the City's General Plan.
4. This conditional use permit request is consistent with current zoning and General Plan designations.
5. Samantha Price resides in the internal accessory dwelling unit (ADU) on the property and has submitted a notarized Property Owner Affidavit acknowledging the home occupation use.
6. As of the date of this report, the property owner has not secured necessary permits/licenses for the internal accessory dwelling unit. The driveway is 1,950 square feet and can accommodate all requested uses of the building.
7. The proposed daycare use has passed all state inspections at this location.
8. City staff received seven (7) responses to the mailed notice.
9. Staff and review agencies have identified conditions of approval (listed below) to be considered by the Planning Commission prior to preliminary approval.
10. The Director has deferred decision-making authority for this administrative conditional use permit to the Planning Commission.

Conditions of Approval

1. The Director is authorized to conduct the final administrative conditional use review.
2. All outstanding city department and review agency comments be resolved, and subsequent revisions comply with applicable city ordinances, codes, and standards prior to issuance of final administrative conditional use permit.

3. The homeowner must obtain proper licenses and permits for the internal Accessory Dwelling Unit (ADU), prior to issuance of a home occupation license to operate a daycare.
4. The outdoor play area must be landscaped and in a safe condition, prior to issuance of a home occupation license to operate a daycare. The outdoor play area must be continually maintained.
5. All pick-up, drop-off, and parking associated with the business shall be off-street in a designated area of the private driveway. Vehicles entering and exiting Player Ridge Circle shall follow proper flow of traffic.
6. The maximum number of children permitted to receive care shall be eight (8), unless a traffic impact analysis is provided by the applicant and approved by the City Engineer demonstrating the existing road infrastructure can safely accommodate a home occupation providing care for up to twelve (12) children.
7. Home Occupation Class C or D business licenses permitted to be active at this address shall be limited to one.

Potential Motions

I move that we approve File #22C22, a preliminary nonadministrative conditional use permit for a Home Daycare at 5756 S. Player Ridge Cir., in Taylorsville, Utah, subject to the findings and conditions outlined in this Staff Report.

I move that we continue File #22C22, a preliminary nonadministrative conditional use permit for a home daycare at 5756 S. Player Ridge Cir., in Taylorsville, Utah, to a future date subject to the findings and conditions outlined above in this Staff Report.

Terryne Bergeson

From: shannon burton <sburton149@gmail.com>
Sent: Monday, April 25, 2022 7:59 PM
To: Terryne Bergeson
Subject: Conditional Use permit for Samantha Price

This is Cliff Burton at 5768 Player Ridge Cir., and I live next door to the proposed daycare for Samantha Price at 5756 Player Ridge Cir. Please be aware that the home next door to me on the other side already has a conditional use permit for 12 children to run an in-home daycare. The permit is for Holly Young at 5778 Player Ridge Cir. Please be aware that they are part of the same family. They are a polygamist family. That would bring an additional 24 children into the small circle which looks to me more like a child care business disguised as a home day care. I and the other 4 residents are completely against this proposal and we believe it will disrupt the quiet nature of our subdivision. I am on the committee to enforce the CCRs of our subdivision along with Jay Mackay. We are requesting a meeting with you as soon as possible to discuss this matter.

Sincerely,
Cliff Burton
801 870 0241

Terryne Bergeson

From: Priscilla Huff <cjhuff@gmail.com>
Sent: Wednesday, April 27, 2022 11:10 AM
To: Terryne Bergeson
Subject: Conditional use permit for in-home daycare at 5756 S Player Ridge Circle.

My comment would be concerning the additional traffic on South Jordan Canal Road that might be incurred if this request is approved.

As you are probably aware, the canal road is very narrow in some places and was not designed to handle much traffic. Any additional traffic on this road is not a good thing.

Keith Huff
5712 South Jordan Canal Road
Taylorsville, Utah

Terryne Bergeson

From: Anne Camp <acamp5138@gmail.com>
Sent: Monday, May 2, 2022 4:48 PM
To: Terryne Bergeson
Cc: Josh Wiley
Subject: Consideration of Conditional Use Permit- In-home daycare for 12 children

To whom it may concern,

My name is Anne Camp and I reside with my husband, Joshua Wiley and two young children Connor (3 yr) & Isaac (4 yr) at the residence of 5773 Player Ridge Circle Taylorsville, Utah 84129.

I am writing in response to the public notice received on April 26, 2022 regarding a consideration of a Conditional Use permit to allow for in-home daycare for 12 children.

I would like to express my concerns for this business to be allowed into our cul de sac.

My husband and I moved into our home in the Spring of 2014 with hopes of raising our family in a safe environment. I am extremely concerned about the amount of traffic and street parking that this brings into the cul de sac. My children enjoy playing out in our front yard, but accidents happen very quickly and I am afraid with the increase in traffic my husband and I, even under close supervision, will not be comfortable allowing my children to play outside in the front yard. Due to the number of children already residing in the surrounding homes in the cul de sac safety should be held in highest regard.

My hope is that serious consideration will be given to this matter and to the families this directly impacts.

Kind Regards,
Anne Camp

Terryne Bergeson

From: Yen Nguyen <yenslc@yahoo.com>
Sent: Wednesday, April 27, 2022 1:51 AM
To: Terryne Bergeson
Subject: Opposition to Conditional Use Permit for in-home daycare on Player Ridge Circle

To Taylorsville Economic and Community Development Director,

We, one of the owner among the 6 homes in the cul-de-sac on Player Ridge Circle, voice our oppose the permit for in-home daycare business in our neighborhood. Our reasons are following:

1) Residential vs commercial purpose: our neighborhood of six homes already accommodate one in-home daycare business (Holly Young) and that represents approximately 17% of the homes here. An additional in-home daycare will constitute 33% (2 out of 6) of same type of daycare business in our already crowded cul-de-sac. There is no justification for this type of taking over of a residential zone that was meant for quiet living for residents. The property purchased by Samantha Price is in the million dollars range implied that the new owner is in above average financial standing to afford running the daycare business at business zone or different locations

2) Devalued property: the homes along the Jordan Canal Road uphold higher value due to the unique location which offer residents a sense of countryside solitude, peace and seclusion. Each home has its own one of a kind architectural style. This is a common theme among all the homes built along the Jordan Canal which set them apart. They are not meant for the mingling of business or to co-exist with the residential homes. The presence 2 in-home daycare business will depreciate the value of our homes. It is ethical to disclose to all future buyers of the existence of these 2 in-home daycare businesses within the cul-de-sac. No buyer is willing to sacrifice their needs for comfort living and peace when they already spent a fortune on the mortgage for that very purpose. In this case, will the Taylorsville Economic and Community Development Director compensate for the loss of sale or the depreciation of our homes. Who is liable for this loss?

3) Traffic and Safety issue: The 2 in-home daycare of total of 18-24 children will increase car traffic in and out of and parking along the cul-de-sac of Player Ridge Circle. The circular shape of the offers insufficient parking spots. There is no other parking space on the Main Street (Jordan Canal rd) leading to and from Player Ridge Circle. If one home is hosting a party, all the street parking available in the cul-de-sac are taken. It's common for late arrival not to have any parking and circling around trying to squeeze in between cars to park. In case of a fire or other an emergencies, the concern of traffic blocking fire truck preventing it from accessing other homes is expected. This is a big liability issue if lives are taken.

4) Mental Distress: We are distressed about this petition for in-home daycare and found consensus among other homeowners. When Holly Young first moved in and petitioned for similar request, we had voice our concerns to no avail. The HOA ordinance established at the genesis of this cul-de-sac we had was disregarded. The new owner have their say and need prioritize above existing homeowners who were their precedents. This is biased treatment in which the voice of the majority is drowned out by one. Some homeowners are elders and had stated their grievances and mental distress to the point of wanting to sale their home and moved away. We are living in the time of political, psychosocial and economical turmoil as is, having gone through this petition of opposition added to our fragile constitution.

Thank you for the opportunity to voice our concerns and frustration. Please seriously consider our petition to deny the in-home daycare.

Yen and Mark Nguyen
5785 Player Ridge Circle
801-819-8511

[Sent from Yahoo Mail for iPad](#)