



SANDY CITY COMMUNITY DEVELOPMENT

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Staff Report Memorandum May 15, 2025

To: Planning Commission
From: Community Development Department
Subject: Wijdan Khadhir Daycare (Conditional Use Permit)
8535 S. Littlewood Circle
[Community # 6, High Point]

CUP03092025-006921
SD(R-1-7)
.162 acres

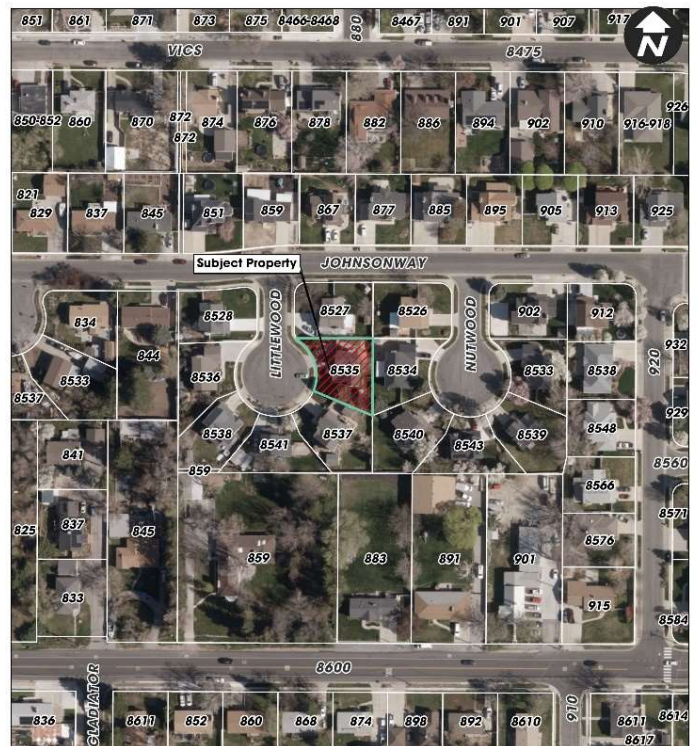
Public Meeting Notice: This item has been noticed to property owners within 500 feet of the subject area, on public websites, and at public locations.

Request

The applicant, Wijdan Khadhir, is requesting approval of a conditional use permit to allow for a category II home occupation daycare which would allow up to 16 children at one time for the property located at 8535 S. Littlewood Cir. Any child daycare desiring to operate with more than eight children per day is required to obtain a conditional use permit for a category II home occupation from the Planning Commission. The permit allows for up to 16 children at one time and a maximum of 18 children per day. See application materials for full details.

Background

The subject property is located in the SD(R-1-7) zone and is approximately .162 acres (7,048 square feet). The subject property is lot 125 in the Merewood Subdivision. The property was annexed in 1993. Properties to the north, south, east, and west are in the SD(R-1-7) zone with single family residential.



CUP03092025-006921
Conditional Use Permit
8535 S LITTLEWOOD CIR

Sandy City, UT
Community Development Department

Public Notice and Outreach

This item has been noticed to property owners within 500 feet of the subject area by mail. A neighborhood meeting was held on April 3rd and one neighbor attended. The following comments were made about the daycare:

1. Wanted to know how many children she would be licensed to have at her home
2. Worried about the additional cars in the neighborhood

Analysis

The applicant currently has a license for a category I home occupation daycare for up to 8 children. The applicant is seeking a category II home occupation daycare to allow for up to 16 children. The applicant is planning to only have up to 12 children per day but would be allowed the maximum number allowed by code. Section 21-11-05(F)(3) of the Sandy City Development Code states:

- (3) Child Day Care. The following items indicate maximum limits that may be granted by the Planning Commission when a child day care is expected to exceed eight at one time:
- a. A maximum of 16 children is permitted at any one time.
 - b. A maximum of 18 children is permitted per day.
 - c. These numbers shall include the licensee's and any employee's children if they are under six years of age under the care of the licensee at the time of the home occupation is conducted.
 - d. A maximum of 24 vehicular stops per day for child drop off to pick up is permitted.

The applicant is proposing to operate from Monday through Friday from 7:00am to 5:30pm. The applicant is proposing to only have 12 children at this time but with the conditional use permit would be allowed to have up to 16 at any time as allowed by code. The applicant does not have any children of her own under the age of six.

A proposed parking plan has been reviewed by Ivan Hooper, Transportation Engineer. The applicant's house is located in a cul-de-sac and the cars will pull around and up to the curb near the applicant's house to drop off and pick up. The applicant has drop off from around 7:00 to 9:00am and pick will occur from 3:00pm to 5:30pm.

A maximum of 24 vehicular stops per day are permitted. To meet this standard, all children cannot be individually dropped off and picked up. To achieve the maximum number of children at the daycare, patrons will need to carpool, bike, or walk to the property. No on-street parking is allowed at any time, including employee parking.

Conditional Use Standards

The City may impose additional conditions based on certain standards of review found in section 21-33-04 of Sandy City Land Development Code. The following items from that list are applicable to this particular request and merit discussion or additional consideration by the Planning Commission (staff analysis is found below in *italics*):

Sec. 21-33-4. Conditions.

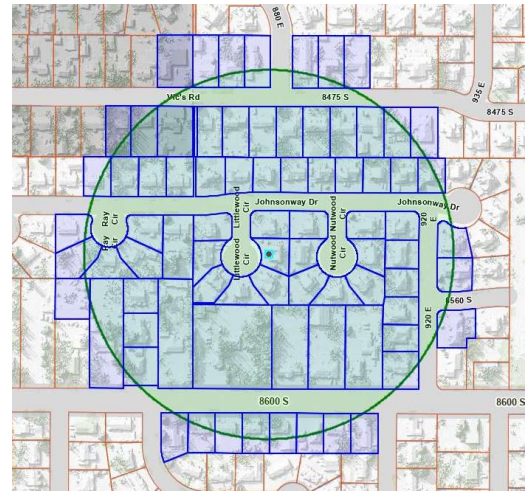
In order to achieve compliance with the standards set forth herein, the City may impose conditions that address:

- (5) Site circulation patterns for vehicular, pedestrian and other traffic.

The applicant is proposing to have the children dropped off and picked up in front of their property on Littlewood Circle.

- (12) The regulation of operating hours for activities affecting normal schedules and functions.

The applicant is proposing to operate Monday through Friday from 7:00 a.m. to 5:30 p.m.



- (14) Measures to assure 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.

To be reviewed upon legitimate complaint.

- (15) 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 title.

That the applicant complies with all Building & Safety, and Fire & Life Codes.

Staff Concerns

Staff has no concerns with the proposed use.

Recommendation

Staff recommends that the Planning Commission approve a Conditional Use Permit for a category II home occupation for day care use as described in the staff report for the property located at 8535 S. Littlewood Circle based on the following findings and subject to the following conditions:

Findings:

1. The proposed use meets the intent of the home occupation section of the Sandy City Land Development Code.

Conditions:

1. That the applicant ensures that carpooling, walking, biking, or other alternative methods of transportation are used by patrons such that the maximum number of 24 vehicular trips is not exceeded.
2. That the applicant ensures patrons are informed and follow the pick-up and drop-off procedures to prevent on-street parking, blocking neighboring driveways, and minimizes disturbance to the neighborhood.
3. That the applicant be responsible for meeting all provisions of the Sandy City Development Code, including all business licensing requirements, and all conditions of approval imposed by the Planning Commission.
4. That this Conditional Use Permit be reviewed upon legitimate complaint.

Planner:



Sarah Stringham
Planner

File Name: S:\USERS\PLN\STAFFRPT\2025\CUP03092025-006921 - KHADHIR DAYCARE CUP\STAFF REPORT KHADHIR DAYCARE CUP.DOCX

Exhibit "A"

This is Wijdan Khadhir the daycare provider ...I'm running a successful home daycare since 2016. I'm doing my best to serve the Sandy community by Providing care, attention, love, education ,fun and safety environment for their kids during the day going by a very organising daily schedule usually the daycare hours going 7:00am -5:30 pm Mondays-Fridays....my daycare get a lot of great reviews and compliments from parents and I start to have a waiting list therefore I applied to increase my capacity that I have it now from 8 kids - 12 kids and move from the Residential Certificate to Family license.also I already have an employee with me .

Traffic Plan: The dropping off started 7:00am-9:00 am and the picking up 3:00pm-5:30pm and the drop off /pick up usually going by the main door easily ,safe and quiet and it takes 10min-15min in order to not disturb my neighbors..

Exhibit "B"

E - Employee
C - Client/Parents

