



Legislation Text

File #: CUP07222022-006363, **Version:** 1

Agenda Item Title:

Sandy Infant and Childcare (Category II Home Occupation Conditional Use Permit)
1616 East Waters Lane
[Community #16 - Falcon Park]

Presenter:

Claire Hague

Description/Background:

Zea Robbins, tenant of 1616 East Waters Lane, representing property owner Peronelle Philip, is requesting a Conditional Use Permit to allow for a Category II daycare which permits up to 16 children at one time on a property. *(See Exhibit #1 - Application Materials)*. Any child daycare or preschool 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 property is on a 0.18-acre (7,840 square feet) lot with a 2,803 square foot single-family home. The applicant is proposing to operate Monday through Friday from 7:00 AM to 4:00 PM. The applicant operates both a half day and full day daycare to stagger the number of children in her care.

The applicant is not currently operating a daycare and is planning to use the license to start operations. She plans to grow the business and hire as needed and is aware that the Sandy City Land Development Code allows her to hire one full-time employee or two part-time employees working 20 hours a week each. The State of Utah governs the ratios of child to caregiver and the applicant is aware that she meets these requirements.

The property is located north of 9400 South on the west side of Waters Ln. It is part of the Silver Mountain Estates #3 Subdivision in the R -1-8 zone. Properties to the north, south, east, and west are single family homes zoned R-1-8. The applicant is proposing curbside pick-up and drop off in front of her property on waters lane. *(See Exhibit #2 - Traffic Pattern)*.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission approve a Conditional Use Permit for Zea Robbins for the property located at 1616 E. Waters Ln. to operate a Category II Home Occupation daycare as described in the application materials 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.
2. That the property owner, Peronelle Philip, has granted the applicant permission to apply for a

Conditional Use Permit on her behalf.

3. The applicant is aware of and is willing to comply with all regulations applicable to this type of home occupation.

Conditions

1. That the applicant complies with all Building & Safety, and Fire & Life Codes applicable to a child daycare.
2. That the applicant be responsible for meeting all provisions of the Sandy City Development Code and all conditions of approval imposed by the Planning Commission.
3. That the applicant or an aid assist at curbside with the directing of traffic and the loading/unloading of clients. Patrons shall not block driveway entrances to neighboring properties.
4. That this Conditional Use Permit be reviewed upon legitimate complaint.
5. That the applicant meet all state business licensing requirements for a residential daycare.