



COTTONWOOD HEIGHTS PLANNING COMMISSION MEETING AGENDA

Notice is hereby given that the Cottonwood Heights Planning Commission will hold a **Work Session Meeting** (room #5, Council Chambers) beginning at **5:00 p.m.** and a **Business Meeting** (room #5, Council Chambers) beginning at **6:00 p.m. on Wednesday, October 19, 2016**, located at 2277 E Bengal Blvd., Cottonwood Heights, Utah.

5:00 p.m. WORK SESSION (suite 250)

1.0 Review Business Meeting Agenda

(The Commission will review and discuss agenda items.)

2.0 Discussion Items

(The Commission will discuss the appointment of a new chair. The Commission may also discuss the status of other pending applications and matters before the Commission and new applications and matters that may be considered by the Commission in the future.)

6:00 p.m. BUSINESS MEETING (suite 300)

1.0 WELCOME/ACKNOWLEDGEMENTS – Acting Chair

2.0 CITIZEN COMMENTS

(Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to three minutes per person per item. A spokesperson who has been asked by a group that is present to summarize their concerns will be allowed five minutes to speak. Comments which cannot be made within these limits should be submitted in writing to the City Planner prior to noon the day before the meeting.)

3.0 PUBLIC HEARINGS

3.1 (Project #ZMA-16-001) Public Comment on a request from Tori McCormick for a General Plan and zone map amendment to the properties at 6958 S 1700 E and 1690 E Fort Union Boulevard.

(Public comment on a request from Tori McCormick for a General Plan and zone map amendment to the properties at 6958 S 1700 E and 1690 E Fort Union Boulevard.)

4.0 ACTION ITEMS

4.1 (Project #HOC-16-004) Action on a request from Angela Lancaster for conditional use approval to operate a home daycare at 1761 East Cloverdale Road, Cottonwood Heights, UT

(The Commission will take action on a request from Angela Lancaster for conditional use approval to operate a home daycare at 1761 East Cloverdale Road, Cottonwood Heights, UT)

- 4.2 **(Project #GPA-16-002) Action on a City-initiated proposal to adopt a Fort Union Area Master Plan as an addendum to the Cottonwood Heights General Plan**
(The Commission will take action, in the form of a recommendation to City Council, on a City-initiated proposal to adopt a Fort Union Area Master Plan as an addendum to the Cottonwood Heights General Plan)
- 4.3 **(Election of Planning Commission Chair) The Commission will take action to appoint a new Planning Commission chair**
(The Commission will take action to appoint a new Planning Commission Chair)
- 4.4 Approval of minutes for October 5, 2016
- 5.0 **ADJOURNMENT**

On Monday, October 10, 2016, at 2:00 p.m. a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Cottonwood Heights City Offices, Cottonwood Heights, Utah. A copy of this notice was emailed to the Salt Lake Tribune and Deseret News, newspapers of general circulation in the City by the Office of the City Recorder. The Agenda was also posted on the City's website at www.cottonwoodheights.utah.gov and the State Public Meeting Notice website at <http://pmm.utah.gov>

DATED THIS 10TH DAY OF OCTOBER 2016

Paula Melgar, City Recorder

Planning Commissioners may participate in the meeting via telephonic communication. If a Commissioner does participate via telephonic communication, the Commissioner will be on speakerphone. The speakerphone will be amplified so that the other Commissioners and all other persons present in the room will be able to hear all discussions. In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting shall notify the City Recorder at 801)944-7020 at least 24 hours prior to the meeting. TDD number is (801)270-2425 or call Relay Utah at #711. If you would like to submit written comments on any agenda item they should be received by the Planning Division no later than Tuesday at noon. Comments can be emailed to bberndt@ch.utah.gov.



FILE NUMBER/PROJECT NAME: ZMA-16-001

LOCATION: 6958 S 1700 E / 1690 E Fort Union Boulevard (22-21-380-014 / 22-21-380-009)

REQUEST: General Plan Land Use and Zone Map Amendment

OWNER: Dan & Julie Mackintosh / Mark and Tori McCormick

APPLICANT: Tori McCormick

RECOMMENDATION: APPROVAL

APPLICANT'S PROPOSAL

Proposal Summary

The applicant is requesting an amendment to the General Plan Land Use Map and a zone map amendment to the two subject parcels, totaling 0.68 acre (29,620.8 square feet). The subject properties are located at the southwest corner of 1700 East and Fort Union Boulevard. The current land use designation of the properties is Residential Low Density, and the current zoning designation of the properties is R-1-8 (Residential Single Family). The applicant is proposing to change both the land use and zoning designation to Mixed Use. Currently, the properties are used as for-rent single-family residences.

- Total Parcel Size – 0.68 acres (29,620.8 square feet)
- Current land use designation – Residential Low Density
- Current zoning designation – R-1-8 (Residential Single Family)

Applicant's Justification

The applicant's narrative summarizes the applicant's justification for why the proposed land use and zone map amendments are warranted. Two primary reasons are given. First, the increase in congestion and the increased commercial growth along Fort Union Boulevard make these properties unsuitable for single-family residential use. The applicant also states that there has been commercial (and not residential) growth elsewhere along the corridor, which warrants a change on the subject properties. The second component of the applicant's justification is that the change in land use and zoning better matches the City's long-range vision for the Fort Union Boulevard corridor, even arguing that granting this change is necessary to fully implement the City's long-range planning efforts.

CONTEXT & ANALYSIS

General Plan

The General Plan designates the subject property as Residential Low Density, and type of land use typically used for traditional low-density single-family residential development. The first goal of the General Plan's land use element is to "preserve the quality of life and existing image of the City." One of

the objectives of this goal is to “adopt a future land use map that reflects the needs of the community and guides future growth/development, including support of thriving development within existing zoning categories.” It further states that the city should “promote a stable economy through a coordinated public land use strategy.”

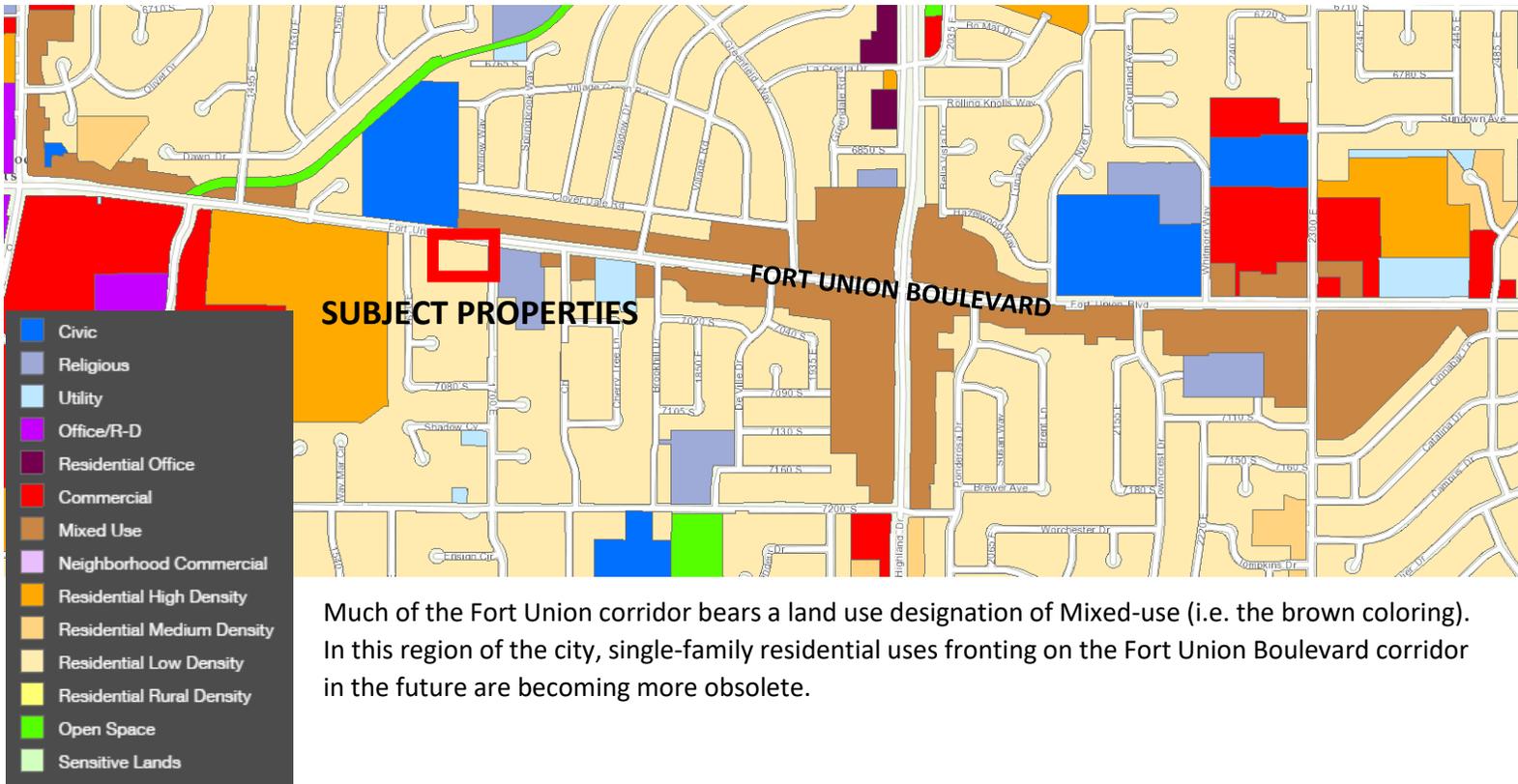
The Mixed Use land use designation promotes the development of a combination of residential and commercial land uses within the same development. Mixed-use projects are able to be defined at a variety of densities and intensities, and are meant to be designed to be accessible at the pedestrian scale.

Fort Union Boulevard Master Plan

The City is also working on an area master plan for Fort Union Boulevard that helps achieve the goals laid out in the General Plan. This plan was created based on citizen input and market analyses that concluded with the desire to see Fort Union enhance the identity of the City. Part of this is enhancing the aesthetic of the corridor and promoting development that generates visual appeal and pedestrian activity. Single-family residences have become a much less viable option for people to live fronting onto the busy portions of Fort Union Boulevard, and the result is rental properties lacking adequate reinvestment and/or visual appeal. A change in land use and zoning to Mixed Use provides the opportunity for needed redevelopment along Fort Union Boulevard that can also act as a buffer between the intensity of the traffic and the adjacent residential areas, matches the land use designation found along the majority of the corridor around these properties, and catalyzes the City’s long-range planning efforts in the area.

General Plan Land Use Context

Many properties fronting on Fort Union Boulevard already have a Mixed Use land use designation, and appropriately reflect the General Plan. Staff finds that amending the Land Use designation of the two subject parcels is in harmony with the General Plan and matches the land use of many properties in the surrounding area:



Much of the Fort Union corridor bears a land use designation of Mixed-use (i.e. the brown coloring). In this region of the city, single-family residential uses fronting on the Fort Union Boulevard corridor in the future are becoming more obsolete.

Zoning

The properties are currently zoned R-1-8 (Residential single family – 8,000 square foot lot size minimum). The applicant is proposing to amend the zoning to Mixed Use. Development options in the Mixed Use zone are more varied than in the R-1-8 zone. The purpose of the Mixed Use (MU) zone, as found in 19.36.010, is as follows:

- A. The purposes of the MU zone are to provide areas of high density residential mixed-use developments, with commercial, institutional, office and service uses apportioned on-site in a manner sensitive to the street environment and adjacent residential areas; to support an urban village where amenities are focused on a local main street; and to enhance the accessibility of the Fort Union area and the Gateway Overlay District.
- B. The MU zone is intended to achieve cohabitation of uses, while ensuring that negative impacts on residents are minimized. The spaces created in the MU zone are intended to encourage a diminished need for motorized travel and shall possess characteristics (accomplished through roads, passages and sidewalks) that serve the needs of pedestrians, bicyclists and motor vehicle users while still allowing casual encounters of human beings at an intimate, or pedestrian, scale.

While the number of allowed uses and design flexibility is greater than that of the R-1-8 zone, the Mixed Use zone also includes provisions to ensure that the impacts from higher-intensity mixed-use developments are adequately buffered from any adjacent residential development (e.g. increased setbacks when adjacent to residential zones, landscape buffering provisions, etc.)

Adjacent Land Use and Zoning

North:

- Zoning – PF, R-2-8
- Land Use – Civic, Mixed Use

East:

- Zoning – R-1-8 (church building)
- Land Use – Religious

South:

- Zoning – R-1-8
- Land Use – Residential Low Density

West:

- Zoning – R-1-8
- Land Use – Residential Low Density

Overlay Zoning:

- Gateway Overlay District (all new development requires ARC review and approval)

Impact Analysis

As stated previously, Fort Union Boulevard has become the focus of the city's long-range planning efforts to become a central corridor that helps represent the identity of Cottonwood Heights. According to the studies and reports on the Fort Union corridor, along with increased noise and congestion along the corridor, the subject and other single-family residential properties are underutilized and less desirable than more varied use options. Construction of new single-family dwellings that front and border on Fort Union Boulevard is unlikely. Over time, the quality of single-family homes along the corridor will likely deteriorate. With a rezone to mixed-use, the potential for redevelopment on the property greatly increases and supports the City's long-range master planning efforts.

The mixed-use zoning designation, along with the property's location in the Gateway Overlay District, will help ensure that any future development is adequately buffered from the existing single-family neighborhoods south of the subject properties, and will also ensure that development is consistent with the city's architectural design and landscaping standards.

A rezone of the subject properties also has the potential to serve as a buffer between Fort Union Boulevard and the residential area to the south, and could potentially help to better define and preserve those residential areas. In the Mixed Use zoning category, the rear setback reflects or surpasses the adjacent residential building setbacks. This setback helps to ensure the appropriate spacing to the neighboring residential area and allay any concern for "zone creep" into the neighborhood. The subject properties are unique in that they have direct frontage on Fort Union Boulevard and have the potential to enhance the transition from high-traffic to residential areas.

Attachments:

1. Findings for Recommendation
2. Model Motions
3. Current and Proposed Land Use Maps
4. Current and Proposed Zone Maps
5. Applicant's Narrative

FINDINGS FOR RECOMMENDATION

Land Use Map Amendment

Staff's recommendation of approval of the proposed land use map amendment is based on the following findings:

1. The proposed land use designation of Mixed Use is more suitable than the existing land use designation;
2. The proposed land use designation of Mixed Use is consistent with properties fronting on Fort Union Boulevard along the Fort Union Boulevard Corridor;
3. The proposed land use map amendment is consistent with the city's long-range planning efforts and Fort Union Boulevard;
4. The proposed land use map amendment is done in accordance with the procedure as outlined in 19.90.010 "Amendment Procedure" of the Cottonwood Heights Municipal Code;
5. Proper notice was given in accordance with all local and state noticing requirements.

Zone Map Amendment

Staff's recommendation of approval of the proposed zone map amendment is based on the following findings:

1. The proposed zone map amendment from R-1-8 to Mixed Use (MU) is consistent with the proposed land use map amendment;
2. The proposed zone map amendment better accommodates future reinvestment in and redevelopment of the subject properties than the current zone;
3. Future development impacts of the proposed zone will be appropriately mitigated through requisite site plan and architectural review;
4. The zone map amendment is done in accordance with the procedure outlined in 19.90.010 "Amendment Procedure" of the Cottonwood Heights Municipal Code;
5. Proper notice was given in accordance with all local and state noticing requirements.

MODEL MOTIONS

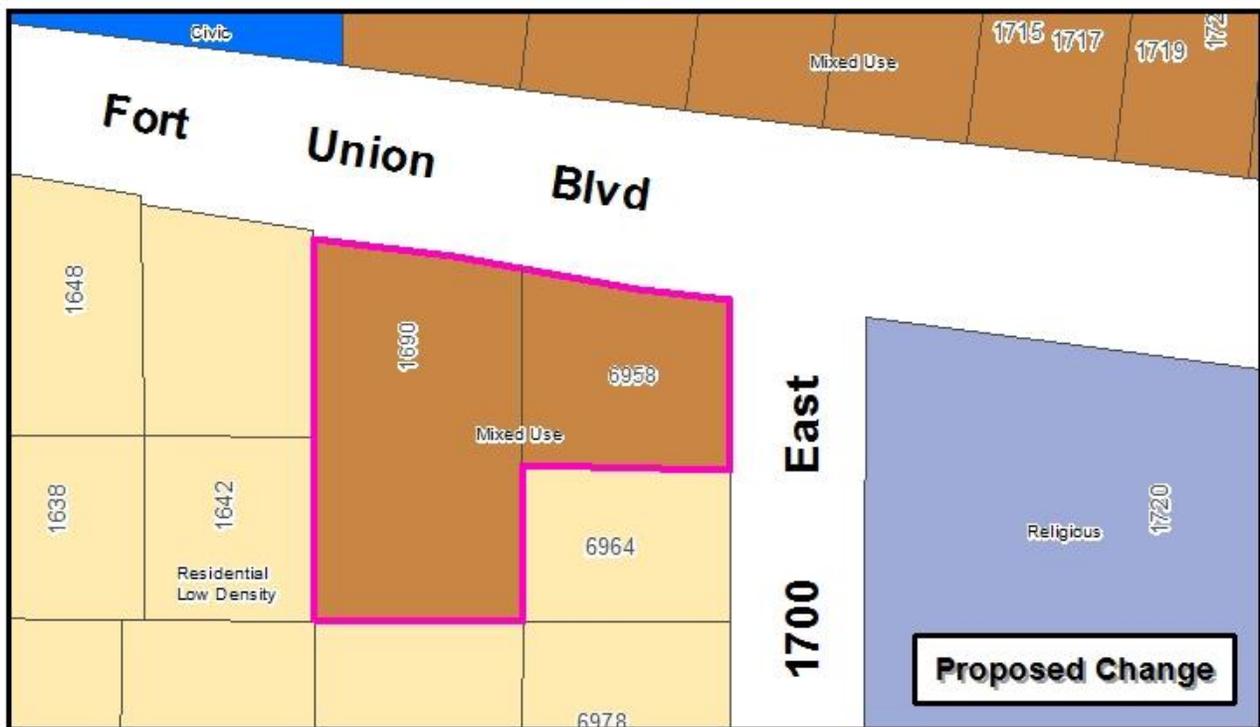
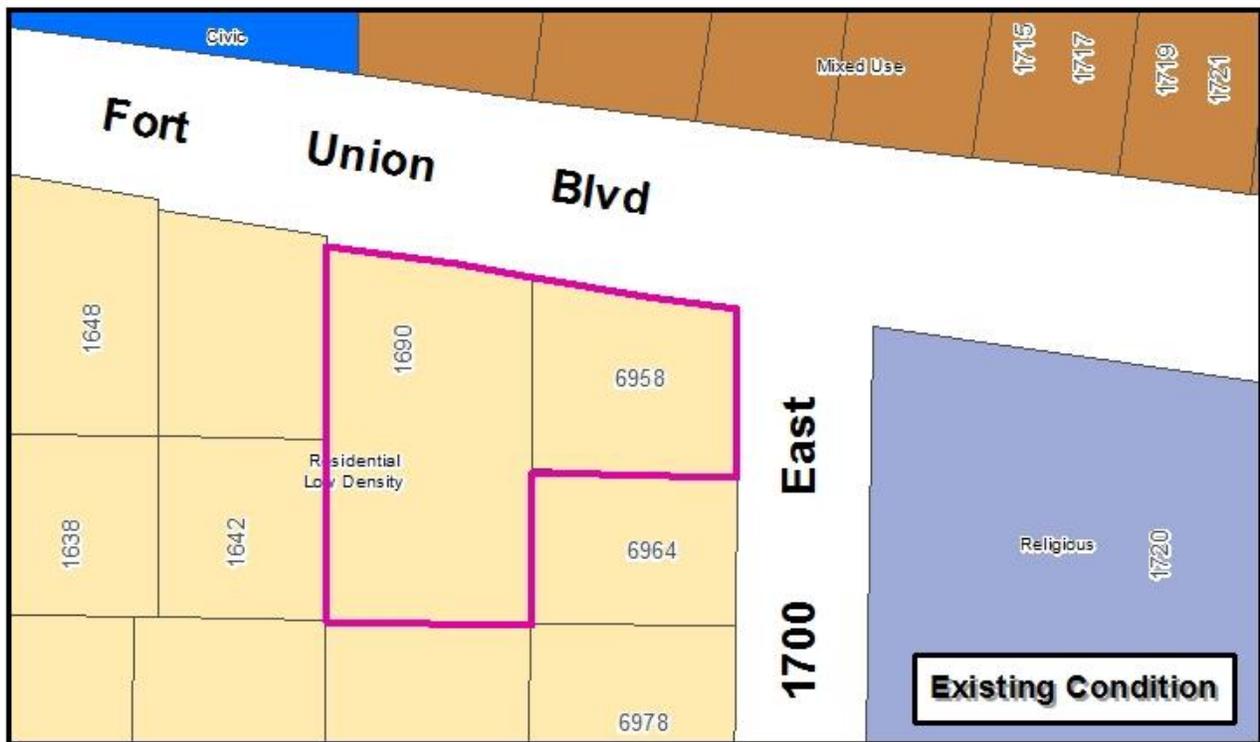
Land Use Map Amendment

- Approval – “I move that we forward a recommendation of approval to the City Council for the General Plan Land Use Map amendment portion of Project ZMA-16-001, a request from Tori McCormick for a change in land use designation from Residential Low Density to Mixed Use, on the properties located at 6958 S 1700 E and 1690 E Fort Union Boulevard, based on the findings listed in the staff report dated October 19th.”
 - List any additional findings...
- Denial – “I move that we forward a recommendation of denial to the City Council for the General Plan Land Use Map amendment portion of Project ZMA-16-001, a request from Tori McCormick for a change in land use designation from Residential Low Density to Mixed Use, on the properties located at 6958 S 1700 E and 1690 E Fort Union Boulevard.”
 - List findings for negative recommendation...

Zone Map Amendment

- Approval – “I move that we forward a recommendation of approval to the City Council for the zone map amendment portion of Project ZMA-16-001, a request from Tori McCormick for a change in zoning designation from R-1-8 to Mixed Use, on the properties located at 6958 S 1700 E and 1690 E Fort Union Boulevard, based on the findings listed in the staff report dated October 19th.”
 - List any additional findings...
- Denial – “I move that we forward a recommendation of denial to the City Council for the zone map amendment portion of Project ZMA-16-001, a request from Tori McCormick for a change in zoning designation from R-1-8 to Mixed Use, on the properties located at 6958 S 1700 E and 1690 E Fort Union Boulevard.”
 - List findings for negative recommendation...

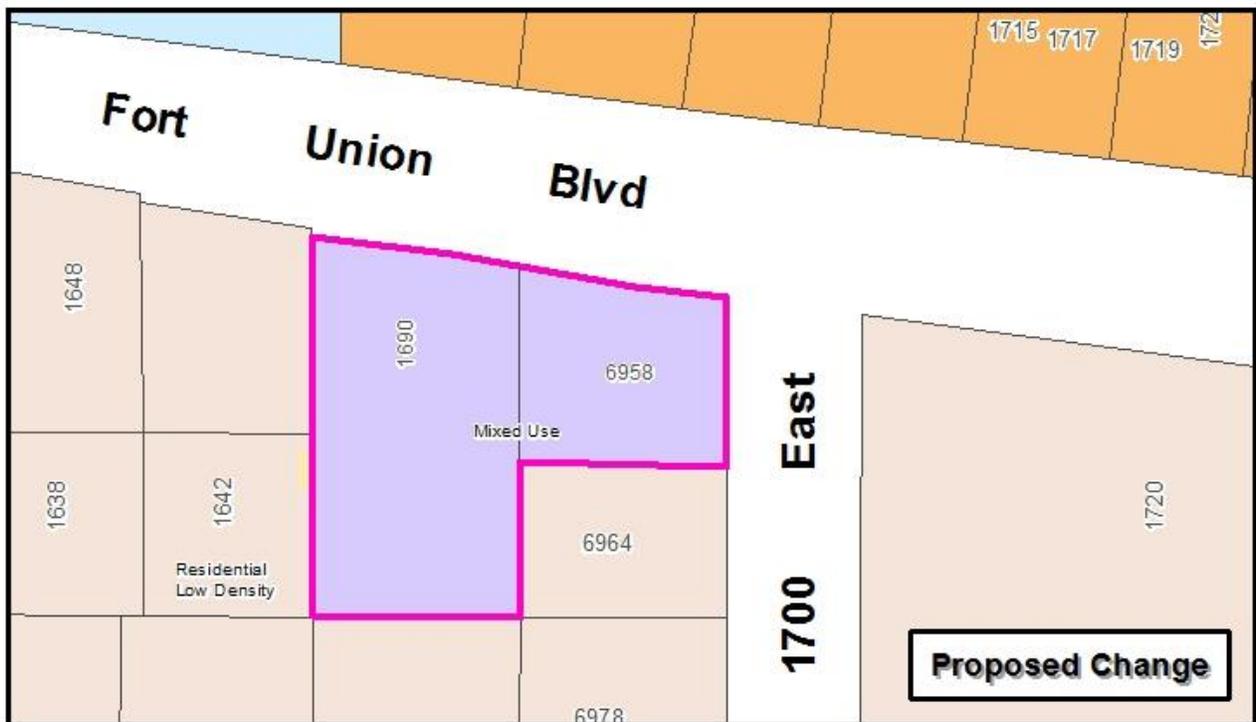
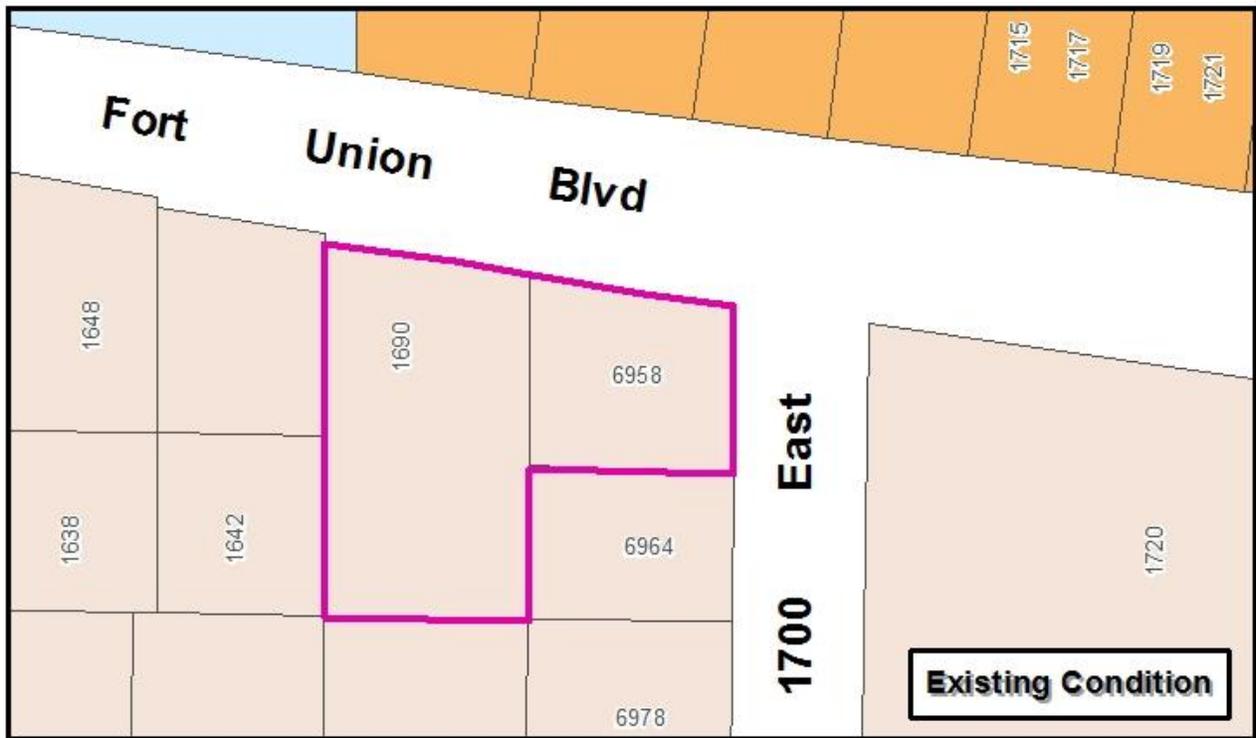
CURRENT AND PROPOSED LAND USE MAPS



Path: Y:\Projects\Maps for Staff Reports\Proposed Landuse Change Maps\6958 S 1700 E and 1690 E Fort Union Blvd (preliminary).mxd

	<p align="center">Proposed Landuse Change Residential Low Density to Mixed Use</p>	<p align="center">- Map Legend - Landuse Classifications</p> <table border="0"> <tr> <td> Civic</td> <td> Residential Low Density</td> </tr> <tr> <td> Religious</td> <td> Mixed Use</td> </tr> </table>	Civic	Residential Low Density	Religious	Mixed Use	<p align="center"> Published: 11 October 2016 </p>
Civic	Residential Low Density						
Religious	Mixed Use						

CURRENT AND PROPOSED ZONE MAPS



Path: Y:\Projects\Maps for Staff Reports\Proposed Landuse Change Maps\6958 S. 1700 E and 1690 E Fort Union Blvd (preliminary).mxd

	<p align="center">Proposed Zoning Change</p> <p align="center">R-1-8 Residential Single Family to MU Mixed Use</p>	<p align="center">- Map Legend - Zoning Classifications</p> <table border="0"> <tr> <td> Public Facility</td> <td> R-1-8 Residential Single Family</td> </tr> <tr> <td> R-2-8 Residential Multi-Family</td> <td> Mixed Use</td> </tr> </table>	Public Facility	R-1-8 Residential Single Family	R-2-8 Residential Multi-Family	Mixed Use	<p align="center">Published: 11 October 2016</p>
Public Facility	R-1-8 Residential Single Family						
R-2-8 Residential Multi-Family	Mixed Use						

APPLICANT'S NARRATIVE

Narrative:

We are applying to the City of Cottonwood Heights to have our two properties amended from Residential 1-8 zoning to Mixed Use Commercial Zoning. By doing so, it will align with the “support of an urban village” on the main street of Fort Union allowing for commercial building along the main corridor of the city and allowing for pedestrian use.

The properties mentioned above are currently zoned R-1-8 Residential Single Family. Both properties face Fort Union Blvd with street access to Fort Union Blvd. The property listed at 6958 S. 1700 E. also has street access to 1700 East.

Many of the properties directly facing Fort Union Blvd on the North and South side of the street are zoned Neighborhood Commercial. There has been substantial commercial growth on Fort Union Blvd in the last decade. We would like to rezone these properties to reflect a commercial zoning to bring in small business to this particular section of Fort Union.

Both properties have older residential homes. They currently have public utility access to the homes which would not require the city to bring in new access.

By allowing Mixed Use Zoning for these properties it would not affect public safety or health in a negative way. It would allow for the option of public, medical, or office suites to provide care to the nearby residences.

If approved, the amendment of the zoning would allow for public access to a number of businesses that would be beneficial to the community. For example, medical or dental suites, insurance offices, small businesses, etc. This would provide other amenities near private homes and the main thoroughfare of Fort Union.

The 2 parcels are currently zoned residential. Rezoning to Mixed Use Commercial would be much more beneficial. The current zoning status of “residential” allows for a single family owner to be living in the dwelling. This high traffic area would be better suited to serve the public. As it stands, both homes are older, they were built at a time when Fort Union was not such a busy area. Driveways and yards that face the busy street are not suitable for residential dwelling. Combining the 2 parcels and rezoning them Mixed Use commercial, we allow for a usable building space, with access to Fort Union and 1700 East, as well as room for a single or multi-story building and parking.

The only option for current zoning is a single family residential dwelling. The proposed city plans are to develop the main strip of Fort Union. Mixed Use Commercial zoning would align with the vision of the city to allow the building of medical suites, apartments, retail, offices and or any other public/private buildings.

This request is necessary to complete the cities vision of a main street of Fort Union. It specifically benefits the residents and visitors of Cottonwood Heights by bringing in resources that benefit the city.

Planning Commission Staff Report

Meeting Date: October 19, 2016



FILE NUMBER/

PROJECT NAME: HOC-16-004

LOCATION: 1761 E Cloverdale Road (Parcel #22-21-453-010)

REQUEST: Conditional use approval to operate a home daycare

OWNER: P.P.M.C., Inc.

APPLICANT: Angela Lancaster

RECOMMENDATION: APPROVE, pursuant to attached conditions of approval

APPLICANT’S PROPOSAL

The applicant is proposing to operate a home-based daycare on weekdays, for up to 12 children (including the applicant’s own children) per day. The applicant’s proposed hours of operation are 8:00 a.m. to 6:00 p.m.

BACKGROUND

Zoning

The zoning designation of the property is R-1-8 (Single-Family Residential). Home occupations are listed as a conditional use in the R-1-8 zone, as referenced in 19.26.030.E. Home occupations are allowed only if the proposed business is clearly secondary and incidental to the primary use of the property as the applicant’s permanent and full-time place of residence.

Further requirements for home daycares/preschools are set forth in chapter 19.76 (“Supplementary and Qualifying Rules and Regulations”). 19.76.040(E) states the following:

E. Home Daycare/preschool. “Home day care/preschool” means the keeping for care and/or preschool instruction of 12 or fewer children including the caregiver’s own children age six or under and not yet in full day school within an occupied dwelling and yard. A home day care/preschool may be approved by the planning commission if it meets all of the following standards:

- 1. There may be a maximum of 12 children on a premises at any given time, including the caregiver’s own children under the age of six and not yet in full day school.*
- 2. There shall be no more than one employee present at any one time who does not reside in the dwelling.*
- 3. The home day care/preschool caregiver shall comply with all applicable licensing requirements under title 5 of this code.*
- 4. The use shall comply with all applicable noise regulations.*
- 5. The play yard shall not be located in the front yard and shall only be used between 8:00 a.m. and 7:00 p.m.*

6. *The lot shall contain one available on-site parking space not required for use of the dwelling, and an additional on-site parking space not required for use of the dwelling for any employee not residing in the dwelling. The location of the parking shall be approved by the director to insure that the parking is functional and does not change the residential character of the lot.*
7. *No signs shall be allowed on the dwelling or lot except a nameplate sign.*
8. *The use shall comply with all local, state and federal laws and regulations.*
9. *Upon complaint that any of the requirements of this section or any other city ordinance are being violated by a home day care/preschool caregiver, the city shall review the complaint and, if substantiated, may*
- (a) set a hearing before the planning commission to revoke any conditional use permit, and/or*
 - (b) institute a license revocation proceeding under title 5 of this code.*
10. *All property owners within a 500 foot radius of the caregiver's property shall be mailed notice of any hearing to grant or revoke any conditional use permit at least 10 days prior to the date of the hearing; provided, however, that provision of such notice shall not be a condition precedent to the legality of any such hearing, and no hearing or action taken thereon shall be deemed invalid or illegal because of any failure to mail such notice.*

Staff Analysis: The proposed home daycare will be required to conform in perpetuity to all of the above requirements, as found in the zoning ordinance. Violation of any of these requirements may lead to revocation of any conditional use permit and/or business license on the property.

Nuisance Analysis

Previously, this property contained a number of nuisances as determined by staff. The applicant has worked with the city's code enforcement officer to eliminate these nuisances. Prior to issuance of any business license to operate on the property, the applicant must demonstrate that all nuisances are mitigated. Further, any future nuisances found on the site that are considered violations of the city code will constitute grounds for potential revocation of an approved conditional use and/or business license, following codified revocation procedures.

The applicant will also be required to meet the minimum requirements of other applicable local and state agencies, including but not limited to the Division of Occupational and Professional Licensing (DOPL) and the Salt Lake Valley Health Department. Violations of the requirements of any such agency may also constitute grounds for revocation of license and/or conditional use permit.

Noticing

Property owners within 500 feet of the subject property were mailed notices prior to the public hearing, as required by 19.76.040(E). Notices were sent prior to the initial public hearing that took place on August 31st.

IMPACT ANALYSIS

Off-site Parking

The applicant's driveways are physically able to accommodate the required two vehicles besides the applicant's own vehicle. Prior to issuance of a business license, the applicant will be required to specifically identify these parking stalls for review and approval by the Community and Economic Development Director.

Drop Off / Pick Up

The applicant has not specified a detailed method of drop-off / pick-up, and must do so prior to issuance of a license, subject to review and approval by the Community and Economic Development Director. Further, the planning commission may approve additional conditions of approval to ensure drop off and pick up is done in a manner that is found to mitigate potential negative impacts of the proposed daycare use.

Play Area

The applicant has not identified a dedicated play area. However, any play area must be identified prior to license issuance and must be located in the rear yard. Further, any outdoor play area must be completely enclosed by permanent fencing that is in good working condition. Staff will conduct a site inspection of any proposed play area and/or fencing prior to issuance of a business license.

Attachments:

1. Conditions of Approval & Findings
2. Sample Motions
3. Context Aerial
4. Context Zoning

CONDITIONS OF APPROVAL

1. There may be a maximum of 12 children on a premises at any given time, including the caregiver's own children under the age of six and not yet in full day school;
2. There shall be no more than one employee present at any one time who does not reside in the dwelling;
3. The home day care/preschool caregiver shall comply with all applicable licensing requirements under title 5 of this code;
4. The use shall comply with all applicable noise regulations;
5. The play yard shall not be located in the front yard and shall only be used between 8:00 a.m. and 7:00 p.m.;
6. The lot shall contain one available on-site parking space not required for use of the dwelling, and an additional on-site parking space not required for use of the dwelling for any employee not residing in the dwelling. The location of the parking shall be approved by the director to insure that the parking is functional and does not change the residential character of the lot;
7. No signs shall be allowed on the dwelling or lot except a nameplate sign;
8. The use shall comply with all local, state and federal laws and regulations;
9. Upon complaint that any of the requirements of this section or any other city ordinance are being violated by a home day care/preschool caregiver, the city shall review the complaint and, if substantiated, may:
 - a. set a hearing before the planning commission to revoke any conditional use permit, and/or
 - b. institute a license revocation proceeding under title 5 of this code;
10. All property owners within a 500 foot radius of the caregiver's property shall be mailed notice of any hearing to grant or revoke any conditional use permit at least 10 days prior to the date of the hearing; provided, however, that provision of such notice shall not be a condition precedent to the legality of any such hearing, and no hearing or action taken thereon shall be deemed invalid or illegal because of any failure to mail such notice;
11. The applicant shall demonstrate that she is a full-time and permanent resident of the subject property;
12. The applicant shall submit the following information prior to issuance of a business license, subject to approval from the Community and Economic Development Director:
 - a. Parking plan identifying the location of required off-street parking;
 - b. Site plan identifying the location of any outdoor play area;
13. The applicant shall adhere to the hours of operation as described in the written narrative;
14. The applicant's property shall be inspected by the city's code enforcement officer and found to be free of nuisance violations prior to issuance of a business license and in perpetuity;
15. The applicant's property shall comply with all applicable regulations from outside agencies, including but not limited to the State Division of Occupational and Professional Licensing and the Salt Lake Valley Health Department.

FINDINGS FOR APPROVAL

1. The proposed home daycare, in meeting the above conditions of approval, conforms to applicable home occupation and home daycare requirements, as found in the Cottonwood Heights Zoning Ordinance (Title 19) and Business License Ordinance (Title 5);
2. The proposed home daycare, in meeting the above conditions of approval, can be found to be clearly incidental and secondary to the primary use of the property as a single-family residence;
3. The proposed conditions of approval act to mitigate any perceived negative impacts created by the applicant's proposal.

MODEL MOTIONS

Approval

"I move that we approve project HOC-16-004, a request from Angela Lancaster, for a conditional use permit to operate a home daycare on the property located at 1751 E Cloverdale Road, subject to the conditions of approval and based on the findings listed in the staff report dated October 19th, 2016.

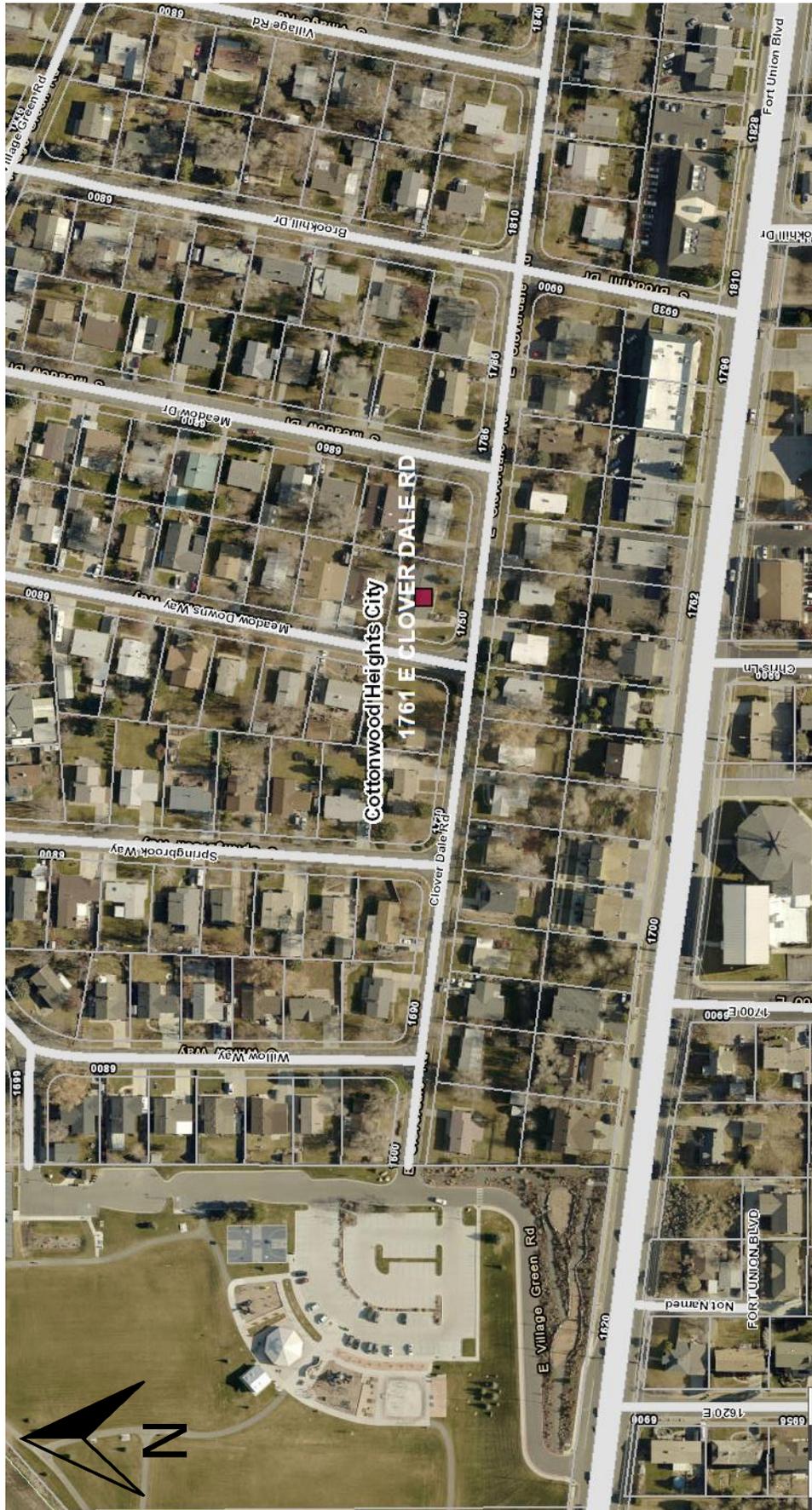
- List any additional conditions of approval...
- List any additional findings...

Denial

"I move that we deny application HOC-16-004, a request from Angela Lancaster, for a conditional use permit to operate a home daycare on the property located at 1751 E Cloverdale Road, based on the following findings:

- List findings for denial...

CONTEXT AERIAL



CONTEXT ZONING

