



Mayor Robert E. Simison

City Council Members:

Treg Bernt
Joe Borton
Luke Cavener

Brad Hoaglund
Jessica Perreault
Liz Strader

April 6, 2022 (Updated April 14, 2022)

MEMORANDUM

TO: Mayor & City Council

CC: City Clerk, City Attorney

FROM: Sonya Allen, Associate Planner

RE: Eagle Road Daycare Facility – CR-2022-0003

History: The Planning & Zoning Commission approved a Conditional Use Permit (CUP) (H-2022-0007) for a daycare center providing care for up to 216 children in the C-C zoning district on March 17, 2022 as set forth in the [Findings of Fact, Conclusions of Law and Decision & Order](#). As a condition (#A.4f) of that approval, the Applicant is required to provide a minimum 25-foot wide buffer along the northern property line adjacent to the residential property to the north as set forth in UDC [Table 11-2B-3](#) for the C-C district. Because there is an existing 15-foot wide access easement along the northern property line benefiting the property owner to the north, only grass is allowed in the northern 15 feet of the buffer, with trees and shrubs meeting the buffer requirement in UDC [11-3B-9C](#) in the southern 10 feet of the buffer.

Unified Development Code: Per UDC [11-3B-9C.2](#), the width of the buffer is determined by the district in which the property is located, unless such width is otherwise modified by City Council at a public hearing with notice to surrounding property owners. **A reduction to the buffer width shall not affect building setbacks; all structures shall be set back from the property line a minimum of the buffer width required in the applicable zoning district.**

Noticing:

	City Council Posting Date
Newspaper Notification	4/17/2022
Radius notification mailed to properties within 300 feet	4/18/2022
Site Posting Date	4/5/2022

