

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD AUGUST 4, 2015 IN THE WEST JORDAN COUNCIL CHAMBERS

PRESENT: Dan Lawes, Kelvin Green, Matt Quinney, David Pack, Zach Jacob, and Josh Suchoski. Bill Heiner was excused.

STAFF: Larry Gardner, Nannette Larsen, Robert Thorup, and Julie Davis

OTHERS: Jen McNees

The briefing meeting was called to order by Dan Lawes. The agenda was reviewed and clarifying questions were answered. An amendment to condition #1 was recommended.

The regular meeting was called to order at 6:00 p.m.

1. Consent Calendar - Approve Minutes from July 7, 2015

MOTION: Kelvin Green moved to approve the Minutes from July 7, 2015. The motion was seconded by Josh Suchoski and passed 6-0 in favor. Bill Heiner was absent.

2. Puddle Jumper Preschool; 7211 South Plaza Center Drive #160; Conditional Use Permit; SC-3 Zone; Puddle Jumper Preschool (applicant) [#CUP20150009; parcel 21-29-127-010]

Jen McNees, applicant, explained that their current location in South Jordan is at capacity with 200 students. Their new West Jordan location is being built but will not be completed before classes begin, so they are asking for approval of this temporary location. They have approximately 50 students for this location. Students come on a rotating basis for 2 1/2 hours at a time either 2 or 3 days per week. Classes are staggered by 10 minutes or longer to help with traffic flow and reduced congestion. Their new building should be ready in November. They will have up to three classes at this location, but they are not full. She can have up to ten students per class but will keep them at 7 or 8 at this location. There will be three classes at any given time with the rotational system. They will have up to five adults on location: one teacher for each class, an office manager, and she and a reading specialist will go between the two locations.

Ms. McNees explained their drop off system. In South Jordan their first class begins at 8:40 so there could be up to ten cars dropping off. That teacher walks to the curb and brings the child in. Other staff members are inside helping with backpacks and coats. The teacher walks them hand-in-hand, which they found is the safest way. If a parent wants to walk their child in then they have to park first. She said there are rarely more than three or four cars at any given time. Classes are staggered by at least ten minutes with some being 25 to 35 minutes. She said they don't have any problems with traffic congestion or conflicts with other businesses at their South Jordan location.

Nannette Larsen said staff recommended an amended condition of approval for #1 to state 'The preschool owner must distribute the on-site circulation plan, as shown in Exhibit D, to parents of prospective students'.

Based on the positive findings set forth in the staff report, staff recommended that the Planning Commission approve the Conditional Use Permit to allow for a preschool located at 7211 South Plaza Center Drive in an SC-3 zoning district, with the conditions of approval as listed below.

1. The preschool owner must distribute the on-site circulation plan to parents of prospective students.
2. Classes must start at (at least) 10 minute intervals to mitigate traffic accessing the site.
3. The access at 7180 South may not be used as student drop off.
4. All changes to the site shall be consistent with the submitted Conditional Use application, letter of intent, and site plan.
5. The proposed use shall meet all applicable Zoning, Building, Engineering, and Fire Department's requirements.
6. The Conditional Use Permit shall be subject to review/revocation as per section 13.7E.10.

David Pack asked if the pros and cons regarding congestion versus constant traffic were considered relating to the drop off plan. Also, if there were any concerns that parked vehicles would be blocked.

Nannette Larsen said that was considered during the analysis. The conditions that require staggering start times as well as prohibiting the drop off on 7180 South will help with that.

David Pack asked if the Fire Marshal has a maximum number of students allowed at any given time.

Nannette Larsen said the requirement for building occupancy would be like any other retail store.

Dan Lawes opened the public hearing.

Further public comment was closed at this point for this item.

MOTION: Zach Jacob moved based on the findings in the staff report and the discussion this evening to approve the Conditional Use Permit for Puddle Jumper Preschool; 7211 South Plaza Center Drive; Puddle Jumper Preschool (applicant) with the conditions of approval 1 through 6 as listed in the staff report and amended by staff. The motion was seconded by Dan Lawes and passed 6-0 in favor. Bill Heiner was absent.

MOTION: Kelvin Green moved to adjourn.

The meeting adjourned at 6:09 p.m.

DAN LAWES
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Development Department

Approved this _____ day of _____, 2015