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2
3 PLEASANT GROVE CITY
4 PLANNING COMMISSION MEETING MINUTES
5 JULY 27, 2023

6
7 **PRESENT:** Vice-Chair Karla Patten, Jim Martineau, Todd Fugal, Jeffrey Butler

8
9 **STAFF:** Jacob Hawkins, City Planner; Kara Kresser, Planning Assistant, Christina Gregory,
10 Planning Tech

11
12 **EXCUSED:** Chair Dustin Phillips; Commissioners Wendy Shirley, Alicia Redding; and City
13 Engineer, Aaron Wilson, Daniel Cardenas, Community Development Director

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15 In the absence of Chair Dustin Phillips, Vice-Chair Karla Patten called the meeting to order at
16 7:00 p.m.

17
18 **Commission Business:**

19
20 1. **Pledge of Allegiance and Opening Remarks:** Commissioner Butler led the Pledge of
21 Allegiance. Commissioner Martineau offered the opening remarks.

22
23 2. **Agenda Approval:**

- 24
25 • **MOTION:** Commissioner Fugal moved to APPROVE the agenda. Commissioner
26 Martineau seconded the motion. The Commissioners unanimously voted "Aye".
27 The motion carried.

28
29 3. **Staff Reports:**

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31 • **MOTION:** Commissioner Martineau moved to APPROVE the Staff Reports as
32 presented. Commissioner Butler Martineau seconded the motion. The
33 Commissioners unanimously voted "Aye". The motion carried.

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35 4. **Declaration of Conflicts and Abstentions from Commission Members.**

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37 There were no declarations or abstentions.
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1 **ITEM 1 - Public Hearing: Conditional Use Permit – Located at 597 South Pleasant Grove**
2 **Boulevard.**
3 **(Sam White's Lane Neighborhood)**

4 Public Hearing to Consider the Request of Jenny Tian for a Conditional Use Permit for a Preschool,
5 located at approximately 597 South Pleasant Grove Boulevard in The Grove Zone – Commercial
6 Sales Subdistrict.

7
8 City Planner, Jacob Hawkins presented the Staff Report and stated that the request is for a
9 Conditional Use Permit for Jenny Tian to permit Use #6810 - nursery, primary, and secondary
10 education at 597 South Pleasant Grove Boulevard. The subject property is located in the Grove
11 Commercial Sales Zone. Mr. Hawkins identified the property location on a map displayed. The
12 building houses several different businesses including a dental office, a property management
13 office, a physical therapy clinic, a film-making office, a hair salon, and a new grocery store next
14 to the proposed preschool space. Two of the spaces in the building are currently vacant. Each
15 business has its own parking requirements. There are 97 parking spaces in the development area.
16 The existing businesses require about 65. The proposed preschool is required to have nine spaces.
17 Overall, the parking requirements have been met. The preschool anticipates parents parking and
18 walking their children into the building. The same will occur when picking them up. There will
19 be four classes in the building with each having up to 10 students each. There will be two daily
20 sessions including a morning and afternoon session. Staff recommended approval of the proposed
21 Conditional Use Permit.

22
23 Commissioner Butler asked if the location of the State Liquor Store just south of the preschool
24 was cause for concern. Mr. Hawkins stated that the liquor store is not of concern to the staff. The
25 Zoning Ordinances state that whenever an alcohol store comes in, the store needs to meet certain
26 distance requirements from specific locations such as schools, churches, or parks. Since the
27 preschool is coming in after the liquor store, it is not a concern. Even if the situation were reversed,
28 the preschool is far enough away at least 600 feet.

29
30 Commissioner Fugal expressed concern about parking and stated that if everyone for all the
31 businesses showed up at the same time, they would occupy all of the available parking.
32 Commissioner Fugal wondered if it would be better to have a drop-off plan for the preschool and
33 asked how the preschool came up with nine parking spaces. Mr. Hawkins explained that
34 preschools require one parking space for every 10 students and one for every adult. Because they
35 have 40 students, there are four spaces and then they have five adults. Mr. Hawkins reported that
36 the Engineering Department reviewed the request and had no concerns. When parents drop their
37 children off, it will be very quick. Commissioner Fugal asked if the parents had concerns about a
38 backup at Pleasant Grove Boulevard. Mr. Hawkins explained that there is some concern about
39 potential backups. The Engineering Department indicated that that is something they want to
40 avoid.

41
42 Mr. Hawkins reported that when he visited the site, there were enough parking spaces in the
43 parking area to accommodate everyone. Commissioner Fugal asked if they explored changing the
44 dropoff to 550 South instead. Mr. Hawkins stated that there will not be any parking on the street
45 and everyone will have to enter the parking area. Commissioner Fugal expressed concern about

1 people not following the drop-off instructions and causing a backup. Mr. Hawkins stated that a
2 condition could be added stating that there is no parking in the area in question.

3
4 Ms. Tian stated that they will have two sessions that last 2 ½ hours with one in the morning and
5 another in the afternoon. They will be open Monday through Friday but will have classes
6 Mondays, Wednesdays, and Fridays for one group and Tuesdays and Thursdays for another.
7 Technically only two classes are open. On Monday, Wednesday, and Friday, they have classes
8 for the older group and a younger group with children under age three will have classes on
9 Tuesdays and Thursdays. At full capacity, they will have a maximum of 20 children and they will
10 switch off to avoid heavy traffic. If parents wish to use it, there is a separate entrance by the
11 dentist's office. Ms. Tian stated that the preschool caters to Pleasant Grove residents, as some
12 neighboring businesses offer daycare services. The other option would be to create a drop-off at
13 the back of the building. They do have a back exit. Commissioner Fugal noted that there's a big
14 difference between 20 people dropping off students instead of 40. Twenty is manageable. Forty
15 could cause a backup. Commissioner Butler asked if they would have events where all of the
16 students are there, like graduation. Ms. Tian responded that they have an annual graduation in
17 April and a Christmas gathering. They will schedule those events in the evening when parents can
18 attend. Parent-teacher conferences are also scheduled with individual teachers so everyone will
19 not show up simultaneously.

20
21 Vice-Chair Patten opened the public hearing. There were no public comments. The Vice-Chair
22 closed the public hearing and invited the Commission to either continue the discussion regarding
23 this item or she would entertain a motion if no further discussion was necessary.

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25 A question was raised regarding whether a condition for parking should be added. It was noted
26 that there seems to be plenty of parking since people do not show up at the same time and during
27 prime hours.

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29 **MOTION:** Commissioner Fugal moved to APPROVE the request of Jenny Tian for a Conditional
30 Use Permit to allow Use #6810: Nursery, primary and secondary education on property zone, The
31 Grove—Commercial Sales Subdistrict, located at 597 South Pleasant Grover Boulevard, and
32 adopting the exhibits, conditions, and finds of the staff report, and as modified by the condition
33 below:

- 34
35 1. All Final Planning, Engineering, and Fire Department requirements are met.

36
37 Commissioner Martineau seconded the motion. The Commissioners unanimously voted "Aye".
38 The motion carried.

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40 **ITEM 2 – Review and Approve the Minutes from the July 13, 2023, Meeting.**

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42 **MOTION:** Commissioner Fugal moved to APPROVE the minutes from July 13, 2023.
43 Commissioner Martineau seconded the motion. The Commissioners unanimously voted "Aye".
44 The motion carried.

1 **MOTION:** Commissioner Butler moved to ADJOURN the meeting at 7:13 p.m. Commissioner
2 Martineau seconded the motion. The Commissioners unanimously voted "Aye". The motion
3 carried.

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6

D. Stiles

Planning Commission Chair

8

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Kara Kresser

Kara Kresser, Planning Tech

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11

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Aug 24 2013

Date Approved

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