

PLANNING COMMISSION MINUTES
March 20, 2001

Present: Vice Chairman Dick Dresher, Lois Williams, Dean Thurgood, Al Hess, City Attorney Rusty Mahan, City Engineer Paul Rowland, Planning Director Blaine Gehring, Recording Secretary Connie Feil

Absent: Chairman Paul Summers, Mark Green, City Council Representative Gordon Thomas.

Dick Dresher welcomed all those present and introduced all members. Lois Williams made a motion to approve the minutes for February 20, 2001 with one word correction. Al Hess seconded the motion and voting was unanimous.

Conditional Use Permits

1. Consider granting a conditional use permit to allow an in-home preschool for more than 8 children per session at 521 W. 3500 S., Lisa Hicks, applicant.

Lisa Hicks, applicant, was present. Blaine Gehring explained that an in-home day-care and preschool activities are allowed in all residential zones in Bountiful. Such activities which will have more than 8 children per day-care or a preschool session must receive a conditional use permit from the Planning Commission. The reason for the 8 children limit is based on the number of children allowed by the State in a day-care under one person's supervision. Preschools are not required to be licensed under State guidelines.

Lisa Hicks would like to start a preschool in her home and have 12 children per session. She notes in her application: "Parents have a desire to find an avenue, for their children, to begin an informal setting, a social experience with their children's peer group. Bright for Life Preschool will be able to offer, exclusively to 3-5 year old children, an inspiring preschool that nurtures the light to learn, promotes character values, and assists in positive social interaction skills." By providing a neighborhood facility, several students can walk on good days thus reducing any traffic to and from the home. At the same time the Hicks home is quite accessible from all directions thus providing to and from the site. People dropping off their children at this location should not pose a great problem.

The Hicks' lot is very large and would provide an excellent site for outdoor recreation without being a great burden to adjacent homes as noted in the application. Current plans are for the preschool to be open only 2-3 days per week with only 1 session per day. Two 4-hour sessions can be allowed under the ordinance.

Mr. Gehring mentioned that the Staff has received one letter in opposition for the preschool. This letter has no signature nor return address, which Mr. Gehring questions if it can be considered a valid letter. No other letters or phone calls have been received. Staff recommends granting the conditional use permit for the in-home preschool with the

condition that the classes be limited to not more than 12 students per day.

Lisa Hicks explained that no child will be allowed to exit on the bend of the street. The driveway is deep enough to handle four cars at a time. Mrs. Hicks will have an orientation day two weeks before school starts to explain how she plans on preparing the students for kindergarten and all rules that need to be followed for the students safety.

The school will be conducted in the basement of the home which has a separate entrance. The school will be in session twice a week from 9:30 to 12:00 to prevent any conflict with regular school and working hours. Parents will be involved with special activities such as field trips.

The Public Hearing was opened. Rose Van Diggelton, residing at 3537 S. 550 W., is opposed to having a preschool next to her home. Mrs. Van Diggelton has concerns with the noise the children will create and she has a swimming pool which she does not want the responsibility for safety of the children. Mrs. Van Diggelton will be retiring soon and would like to spent time at home without noise from children. Mrs. Van Diggelton is very much opposed to having this preschool in her neighborhood and asked Mrs. Hicks to move it in a commercial area.

The Public Hearing was closed. A Brief discussion followed. Al Hess made a motion to grant a conditional use permit to allow an in-home preschool for more than 8 children at 521 W. 3500 S. subject to the conditions outlined by Staff. Dean Thurgood seconded the motion and voting was unanimous.

2. Consider a performing arts center as a use not specified in an R-1-6.5 Zone, Bountiful Arts Center, applicant.

This item was tabled for another date. No one was present to represent Bountiful Arts Center.

Meeting adjourned at 7:35 p.m.