

CLEARFIELD PLANNING COMMISSION MEETING

September 21, 2005

7:00 P.M. - Regular Session

PRESIDING:	Victor Olson	Chairman
PRESENT:	Cornell Griffeth	Commissioner
	Paul Poorte	Commissioner
	Mark Shepherd	Commissioner
	Robert Osborne	Commissioner
	Mark Bottema	Alternate Commissioner
	Marilyn Fryer	Council Liaison
EXCUSED:	Matt Hartvigsen	Commissioner
	Larry Waggoner	City Attorney
	Scott Hodge	Director Public Works
UNEXCUSED:	Ligia Muñoz	Commissioner
	Charles Johnson	Alternate Commissioner
STAFF PRESENT:	Jackie Bippes	City Manager
	Kay Chandler	Economic Development Director
	Kent Bush	Planning/Zoning Administrator
	Christine Horrocks	Building Permits Specialist
	Gregg Benson	Planning/Zoning GIS Specialist
VISITORS:	Lori Henderson, Krystal Kirchhefer, Bill Leavitt	

Pledge of Allegiance was led by Chairman Olson

APPROVAL OF MINUTES FROM AUGUST 17, 2005 PLANNING COMMISSION MEETING

Commissioner Poorte moved to approve the minutes of August 17, 2005, as written. Seconded by Commissioner Griffeth. All Voting AYE.

APPROVAL OF MINUTES FROM SEPTEMBER 7, 2005 PLANNING COMMISSION MEETING

Commissioner Osborne moved to approve the minutes of September 7, 2005, as written. Seconded by Commissioner Bottema. All Voting AYE.

PUBLIC HEARING FOR A CONDITIONAL USE PERMIT FOR AN ADULT / CHILD DAYCARE CENTER FOR THE DISABLED AT 325 WEST 1700 SOUTH # 1 & 2

Chairman Olson read the public hearing notice and declared the public hearing open at 7:04 P.M.

Lori Henderson said they contract with the State of Utah and are overseen by the Division of Licensing. They provide a day training center for up to ten adults with disabilities. They will also provide evening emergency respite from 3:00 to 10:00 P.M. for children with disabilities. Chairman Olson asked the approximate ages of those participating in the program. Ms. Henderson said they would be over the age of 24 during day and up to 24 in the evening. Chairman Olson asked if they prepared the attendees for employment. She said in the day training for adults they are teaching job readiness skills, however, the adults are very low functioning and will be at the center for a very long time. The adults come from 9:00 A.M. to 3:00 P.M. The clients are dropped off or use the flex trans, most cannot take the regular UTA bus. Chairman Olson asked how many employees they would have. She said on site there would only be five employees. They are only licensing for 10 individuals at the center at one time. The ratio of employee to patron is set by the state.

FOR:
None

AGAINST:
None

Commissioner Shepherd moved to close the public hearing at 7:06 P.M. Seconded by Commissioner Osborne. All Voting AYE.

Commissioner Poorte moved to approve this request for a Conditional Use Permit for a Daycare Facility for Disabled persons at 325 West 1700 South with the condition to review after one year. Seconded by Commissioner Shepherd. Commissioner Shepherd requested to amend the motion review in six months. The first concurred. All Voting AYE.

SITE PLAN APPROVAL FOR AN ADDITIONAL SIGN AT 1246 SOUTH LEGEND HILLS DRIVE, SUITE A-1

Bill Leavitt, Advantage Sign Representative, said W.G. Grinders wants to have three signs. The front of the building facing the street will have their identity. And they want to use the 45 degree angles of the building to help others understand what type of business it is. These signs are standard for W.G. Grinders nationwide. The signs will have neon illumination with pan channel letters on raceway.

Commissioner Osborne moved to approve this request for a site plan for additional signage at 1246 South Legend Hills Drive for W. G. Grinders. Seconded by Commissioner Shepherd. All Voting AYE.

PLANNING COMMISSIONER'S MINUTE

Chairman Olson - Said his only comment was that Kent needs to balance out the meetings. Kent said he can only take them as they come in

Commissioner Griffeth - Nothing

Commissioner Poorte - Nothing

Commissioner Shepherd - Thanks to the City for allowing attendance at the Rail Volution conference and the Utah League of Cities and Towns meetings.

Commissioner Osborne - Nothing

Commissioner Bottema - Nothing

Councilmember Fryer - Needs to be excused next meeting

Staff - Kent Bush told the commissioners that they should come in and look at the applications because some of the agenda items for next meeting are controversial.

Gregg Benson told the commissioners they could find the tentative agenda is on the City's web site. He also mentioned they had requested update on the rail stop meetings. They have the citizens up to speed on what the commuter rail is all about. There will be a site walk through on September 22nd.

There being no further business to come before the Planning Commission, **Commissioner Shepherd moved to adjourn at 7:17 P.M. Seconded by Commissioner Poorte. All Voting AYE.**