

CLEARFIELD PLANNING COMMISSION MEETING

December 1, 2010

7:00 P.M. - Regular Session

PRESIDING:	Nike Peterson	Chair
PRESENT:	Ron Jones	Commissioner
	Randy Butcher	Commissioner
	Joel Gaerte	Commissioner
	Barbara Perry	Alternate Commissioner
	Brandon Stanger	Alternate Commissioner
	Doyle Sprague	Council Liaison
EXCUSED:	Bill Moore	Commissioner
	Darren Carpenter	Commissioner
	Matt Stones	Commissioner
STAFF PRESENT:	Adam Lenhard	Community Development Director
	Gregg Benson	GIS Coordinator
STAFF EXCUSED:	Brian Brower	City Attorney
	Christine Horrocks	Building Permits Specialist
VISITORS:	Dustin Ereksen, Patty McComsey	

Pledge of Allegiance was led by Commissioner Peterson.

APPROVAL OF MINUTES FROM OCTOBER 20, 2010 PLANNING COMMISSION MEETING

Chair Peterson said for clarification of the intent reflected in the minutes she recommended the following additions to the wording in the motion for the amendments to Title 11 in the last paragraph on page six: “Commissioner Stanger then made a slightly different motion to *recommend that the City Council* add to Title 11 Chapter 3 ... Landscape Supply Yard would be *included as a conditional use in only the M-1 zone ...*”

Commissioner Butcher moved to approve the minutes of October 20, 2010 with the corrections as noted, seconded by Commissioner Stanger. All Voting AYE.

APPROVAL OF MINUTES FROM NOVEMBER 3, 2010 PLANNING COMMISSION MEETING

Commissioner Gaerte moved to approve the minutes of November 3, 2010 as written, seconded by Commissioner Jones. All Voting AYE.

PUBLIC HEARING FOR THE REZONE OF PROPERTY LOCATED AT APPROXIMATELY 600 NORTH 1000 WEST, COMMONLY KNOWN AS STEED POND OR MORE PARTICULARLY PARCEL NUMBER 14-070-0049 FROM R-2, MEDIUM DENSITY RESIDENTIAL, TO PF, PUBLIC FACILITIES, AND PARCEL NUMBERS 14-070-0021, 14-070-0022, 14-070-0033, AND 14-070-0034, COMMONLY KNOWN AS STEED PARK FROM A-1, AGRICULTURAL, TO PF, PUBLIC FACILITIES

Chair Peterson declared the public hearing open at 7:04 p.m.

PUBLIC COMMENT:

None

Commissioner Jones moved to close the public hearing at 7:05 p.m., seconded by Commissioner Gaerte. All Voting AYE.

PUBLIC HEARING FOR A CONDITIONAL USE PERMIT FOR A DAYCARE AT 1190 EAST 1450 SOUTH

Chair Peterson declared the public hearing open at 7:06 p.m.

PUBLIC COMMENT:

Dustin Erekson said he works for CTA Community Supports that provides services to people with developmental disabilities in the State of Utah. They are proposing to have a place where people with disabilities can participate in different activities. They currently have the building under contract with purchase pending, depending on approval of the conditional use permit.

Commissioner Butcher moved to close the public hearing at 7:10 p.m., seconded by Commissioner Jones. All Voting AYE.

RECOMMENDATION FOR REZONE OF PROPERTY LOCATED AT APPROXIMATELY 600 NORTH 1000 WEST, COMMONLY KNOWN AS STEED POND OR MORE PARTICULARLY PARCEL NUMBER 14-070-0049 FROM R-2, MEDIUM DENSITY RESIDENTIAL, TO PF, PUBLIC FACILITIES, AND PARCEL NUMBERS 14-070-0021, 14-070-0022, 14-070-0033, AND 14-070-0034, COMMONLY KNOWN AS STEED PARK FROM A-1, AGRICULTURAL, TO PF, PUBLIC FACILITIES

Gregg Benson said the City is recommending the rezone of Steed Park and Steed Pond properties to the PF, public facilities zone. Steed Park is currently zoned A-1, agriculture, and Steed Pond, which was recently acquired by the City, is zoned R-2, medium density residential. An unidentified man asked how the City acquired Steed Pond. Gregg Benson said Steed Pond has been used by the public as an urban fishery for some time. A couple of years ago the owner came in and requested to drain the pond which is used by the City for storm water retention. The City determined to acquire the pond through eminent domain paying fair market value for it. Chair Peterson stated the park and the pond are an acceptable use within the PF zone.

Commissioner Stanger moved to recommend approval to the City Council for the rezone of property located at approximately 600 North 1000 West, or more particularly known as Davis County Parcel ID 14-070-0049 from R-2 Residential to P-F Public Facilities, and Parcel IDs 14-070-0021, 14-070-0022, 14-070-0033, and 14-070-0034 from A-1 Agricultural to P-F Public Facilities, seconded by Commissioner Gaerte. All Voting AYE.

CONDITIONAL USE PERMIT FOR A DAYCARE AT 1190 EAST 1450 SOUTH

Gregg Benson said CTA Community Supports has submitted a request for a conditional use permit for a property located at 1190 East 1450 South. The property has been vacant for some time. They are requesting the property be used for a daycare facility. It will be specifically for adults with developmental issues. Staff feels this is a good use for this property and recommends approval.

Councilmember Sprague asked if this was a rehab facility or if the people are court ordered to the facility. Mr. Erikson said no, all the clients are funded through the State of Utah, Department of Human Services. Commissioner Stanger asked if the building were ADA compliant. Mr. Erikson said he didn't feel there were any issues with being ADA compliant at this time. He said work may need to be done in the restrooms; most of the people they work with have autism and don't have physical types of disabilities. Gregg Benson said the ADA compliance will be handled through the building permit process. He stated their hours of operation are from 8:30 a.m. to 5:00 p.m. and there will be no overnight residential use with the facility. Chair Peterson stated the areas of concern are 1) the maintenance of the site, 2) the screening of the garbage and 3) there shall be no overnight care for any individuals at the facility. Commissioner Jones asked about the exterior lighting at the site. Gregg Benson said the parking area does have sufficient lights for their needs and there is a light on the front of the building.

Commissioner Jones moved to approve the request for a Conditional Use Permit at 1190 East 1450 South subject to the following conditions: 1) the site needed to be cleaned up and maintained, 2) that a screened area for garbage collection be provided, and 3) that there is no overnight residential use at this location, seconded by Commissioner Stanger. All Voting AYE.

RENEWAL OF A MOBILE OFFICE OR TRAILER FOR AN ADDITIONAL YEAR AT 1204 EAST 1450 SOUTH

Gregg Benson said a year ago New Hope Fellowship church approached the Planning Commission for a conditional use permit to have a mobile trailer on their site for one year. The ordinance allows the Planning Commissioner to grant use for an additional year. The church is requesting an additional year for use of the trailer for their offices. Mr. Benson said they did meet all the requirements that were imposed by the Planning Commission and have maintained the site. Commissioner Stanger asked for clarification on the additional year. Gregg Benson said the trailer must be gone by December 1, 2011. Chair Peterson said there have not been any complaints since the conditional use permit was issued.

Commissioner Perry moved to approve this request for the renewal of the use of a temporary use of a mobile office or trailer at 1204 East 1450 South for a maximum period of one year, seconded by Commissioner Butcher. All Voting AYE.

STAFF REPORTS

Adam Lenhard told the commissioners that this would be the last meeting of the year and wished them happy holidays. The new planner starts next Monday, she will be preparing some training for the beginning of the year. If you have any questions about procedures or ordinances please contact staff. He told them thanks for their service on the Planning Commission.

Commissioner Stanger asked about removal of temporary signs around the City. Gregg Benson said he goes out regularly to remove the illegal signs and if the commissioners see a sign that needs to be removed to let him know and he will take care of it.

PLANNING COMMISSIONERS' MINUTE

Commissioner Peterson – Thanks to all for being here.

Commissioner Jones – said it's been a good year thanks to everybody and he looks forward to a better year next year.

Commissioner Butcher – Happy Holidays and thanks to staff and Chair Peterson.

Commissioner Gaerte – Nothing

Commissioner Perry – said she enjoys Steed Park. It is in her neighborhood and she has been going there for 30 years. She said it was good to see Lifetime Products employees working to improve the park.

Commissioner Stanger – said a service project was done along the trail. HHI Corporation and Davis School District donated the use of some of their equipment to clear the overgrowth and willows on the trail behind Holt Elementary. He asked if recognition could be given from the City Council.

Councilmember Sprague – thanked the commissioners for all they do. He said it has been a good year and a lot has been accomplished. He looks forward to next year unless the mayor reassigns him.

There being no further business to come before the Planning Commission, **Commissioner Stanger moved to adjourn at 7:26 P.M.**