CLEARFIELD PLANNING COMMISSION MEETING
December 7, 2005
7:00 P.M. - Regular Session

PRESIDING:	Victor Olson	Chairman
PRESENT:	Cornell Griffeth	Commissioner
	Paul Poorte	Commissioner
	Mark Shepherd	Commissioner
	Ligia Muñoz	Commissioner
	Matt Hartvigsen	Commissioner
EXCUSED:	Robert Osborne	Commissioner
	Mark Bottema	Alternate Commissioner
	Marilyn Fryer	Council Liaison
STAFF PRESENT:	Larry Waggoner	City Attorney
	Scott Hodge	Director Public Works
	Kay Chandler	Economic Development Director
	Kent Bush	Planning/Zoning Administrator
	Christine Horrocks	Building Permits Specialist
	Gregg Benson	Planning/Zoning GIS Specialist
VISITORS:	Jared Johnson, Marvin Murri, Todd Sorenson	

Pledge of Allegiance was led by Commissioner Olson.

APPROVAL OF MINUTES FROM NOVEMBER 2, 2005 PLANNING COMMISSION MEETING

Commissioner Shepherd moved to approve the minutes of November 2, 2005, as submitted. Seconded by Commissioner Poorte. All Voting AYE.

PUBLIC HEARING TO AMEND ORDINANCE, CHAPTER 15, SEC 8F2B REGARDING HEIGHT OF OFF-PREMISE SIGNS

Chairman Olson read the Public Hearing notice and declared the Public Hearing open at 7:01 P.M.

Jared Johnson with Young Electric Sign Company, YESCO, said he is here at the request of Kent Bush. They are requesting the ordinance regarding the maximum height of the billboard sign be changed from 25' to 45'. Chairman Olson asked if he went to the Board of Adjustment. Kent Bush had told him to apply to have the ordinance changed. Gregg Benson said if Hill Air Force Base moved their fence, there are potentially four places where the off-premise signs could be placed. Chairman Olson said if this was approved, the sign ordinance would change and it would

affect all future signs. He was concerned that later a request could be brought in to change it again. Commissioner Shepherd said we are changing an ordinance to satisfy the needs of only one property. Gregg Benson said this was brought back because the Board of Adjustment doesn't have the ability to legally change the height requirement. There is no hardship established. Kent Bush said the ordinance was 45' before and so other off-premise signs meet that requirement.

Chairman Olson asked Mr. Johnson what the standard height of signs was in the area. He stated in the I-15 corridor they are typically around 40' to 50' depending on the proximity to a road. When there are sound walls some signs are higher. They want the signs to rise above the buildings and a building is typically 20' to 25' high. If the businesses weren't there, he would prefer the signs at 25'. Mr. Johnson said that the most effective height for a sign is so that it is in the windshield of the car as it drives down the interstate. In this case, they would be blocking the neighbor's advertising and businesses from their visibility from the interstate. There was discussion about the location of the other four potential sites for off-premise signs. Only one is in the city limits. The other three are currently on base property. Mr. Johnson said state regulations are more strict than the city. Larry Waggoner explained to the commissioners the changes that had been made to clarify this section of the sign ordinance. Legend Hills Drive was added as a location for off-premise signs.

Commissioner Hartvigsen asked why the change was made from 45' to 25' when the sign ordinance was modified. The commissioners were unsure why the change was made. Commissioner Shepherd said it could have been because they used pieces of ordinances from other cities. Gregg Benson said the businesses were brought in and gave input on the sign and this could have been one change they recommended.

FOR:
None

AGAINST:
None

Commissioner Shepherd moved to close the Public Hearing at 7:16 P.M. Seconded by Commissioner Muñoz. All Voting AYE.

Commissioner Hartvigsen said when YESCO came in before they said they wouldn't be able to put the sign on the property at the 25' height because of an agreement with the property owner. Mr. Johnson said they had agreed with the property owner that they would not put the sign up if it blocked the neighboring advertising signs and they planned to go through the variance process to have the sign at the 45' height. If the sign ordinance is not amended they would not put up the sign. Commissioner Griffeth asked about if the sign would block the Goldstone apartment sign. He was told the Goldstone sign is an on-premise sign and so the distance between the signs is not an issue.

Commissioner Hartvigsen moved to send this request for amendment to City Ordinance, Chapter 15, Section 8F2b amending billboard height from 25' to 45' to the City Council with recommendation of approval from the Planning Commission. Seconded by Commissioner Griffeth. Voting AYE Commissioners Muñoz, Griffeth, and Hartvigsen. Voting NAY: Commissioners Shepherd and Poorte. Passes by Majority.

AMEND DEVELOPMENT AGREEMENT FOR BRIARWOOD HOLLOW

Larry Waggoner handed a copy of the amended development agreement to the commissioners. He said the changes are in Section 1A the 2nd paragraph is what is being changed. Beginning with, "no building permits..." Basically no building permits will be issued until the road base is in and no occupancy will be allowed until the roads are paved and curb, gutter and sidewalk are installed.

Marvin Murri, developer, said he is requesting that homes can be built with road base . The road should be better if it is allowed to be left for the winter to settle and then put the asphalt in the spring.

Commissioner Hartvigsen commented on the hardship that could be placed on the new home owner if they were unable to occupy the home because there is no asphalt on the road. Mr. Murri is currently the owner of all property in the subdivision and he said he understood it would be a hardship, however, if the homes are started in the next month they wouldn't be completed for approximately five months. Mr. Murri said he would like to construct a model home and his intent is not to sell a home until the asphalt road is in.

Commissioner Shepherd moved to send this request for amendment to the Development Agreement for Briarwood Hollow subdivision to the City Council with recommendation of approval from the Planning Commission. Seconded by Commissioner Poorte. Voting AYE: Commissioners Shepherd, Muñoz, and Poorte. Voting Nay: Commissioners Hartvigsen and Griffeth. Passes by Majority.

SET DATE AND TIME FOR PUBLIC HEARING TO RECEIVE INPUT ON GENERAL PLAN

Chairman Olson requested Kent Bush tell them the time line of the process. He told them all entities that are affected in any way will need to be notified. Input will be taken up to the public hearing and at the Public Hearing. After comments are received then they are reviewed by the Planning Commission. Then another Public Hearing is set to actually make the decision. Any location can be considered with the revision of the general plan.

If the first public hearing was January 4th then the comments would be reviewed at the January 18th meeting and then the public hearing set for a later date. It is about a three month process.

Commissioner Poorte moved to set a Public Hearing date of January 4, 2006 at 7:00 P.M. to gather input for possible amendments to the General Plan. Seconded by Commissioner Shepherd. All Voting AYE.

APPROVE PLANNING COMMISSION MEETING SCHEDULE FOR 2006

The meeting schedule for 2006 was reviewed. Kent Bush asked if they would like to have the meetings on July 5th and December 20th removed

Commissioner Shepherd moved to approve the meeting schedule as submitted. Seconded by Commissioner Muñoz. All Voting AYE.

PLANNING COMMISSIONER'S MINUTE

Chairman Olson - Nothing

Commissioner Griffeth - Nothing

Commissioner Poorte - Will not be to the steering committee meeting tomorrow.

Commissioner Shepherd - Will probably not be to the meeting on the 4th

Commissioner Muñoz - Asked to be excused from the meeting on January 4th

Commissioner Hartvigsen - Nothing

Staff - Kent Bush gave the commissioners an overview of the next meeting.

There being no further business to come before the Planning Commission, **Commissioner Shepherd moved to adjourn at 7:34 P.M. Seconded by Commissioner Muñoz. All Voting AYE.**