

CLEARFIELD PLANNING COMMISSION MEETING

February 16, 2005

7:00 P.M. - Regular Session

PRESIDING:	Victor Olson	Chairman
PRESENT:	Paul Poorte	Commissioner
	Mark Shepherd	Commissioner
	Robert Osborne	Commissioner
	Matt Hartvigsen	Alternate Commissioner
	Marilyn Fryer	Council Liaison
EXCUSED:	Cornell Griffeth	Commissioner
	Ligia Muñoz	Commissioner
	Bronson Smart	Alternate Commissioner
	Larry Waggoner	City Attorney
STAFF PRESENT:	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:	Robert Goupios, George C. Goupios, Steve Smith, Mel Mullikin, Raj Tata, Betty Parker, Benjamin Bishop, Bruce Cook	

Pledge of Allegiance was led by Commissioner Olson

SITE PLAN APPROVAL FOR ADDITIONAL PARKING FOR SEMI-TRAILERS AT
APPROXIMATELY 555 WEST 200 SOUTH

Bruce Cook, representing Freeport Center, said they plan to provide additional parking for trailer storage for Utility Trailer on about ten acres. Chairman Olson asked the height of the fence they were installing. Mr. Cook said the fence on the East and North sides is 6' chainlink with slats. The West and South sides have 6' chainlink. Clearfield City Police requested that the lot be entirely fenced. Chairman Olson asked what the hours of operation would be for the lot. He was told that Utility trailer operates a 22 hour shift. When asked, Chairman Olson was told there would be a possibility of trailer movement in the early hours of the morning. They will try to park to the south end of the parking lot. No complaints have been received on the other lot in the area. Commissioner Osborne asked why the work was started prior to approval. Mr. Cook said they called before they started and were told they didn't need a building permit, however, after they began the project they were told they had to have the site plan approved. Commissioner Poorte asked what they would be doing about the dust control. Utility Trailer will put a solution on the ground to help with the dust problem.

Commissioner Porte moved to approve this request for site plan approval for a parking area at approximately 555 West 200 South. Seconded by Commissioner Shepherd. All Voting AYE.

SITE PLAN APPROVAL FOR A NEIGHBORHOOD PARK AND PARKING LOT AT 596 NORTH 1050 WEST

Robert Goupios, one of the dentists at the Dental Care Center at 573 North 1000 West, said they are here to ask permission for a parking lot and a neighborhood park on 1050 West. The business is growing and they need more parking for their patients and employees. The parking lot will connect to the current parking for the dental business on 1000 West. Chairman Olson stated that the site plan has been reviewed by City Staff, the Mayor and City Manager. A copy of the landscaping agreement was given to the Commissioners. Chairman Olson asked when construction would begin on the project. Mr. Goupios said it would be weather permitting. Commissioner Shepherd asked if there had been any feedback from the neighbors. Kent Bush said they had not received any, but this was not posted as a public hearing. Chairman Olson asked if the issue with the light on 1000 West had been resolved. He was told a shield will be added to correct the problem. Commissioner Hartvigsen asked Mr. Goupios where the employees currently parked. He told him in the existing lot and on the street. Commissioner Shepherd asked if there would be a time when all the parking lot would be full and would not provide parking for those using the park. Mr. Goupios said there would parking available for those using the park. Commissioner Osborne was concerned about the public access to the park without going through the private property. He was told they would be able to walk onto the park from 1050 West. The second entrance to the parking area with the crash gate is required by the Fire Department. Commissioner Hartvigsen asked what liability issues would be on the property. He was told that the same liability exists on that property as on any private property. Kent Bush stated that there are other private park spaces in the city created in new subdivisions. Commissioner Osborne voiced his concern about having a parking lot in a neighborhood.

Commissioner Osborne moved to approve this request for site plan approval for a neighborhood park and parking lot at 596 North 1050 West. Seconded by Commissioner Shepherd. All voting AYE.

WORKSHOP DISCUSSION:

OWNER OCCUPIED SINGLE-FAMILY DWELLINGS

Kent Bush told the Commissioners of an ordinance change in Provo City that requires a home in a single family zone with a basement apartment to have the main part of the home occupied by the owner of the home. Kent Bush said that in Clearfield parking can be an issue when the home is rented to single adults. He asked the Commissioners for input and feelings on this ordinance.

Mr. Bush was asked if there would be a grandfather clause. He said Provo City gave homeowners 3 years to become compliant. Commissioner Shepherd said he likes the idea because if the owner lives in the home, there seems to be more pride and care taken in the

upkeep. The concern is with enforcement of the ordinance. Kent Bush said he will check with Provo City to see how they enforce the ordinance.

Kent Bush gave the commissioners a copy of a revised ordinance to include cats for their review.

GENERAL PLAN AMENDMENTS

Benjamin Bishop from Kier Corporation gave a presentation depicting the type of project they would like to put on some property on 300 North. He said this is not assisted living. It is for the empty nesters. This is a community; this is a lifestyle. He would recommend 4,600 sq. ft. lots. The site in Clearfield is not big enough for a club house. There would be walking trails through the development. It would be developed as a P.U.D. so the streets would not need to be as wide. In this development the owner would only maintain the yard that is in the rear or side yard, the front yard is maintained by the association.

Kent Bush said there are several areas of the city that need to be discussed for changes to the General Plan. Maps of the areas to be discussed were given to the Commissioners.

The first area is the Weatherston property on 300 North at approximately 1000 West. It is the property Mr. Bishop referred to. Currently the property is zoned for commercial. It is about 300 feet deep. Kent Bush said he doesn't know if it is feasible that all that property will develop commercially. He feels the idea presented by Mr. Bishop would work, however, some land may need to be left for commercial development.

Mr. Raj Tata, representing Utility Trailer, said Utility Trailer purchased property on 1000 West. It is currently zoned commercial and they would like to see this area zoned manufacturing. They feel it would be better to have it changed to be consistent with the area.

Mr. Mel Mullikin owns property at 393 South Main Street zoned M-1. The building was built with apartments. In the M-1 zone they are not allowed to have mixed use. He has not been successful in renting to commercial, however, he is able to rent it as residential. Kent Bush mentioned there are other properties in the area that are being used as commercial/residential. The Commissioners felt that it should be zoned what it is being used for.

Kent Bush mentioned a lot on 300 North just west of 75 west. This lot is zoned commercial with an SP overlay and he feels it should be returned to residential use. The lot is not being used as planned when it was originally rezoned and the site plan approved.

Kent Bush next mentioned property on Pacific Street that has been master planned to be commercial use. The street has one business, older homes and an equestrian barn. A developer would like to rezone to R-1 Open. Commissioner Shepherd said he would like to see the area improved and it is probably the best use for it. Access to the area is through the residential neighborhood and would present a problem for industrial and commercial use.

Property at 59 West 250 North has been rezoned to residential. The properties across the street are residential and it may not be a good location for Commercial. The General Plan needs to be changed to reflect the change of the zoning and reflect the current use.

The next property discussed was on Antelope (1700 South) between the two railroad right-of-ways. Kent Bush felt the area would be good for residential because it will be adjacent to the trail system. Access is steep on the Antelope Drive side and it would make it difficult to see any commercial off the hill.

The last property discussed was the rail stop property. The General Plan currently shows this area for a C-R use. Kent Bush didn't know how to designate how the C-R is divided between the commercial and residential zone. Scott Hodge said the General Plan currently does not address the C-R zone. If left as C-R then there needs to be an identified definition in the General Plan.

Kent Bush told the commissioners there would be no planning commission meeting on March 2nd. March 1st is the combined meeting with the City Council. He also told them EDT is holding public meetings February 24th and March 10th.

PLANNING COMMISSIONER'S MINUTE

Chairman Olson - Reminded the commissioners of the meeting with the City Council on March 1st.

Commissioner Poorte - Nothing

Commissioner Shepherd - Nothing

Commissioner Osborne - Nothing

Commissioner Hartvigsen - Nothing

Councilmember Fryer - Wanted to remind them of the meeting with the City Council.

There being no further business to come before the Planning Commission, **Commissioner Shepherd moved to adjourn at 8:30 P.M. Seconded by Commissioner Osborne. All Voting AYE.**