

CLEARFIELD PLANNING COMMISSION MEETING

July 20, 2005

7:00 P.M. - Regular Session

PRESIDING:	Victor Olson	Chairman
PRESENT:	Cornell Griffeth	Commissioner
	Mark Shepherd	Commissioner
	Ligia Muñoz	Commissioner
	Matt Hartvigsen	Commissioner
	Mark Bottema	Alternate Commissioner
	Marilyn Fryer	Council Liaison
EXCUSED:	Robert Osborne	Commissioner
	Gregg Benson	Planning/Zoning GIS Specialist
UNEXCUSED:	Paul Poorte	Commissioner
	Charles Johnson	Alternate Commissioner
STAFF PRESENT:	Jackie Bippes	City Manager
	Larry Waggoner	City Attorney
	Scott Hodge	Director Public Works
	Kay Chandler	Economic Development Director
	Kent Bush	Planning/Zoning Administrator
	Christine Horrocks	Building Permits Specialist
VISITORS:	Steve Smith, David Worthen, Bruce Burningham, Kim Burningham, Kay Langston, Corey Cook, Ray Hardy, Rick Harmon, Kari Spencer, Paul Anderson	

Pledge of Allegiance was led by Commissioner Shepherd

APPROVAL OF MINUTES FROM JULY 6, 2005 PLANNING COMMISSION MEETING

**Commissioner Shepherd moved to approve the minutes of July 6, 2005 as submitted.
Seconded by Commissioner Muñoz. All Voting AYE.**

PUBLIC HEARING - ORDINANCE AMENDMENTS - REPEAL CHAPTER 15A
REGARDING BUS BENCHES AND MODIFY CHAPTER 16 BUSINESS LICENSING FOR
HOME OCCUPATIONS

Chairman Olson read the public hearing notice and declared the public hearing open at 7:00 P.M.

Kent Bush gave the commissioners a copy of the changes to the ordinance. Chapter 15A referred to bus benches and was separate from the previous sign ordinance, but they are now included in

the new sign ordinance and this chapter needs to be repealed. Chapter 16 talks about licensing for home occupations. The changes will require all businesses to be licensed regardless of the income. Section 5 changes will not require a home based business to renew their home occupation license yearly.

FOR:
None

AGAINST:
None

Commissioner Shepherd moved to close the public hearing at 7:03 P.M. Seconded by Commissioner Griffeth. All Voting AYE.

Commissioner Hartvigsen moved to send this request for amendments to the zoning ordinances for Chapter 15A and Chapter 16 to the City Council with recommendation of approval from the Planning Commission. Seconded by Commissioner Muñoz, All Voting AYE.

PUBLIC HEARING FOR REZONE OF PROPERTY AT 105 EAST 700 SOUTH FROM R-2 TO M-1

Chairman Olson read the public hearing notice and declared the public hearing open at 7:05 P.M.

Corey Cook has a buyer for his property that would like to have a show room for hardwood floors. Mr. Cook stated the master plan shows this area being zoned manufacturing. The business that will operate at this location, Hardwood Connection, is currently located on 1700 South in a strip mall. It was noted that retail business can be conducted in the manufacturing zone.

FOR:
None

AGAINST:
None

Commissioner Shepherd moved to close the public hearing at 7:09 P.M. Seconded by Commissioner Muñoz. All Voting AYE.

Commissioner Shepherd moved to send this request of rezone of property at 105 East 700 South from R-2 to M-1 to the City Council with recommendation of approval from the Planning Commission. Seconded by Commissioner Griffeth. All Voting AYE.

PUBLIC HEARING AMENDMENT TO SUBDIVISION PLAT FOR BARTON FARMS
SUBDIVISION

Chairman Olson read the public hearing notice and declared the public hearing open at 7:11 P.M.

Kay Langston with Statewide and Associated said the change will remove the back half of lots 3 and 4 and an existing neighbor will purchase the property to be used as pasture. The commissioners were reminded that they are just voting to allow them to amend.

FOR:
None

AGAINST:
None

Commissioner Griffeth moved to close the public hearing at 7:14 P.M. Seconded by Commissioner Shepherd. All Voting AYE

Commissioner Griffeth moved to approve this request for plat amendment for Barton Farms Subdivision. Seconded by Commissioner Muñoz, All Voting AYE.

PUBLIC HEARING FOR AMENDMENT TO SUBDIVISION PLAT FOR PACIFIC PARK
SUBDIVISION

Chairman Olson read the public hearing notice and declared the public hearing open at 7:15 P.M.

Bruce Burningham stated they are taking one lot of an existing subdivision and turning it into a nine lot subdivision. They will put in a cul-de-sac road with five lots on one side and four on the other. It is zoned R-1 Open, with a small park to be maintained by the home owners association.

Commissioner Griffeth asked about the home owners association. Mr. Burningham said the home owners association will be tied to the mortgage and part of the covenants that they have an obligation to maintain. Larry Waggoner said that if it isn't maintained, the city will take it over. Mr. Burningham said money will be placed in an escrow account to cover expenses.

FOR:
None

AGAINST:
None

Commissioner Shepherd moved to close the public hearing at 7:20 P.M. Seconded by Commissioner Griffeth. All Voting AYE.

Commissioner Shepherd moved to approve this request for plat amendment for Pacific Park Subdivision. Seconded by Commissioner Hartvigsen. All Voting AYE.

PRELIMINARY APPROVAL FOR PACIFIC PARK SUBDIVISION AMENDED

Commissioner Shepherd asked if the width of road was adequate for the fire district. He was told the road will meet the requirements of the fire district. There was some discussion on the retention pond. Mr. Burningham said the calculations on the retention pond was based on a 100 year storm. Commissioner Shepherd voiced concerned with flag lots at the end of the road. He was told they are not flag lots. There is no minimum lot frontage in the R-1 open zone. Mr. Burningham said they wanted to be sure there would be enough frontage and square footage to build a nice home. The lots at the end of the cul-de-sac will have the landscaping in the common area which will add to look of the front yard area. Commissioner Hartvigsen, asked about the sewer and water lines. Mr. Burningham said the water line will be reconfigured to accommodate the homes. The city is installing a new water line on Pacific Street. The water line will go to the end of the cul-de-sac and have a blow off valve in a box.

Commissioner Shepherd moved to approve this request for preliminary subdivision approval for Pacific Park Subdivision Amended. Seconded by Commissioner Muñoz. All Voting AYE.

SITE PLAN APPROVAL FOR NEW SIGNAGE FOR THE FRANK EDWARDS CO.
70 SOUTH STATE

Ray Hardy and Rick Harmon representing Frank Edwards Co. said they are purchasing Clearfield Auto and they are asking to have illuminated signs on both sides of the building. They would like to upgrade what is currently there. There will also be a new sign on the front of the building. The small sign on the front of the building would also be illuminated. Commissioner Shepherd asked if they could remove the illuminated sign on the front. The commissioners discussed the color on the building as they were concerned with possibly having too much red on the building. The lettering on the front will be white and will stand out about 1" from the building.

Commissioner Muñoz moved to approve this request for new signage at Frank Edwards Company at 70 South State Street with removal of the sign on the front. Seconded by Commissioner Griffeth. All Voting AYE.

SITE PLAN APPROVAL FOR A REVISED SITE PLAN FOR UTILITY TRAILER

Paul Anderson with Great Basin Engineering, representing Utility Trailer, said the site plan amendment will move employee parking to the front for the convenience of the employees. The stormwater retention basins were enlarged to accommodate water off the roadway. They have

been enlarged enough to accommodate stormwater retention for another 5 acres of hard surface. This will also give them more room for storage away from the road. Commissioner Hartvigsen asked about the changes to the parking. He was told the current detention basin will be filled in and a landscaped buffer will be installed between the parking lot and the road.

Commissioner Shepherd moved to approve this request for site plan approval for Utility Trailer at 1111 South 1000 West. Seconded by Commissioner Muñoz. All Voting AYE.

FINAL APPROVAL FOR CHRISAM MEADOWS PHASE 6 AMENDED

Ryan Prows with Ivory Homes, representing Gary Wright, said the walkway is staked and will not be put in until the commercial property is built on. Commissioner Griffeth asked about location of the walkway. He was told the walkway will go into the proposed commercial area. Commissioner Shepherd voiced concern about it not being lit, he feels the crime will increase with a dark alleyway type.

Commissioner Griffeth moved to approve this request for final subdivision approval for ChrisSam Meadows Phase 6 Amended. Seconded by Commissioner Hartvigsen. All Voting AYE.

PLANNING COMMISSIONER'S MINUTE

Chairman Olson - Will be traveling for the August 3rd meeting

Commissioner Griffeth - Nothing

Commissioner Shepherd - Nothing

Commissioner Muñoz - Asked to be excused for August meetings

Commissioner Hartvigsen - Nothing

Commissioner Bottema - Nothing

Councilmember Fryer - Nothing

Staff - Kent Bush - We haven't had any items turned in, therefore, no meeting will be held on August 3rd. Registration forms for Utah League Meeting need to be returned to Kent as soon as possible

There being no further business to come before the Planning Commission, **Commissioner Shepherd moved to adjourn at 7:50 P.M. Seconded by Commissioner Muñoz. All Voting AYE.**