

**CLEARFIELD PLANNING COMMISSION MEETING**

**May 18, 2005**

7:00 P.M. - Regular Session

PRESIDING:	Victor Olson	Chairman
PRESENT:	Cornell Griffeth	Commissioner
	Paul Poorte	Commissioner
	Mark Shepherd	Commissioner
	Robert Osborne	Commissioner
	Ligia Muñoz	Commissioner
	Matt Hartvigsen	Commissioner
(Non-voting)	Charles Johnson	Alternate Commissioner
EXCUSED:	Marilyn Fryer	Council Liaison
	Larry Waggoner	City Attorney
UNEXCUSED:	Mark Bottema	Alternate Commissioner
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:	Marvin Murri	

Pledge of Allegiance was led by Commissioner Osborne

**REVIEW OF CONDITIONAL USE PERMIT FOR A HOME OCCUPATION FOR A TAXIDERMY SHOP AT 222 WEST 2050 SOUTH**

The applicant was not present.

**Commissioner Osborne moved to discuss this item at the end of the meeting. Seconded by Commissioner Muñoz. All Voting AYE.**

**FINAL PLAT AND DEVELOPMENT AGREEMENT APPROVAL FOR BRIARWOOD HOLLOW SUBDIVISION AT APPROXIMATELY 925 SOUTH 1500 EAST**

Mr. Marvin Murri said this is the final approval and asked if there were any questions. Commissioner Shepherd asked what type of fence would be installed. Mr. Murri said at the entrance they will use an attractive block and at the rear yards they will put in privacy fence, chainlink with slats. There are some spots that the police have requested the slats be left out. Commissioner Griffeth asked about size and height of posts that will hold the addresses for the

flag lots. Mr. Murri said they met with the Fire Marshall on that issue and they know addresses must be visible, but until it is under construction they won't know exactly how it will be placed. It is part of the development agreement to have a post with addresses. It could possibly be a rock mailbox with big numbers for those two. Chairman Olson asked if the agreement had been finalized yet. Kent Bush told him that the changes have been agreed to, however since Larry Waggoner has been out of town the final agreement has not been typed. Commissioner Osborne asked if Mr. Murri would be building all of the homes. He said he planned to build all except for maybe four lots he will sell to a partner. He wants to be able to control the look of the subdivision. When asked about the driveway for the flag lots, Mr. Murri said he has received guidelines from the Fire Department to the weight load required for the fire trucks. They are waiting for the engineer to give them direction on construction of the driveway.

**Commissioner Shepherd moved to send this request for Final Subdivision and Development Agreement Approval for Briarwood Hollow Subdivision at approximately 925 South 1500 East to the City Council with recommendation of approval from the Planning Commission, subject to the city attorney signing off on the development agreement. Seconded by Commissioner Osborne. All Voting AYE.**

REVIEW OF CONDITIONAL USE PERMIT FOR A HOME OCCUPATION FOR A TAXIDERMY SHOP AT 222 WEST 2050 SOUTH

Mr. Breese was still not in attendance. Kent Bush said the city had not received any complaints on this conditional use permit.

**Commissioner Osborne moved to approve this request for an extension of the conditional use permit for a home occupation license for a taxidermy shop at 222 West 2050 South. Seconded by Commissioner Shepherd. Commissioner Shepherd requested to add 'review on exception.' The first concurred. All voting AYE.**

DISCUSSION ON TRAINING

Kent Bush mentioned he had been to six conferences and had some information to give to the commissioners. He asked when it would be a good time for the commissioners to meet for training. It was decided to have the training at 6:00 P.M. before the June 1<sup>st</sup> meeting.

PLANNING COMMISSIONER'S MINUTE

Chairman Olson - Nothing

Commissioner Griffeth - Nothing

Commissioner Poorte - Nothing

Commissioner Shepherd - Asked if they had heard more about the sign ordinance. Gregg said he talked to Tracy Heun and gave her some other options. He hasn't talked to her since then.

Commissioner Osborne - Nothing

Commissioner Muñoz - Nothing

Commissioner Hartvigsen - Nothing

Commissioner Johnson - Nothing

Staff - Nothing

There being no further business to come before the Planning Commission, **Commissioner Shepherd moved to adjourn at 7:14 P.M. Seconded by Commissioner Poorte. All Voting AYE.**