

**CLEARFIELD PLANNING COMMISSION MEETING**

**April 5, 2006**

7:00 P.M. - Regular Session

PRESIDING:	Victor Olson	Chairman
PRESENT:	Paul Poorte	Commissioner
	Mark Shepherd	Commissioner
	Robert Osborne	Commissioner
EXCUSED:	Cornell Griffeth	Commissioner
	Matt Hartvigsen	Commissioner
	Mark Bottema	Alternate Commissioner
	Kay Chandler	City Manager
	Larry Waggoner	City Attorney
	Doyle Sprague	Council Liaison
STAFF PRESENT:	Scott Hodge	Director Public Works
	Kent Bush	Planning/Zoning Administrator
	Christine Horrocks	Building Permits Specialist
	Gregg Benson	Planning/Zoning GIS Specialist
VISITORS:	Todd Morgan, Darren Carpenter, Vic Arnold, Sam Chelemes, Don Wood, Gary Wright, Chris Brown	

Pledge of Allegiance was led by Chairman Olson.

APPROVAL OF MINUTES FROM MARCH 1, 2006 AND MARCH 15, 2006 PLANNING COMMISSION MEETINGS

**Commissioner Poorte moved to approve the minutes of March 1, 2006 and March 15, 2006 as written. Seconded by Commissioner Shepherd. All Voting AYE.**

SITE PLAN APPROVAL FOR A SEAL COAT PLANT AT MORGAN PAVING AT 625 SOUTH MAIN STREET

Todd Morgan said it is a small, portable type plant that they manufacture some of the material they use in the seal coat process. Mr. Morgan said they currently purchase from California, this will allow them to be more productive and have a better operation. Chairman Olson asked if this would be making the liquid seal coat. He said the material is made from crushed aggregate or a slate, an emulsion, water, and some chemicals. Chairman Olson asked if this operation would be only for their use or would they be selling it. Mr. Morgan said it would be primarily for their use. Chairman Olson asked if the chemicals used would be hazardous. Todd Morgan said there is

nothing hazardous and Craig Whitesides of the Fire District has the safety data sheets. Commissioner Poorte asked if the plant would be to the back of the property. Mr. Morgan said it is toward the middle back portion of the property. Commissioner Poorte also asked if the lighting will be just for the plant or all of the property. There is a light that will light up the entire area and a couple of lights that will light up the plant area. There was a concern about the lights affecting the nearby residents. Mr. Morgan said generally the plant will run during the day, occasionally they may need to load some material before daybreak and they will use the lights. Commissioner Osborne asked if there was a smell associated with this process. Todd Morgan said no. Kent Bush said one concern was the noise, due to the proximity to residential areas. Mr. Morgan indicated it isn't a noisy machine and it shouldn't bother the neighbors.

**Commissioner Shepherd moved to approve this request for Site Plan Approval for the seal coat plant at Morgan Paving at 625 South Main Street. Seconded by Commissioner Osborne. All Voting AYE.**

#### PRELIMINARY SUBDIVISION APPROVAL FOR CHELEMES FARMS AT 900 EAST 1700 SOUTH

Gary Wright, Ivory Homes, asking consideration for preliminary plat approval on Chelemes Farms, located south of Antelope Drive, with the abandoned railroad tracks on the west side and the other set of tracks on the east. Mr. Wright stated there are some issues they are working on. UDOT has reviewed their request and is requiring a traffic study for the access on 1700 South. They will look to see what is the best design is as it enters Antelope Drive. He said they know the second access is critical to the project. Mr. Wright said they are working on the design of the park, storm water detention and are working with Bear River Irrigation Company who has an easement for a large pipeline. The one acre of park will be part of the trailhead. The park will be improved by Ivory Homes and the park and trailhead will be maintained by the City.

Chairman Olson said tonight the Planning Commission is looking at the layout of roads and design of the subdivision. Kent Bush said there are several things that need to be decided before final approval. There are a couple of lots that may need to be revised. The Commissioners were given a copy of the preliminary development agreement. Kent Bush said there are some changes that will be made to the Development Agreement. Chairman Olson asked how long it would take for UDOT approval. Gary Wright said it would take 30 to 45 days to complete the traffic study. Mr. Wright continued they will have all issues resolved before returning for final subdivision approval. He feels confident they will receive UDOT approval; however, there may be certain requirements they will need to meet to obtain that approval. Commissioner Shepherd has concerns that 900 East will be a thoroughfare. Kent Bush stated the water district has an easement 75' from west boundary and we can't put houses there and the street is the solution. Commissioner Osborne asked if there would be a parking lot with park. Kent Bush said it has not been designed yet. Mr. Wright said City Staff has requested parallel parking. Commissioner Osborne asked why they don't want motor homes parked at the side of the house. Mr. Wright said the restrictive covenants in all their subdivisions states you cannot park the motor home in

the driveway and leave it there, this is based on their experience with homeowners and what they feel makes a quality community. What the covenants require is that you can park a vehicle, but it has to be behind the front setback of the home and be screened by a solid vinyl fence. They actually prefer those with large motor homes or boats to put them in storage. It makes a better looking community. There will be a home owners association and the subdivision covenants will be recorded and given to the homeowners at loan closing. There was discussion on the park and trailhead and the maintenance. Tracy Heun said the City wants control of the trailhead and wants to maintain the park.

**Commissioner Poorte moved to approve this request for Preliminary Subdivision Approval for Chelemes Farms Subdivision at approximately 900 East 1700 South. Seconded by Commissioner Shepherd. All Voting AYE.**

PLANNING COMMISSIONER'S MINUTE

Chairman Olson – Will be gone on April 19<sup>th</sup>

Commissioner Poorte - nothing

Commissioner Shepherd – Will be here on April 19<sup>th</sup>

Commissioner Osborne – nothing

Staff – Kent Bush handed out some information on training meetings. He said they are working on the housing survey. They are noting which homes in R-2 areas were built as a duplex or were converted to a duplex and still look like single family residences. He said there are other areas that are not zoned as used. He asked the commissioners to go look at the properties and if they had any questions to call him. Kent Bush also had TOD ordinances from Sandy City, West Valley City, and Farmington. He stated there is a list of other cities around the country that have this type of ordinance. Sandy City's ordinance is mostly architectural standards. Farmington and West Valley get into uses and sizes of buildings. There was a workshop scheduled for next meeting, however, staff decided to postpone the meeting until the new Planning Commissioners have been appointed. It was determined to hold a workshop May 3<sup>rd</sup> after the regular meeting.

There being no further business to come before the Planning Commission, **Commissioner Shepherd moved to adjourn at 7:35 P.M. Seconded by Commissioner Poorte. All Voting AYE.**