

**CLEARFIELD PLANNING COMMISSION MEETING**

**April 19, 2006**

7:00 P.M. - Regular Session

PRESIDING:	Mark Shepherd	Commissioner
PRESENT:	Cornell Griffeth	Commissioner
	Paul Poorte	Commissioner
	Robert Osborne	Commissioner
	Matt Hartvigsen	Commissioner
	Mark Bottema	Alternate Commissioner
	Doyle Sprague	Council Liaison
EXCUSED:	Victor Olson	Chairman
STAFF PRESENT:	Larry Waggoner	City Attorney
	Scott Hodge	Director Public Works
	Kay Chandler	City Manager
	Kent Bush	Planning/Zoning Administrator
	Christine Horrocks	Building Permits Specialist
	Gregg Benson	Planning/Zoning GIS Specialist
VISITORS:	Judith Windler, Clayton Windler, Robin Layman, Jeff Woodall, Charles Johnson, Dan Gardner, Todd Sorenson, Kathryn Murray, Darren Carpenter, Nadene Davis, Crystal Davis, Cory Packer, Erin Kendell, Jessica Williams, Chris Rhees, Jenica Payne, Cindy Hall	

Pledge of Allegiance was led by Commissioner Shepherd.

APPROVAL OF MINUTES FROM APRIL 5, 2006, PLANNING COMMISSION MEETING

**Commissioner Osborne moved to approve the minutes of April 5, 2006 as written.  
Seconded by Commissioner Poorte. All Voting AYE.**

7:00 PUBLIC HEARING – REZONE OF PROPERTY AT 1109 WEST 300 NORTH, 255  
NORTH 1000 WEST, AND 267 NORTH 1000 WEST FROM A-1 TO R-2 (SP)

Commissioner Shepherd read the Public Hearing Notice and declared the Public Hearing open at 7:02 P.M.

Todd Sorenson, Gardner Development, said they appreciate the time and support given the past six months for this project. The patio home development will have a 4' walk around the edge of the property, 30' roads; there is a buffer zone in the middle and a retention area. The homes will be at least 50% brick or rock on the front, and mostly stucco, rock and brick throughout the rest. They will have a 20' driveway and two car garages. The streets are wide enough to

accommodate one lane of parking. They have tried to create a little variety in the size of the front elevation, and are offering 1,500 and 1,800 square foot floor plans. Mr. Sorenson said in the center of the development they created the buffer zone so they are not on top of the neighbor's back yard. They are planning zero lot lines. They have met with UDOT and have shown the entrance as approved by them. Mr. Sorenson continued they are very pleased with what they have been able to accomplish in getting this ready and they are requesting this property be rezoned from A-1 to R-2 (SP).

Commissioner Shepherd asked if they still planned on marketing this as an adult community. Mr. Sorenson said they will be built slab on grade, and will be a smaller home, so the active adult will be the primary target of their market. They believe it will also work for small families. The homes will be owner occupied and they recommend limiting the number of occupants to four members per house and no rentals will be allowed. They went with the patio home design to get away from twin home design that looks like rental property. Commissioner Shepherd asked if they had a price range in mind. Mr. Sorenson said it would be the high \$100,000's to the low \$200,000.'s. He also stated the first version of the development had a clubhouse. After talking to other patio home builders/developers, they have taken out the clubhouse. They would hold one lot and let the Home Owners Association decide if they want to have a clubhouse. Commissioner Osborne asked if it would be a gated community. Mr. Sorenson said it would not be gated. There will probably be enough trouble getting in and out without a gate.

Commissioner Poorte asked if they had UDOT approval for the curb cut. Mr. Sorenson said UDOT has approved the site; however, there is one minor issue that needs to be resolved. Commissioner Poorte asked if the houses with basements would be in the center section. Mr. Sorenson said that is the best location for homes with basements. He continued that generally in patio home communities less than 10% have a basement. Commissioner Bottema asked if there would be fencing on 300 North. Mr. Sorenson said they plan to put a pre-cast fence on 300 North and 1000 West. The fence would be stepped down at the entrance to allow clear vision. Along the back of the property will be a vinyl fence. All landscaping will be maintained by the Home Owners Association. If an individual home owner requests a fence for an animal, they would have to go to the Home Owners Association for approval. Commissioner Osborne asked why they were not marketing to the active adult. Mr. Sorenson said they will market to the active adult couple. They estimate that they will purchase about 60% to 80% of the homes. They don't want the focus to be solely active adult; they want a young couple to feel welcome to live there. Councilmember Sprague said he is against any starter homes; he feels there are enough in the city already. He felt this development came about because the City needed a senior community. Mr. Sorenson there are legal issues with age restriction. In an age restricted community only 75% or 80% of the population need to meet that requirement. He said they will not market these as starter homes. Councilmember Sprague said he thought it would be senior living. Dan Gardner explained the type of homes they would be and where the homes they were referring to were.

Commissioner Hartvigsen asked how wide the street would be, because they are allowing for parking on one side of the street. Mr. Sorenson said it is a 30' street with 4' walk on the exterior side of the street. The driveways are deep enough to fit two additional cars.

Commissioner Griffeth was concerned about the rental of the properties. The CCNR's will include the requirement that the home must be owner occupied. They will be enforced. Commissioner Osborne asked if they were opposed to go from four occupants to three. Dan Gardner said they were concerned with this issue and they felt four would be better.

FOR:  
None

AGAINST:

Clayton Windler, Clearfield – lives by the corner where the detention basin will be placed. He is concerned it will become a mosquito breeding ground. He asked if it will be big enough to keep the water from overflowing onto his backyard and into his basement. Scott Hodge said City Standards will need to be met and it will be built for a 25 year storm. Detention basins typically have an emergency spillway. Commissioner Hartvigsen said this is not built to retain water it is designed to temporarily hold water during a storm, so there won't be standing water. There will be a drain in the bottom. Mr. Windler asked how many units would be built. He was told 48. He also asked if an environmental impact study had been made. Commissioner Shepherd said it would not be necessary. Mr. Windler said he was wondering because he had seen a ring-necked-pheasant on the property. He asked how the water runoff would be handled during construction, will they build the pond first and then the rest of the construction. He was told, yes. He asked what time frame they were looking at to complete the project. Mr. Sorenson said they plan to start infrastructure in May or June and if all goes well they will start building homes in July. If the homes sell fast, they will build fast. Dan Gardner said they plan to start in the west and work east. He said it appears there would be more living area in a double wide trailer. Commissioner Shepherd said 1500 to 1800 sq. ft. is a good sized home in that type of neighborhood; it is very attractive to those buying the homes. Dan Gardner said there will be no vinyl siding on these homes; it will not be a cheap looking home.

Jeff Woodall, Clearfield – said he built this type of home in 1993-94. He is glad to hear they won't turn into rentals. A lot of seniors are using reverse mortgage; is that considered renting? Commissioner Shepherd said, no, they are considered a home owner.

Cindy Hall, Clearfield - have an irrigation line behind their property. Neighbors that use the irrigation are concerned that they will no longer be able to use the irrigation water. Dan Gardner said they will see that Mr. Bob Stephens will have his irrigation water. She also asked if there was a natural spring on the property, Mrs. Stephens said there was. The Weatherstons used to have a waterline from the Kiwanis park and it was severed when they built the railroad bridge. Mrs. Stephens feels there is a natural spring there and is concerned it will flood the homes. Mr. Gardner said he would look into the spring issue.

Robin Layman, Clearfield – said when she spoke to Dan Gardner he was going to check the drainage because it runs the length of the property. Mr. Gardner said they will do what is necessary to make sure it flows out. He said they will fix the sprinkler and put in new line with

new rain birds. She also asked him to cut down the trees and he said he would do so. Mr. Gardner said they intend to be good neighbors.

**Commissioner Poorte moved to close the Public Hearing at 7:35 P.M. Seconded by Commissioner Griffeth. All Voting AYE.**

**Commissioner Poorte moved to send this request for rezone of property at 1109 West 300 North, 255 North 1000 West, and 267 North 1000 West from A-1 to R-2 (SP) to the City Council with recommendation of approval from the Planning Commission. Seconded by Commissioner Griffeth. All Voting AYE.**

REVIEW OF A CONDITIONAL USE PERMIT FOR A HOME OCCUPATION TO USE THE HOME FOR A SEWING MACHINE REPAIR BUSINESS AT 16 NORTH 1300 WEST

Mr. Marcyes was not in attendance. Kent Bush said no complaints had been made on this business.

**Commissioner Poorte moved to approve this request to continue the Conditional Use Permit for a home occupation for a sewing machine repair business in the garage at 16 North 1300 West. Seconded by Commissioner Bottema. All Voting AYE.**

PLANNING COMMISSIONER'S MINUTE

Commissioner Griffeth - Nothing

Commissioner Poorte -Nothing

Commissioner Shepherd - Nothing

Commissioner Osborne - Nothing

Commissioner Hartvigsen – Asked if there will be training after the next meeting? He was told yes.

Commissioner Bottema - Nothing

Councilmember Sprague - Thanked those who put in for the City Council position. He wished they could have done something different. He thinks you all are great individuals who are doing a lot for the city.

Staff – Kay Chandler – There will be a City Council retreat May 12<sup>th</sup>. They will have the

Planning Commission members join for lunch and then meet for discussion after. Appointments for new Planning Commission members will be next Tuesday night at City Council.

Kent Bush - next meeting there is only one item, a site plan for a new LDS Church and then the workshop. We will talk about the housing study, TOD rail stops, and the subdivision chapter. If they have anything else let him know and he will get it on the agenda. Land use seminar given by Craig Call has been extended to other places; if you want to attend, get the information from him.

There being no further business to come before the Planning Commission, **Commissioner Poorte moved to adjourn at 7:44 P.M. Seconded by Commissioner Osborne. All Voting AYE.**