

**CLEARFIELD PLANNING COMMISSION MEETING**

**August 16, 2006**

7:00 P.M. - Regular Session

PRESIDING:	Victor Olson	Chairman
PRESENT:	Cornell Griffeth Robert Osborne Darren Carpenter Kathryn Murray	Commissioner Commissioner Alternate Commissioner Councilmember
EXCUSED:	Paul Poorte Mark Shepherd Matt Hartvigsen Kenneth Jeppesen Doyle Sprague Larry Waggoner Kay Chandler	Commissioner Commissioner Commissioner Alternate Commissioner Council Liaison City Attorney Economic Development Director
UNEXCUSED:	Mark Bottema Bill Moore	Commissioner Alternate Commissioner
STAFF PRESENT:	Scott Hodge Kent Bush Christine Horrocks Gregg Benson	Director Public Works Planning/Zoning Administrator Building Permits Specialist Planning/Zoning GIS Specialist
VISITORS:	John Lish, Marvin Murri, John Ryan	

Pledge of Allegiance was led by Commissioner Olson.

**APPROVAL OF MINUTES FROM JULY 5, 2006 AND JULY 19, 2006 PLANNING COMMISSION MEETINGS**

**Commissioner Osborne moved to approve the minutes of July 5, 2006 and July 19, 2006 as written. Seconded by Commissioner Carpenter. All Voting AYE.**

**7:00 P.M. PUBLIC HEARING TO AMEND ZONING ORDINANCE SECTION 11:15, SIGNS AND OUTDOOR ADVERTISING**

Chairman Olson read the Public Hearing Notice and declared the Public Hearing open at 7:04 P.M.

Gregg Benson stated the revisions have been made from the discussion held several weeks ago.

This is the final draft of the ordinance and it is ready now to go to the City Council. Chairman Olson stated the changes include the amount of time allowed for removal of illegal signs and adding additional holidays and events for posting signs. Gregg Benson said there is an addition not included in the previous discussion which will allow use of hot and cold air balloons. The size of the balloon will be determined by the square footage of the front. The height of balloon will be determined by the shortest distance to the property line. The maximum height will be 250'. Monument signs have been changed to allow a one foot pedestal with a five foot sign for a total of six feet. Signs on 1700 South, SR193 and SR126 will be allowed a one foot pedestal with an eight foot sign for a total of nine feet.

FOR:  
None

AGAINST:  
None

**Commissioner Osborne moved to close the Public Hearing at 7:08 P.M. Seconded by Commissioner Carpenter. All Voting AYE.**

**Commissioner Carpenter moved to send this request for Amendment to Zoning Ordinance Section 11:15 to the City Council with recommendation of approval from the Planning Commission. Seconded by Commissioner Osborne. All Voting AYE.**

**SIX MONTH EXTENSION OF SITE PLAN APPROVAL FOR OFFICE/RETAIL BUILDINGS AT 47 WEST 1700 SOUTH**

John Lish, property owner/developer, asked for an extension because they have had to change contractors and banks, which delayed their start. Chairman Olson asked if they planned to start in the next six months. Mr. Lish said they should start at the end of September. Chairman Olson commented that previously there was an issue with UDOT and access to the property. Mr. Lish said they have all the approvals from UDOT and they are waiting for the funding to start. Commissioner Carpenter asked about snow removal. He was told there is a retention basin that will be used for that purpose.

**Commissioner Griffeth moved to approve this request for a Six Month Extension to the Site Plan Approval for Office / Retail Buildings at 47 West 1700 South. Seconded by Commissioner Carpenter. All Voting AYE.**

FINAL SUBDIVISION, SITE PLAN AND DEVELOPMENT AGREEMENT APPROVAL FOR KENSINGTON PLACE AT 930 SOUTH 550 EAST

Marvin Murri said they are bringing in the final details for approval of Kensington Place, a condominium complex. Chairman Olson said there was discussion at the last meeting about the existing houses on this property and asked if they will remain. Mr. Murri said they have removed some trees and they are remodeling the homes. They will be tearing down the existing garages and building new ones. Their intent is to sell the homes.

Chairman Olson asked about the 8% open space stated in the development agreement. Mr. Murri said they could potentially have had 28 condos; however, they have planned for 24 units so there is more open space. They have planned for smaller buildings and have landscaped areas between the buildings.

Chairman Olson said the development agreement states there will be a homeowner's association. Marvin Murri said the documentation has been written and will be recorded with the plat. Chairman Olson asked when his responsibility would end and the HOA take over. Mr. Murri said those details are in the agreement, but he thinks it has to be 50% of the units sold before the HOA takes over from the developer.

Mr. Murri referred again to the 8% open space as referred to in the Development Agreement. He feels that there is more landscaping than stated in the Development Agreement. Kent Bush said it looks like there is more than 8% in open space. Commissioner Carpenter asked about the materials used in the construction, if they would be using brick. Mr. Murri said they are adding some stone with the brick. Commissioner Carpenter asked about the one-car garage. Mr. Murri said the garage will be oversized. Chairman Olson asked what the selling price would be. Mr. Murri said the appraisal from the bank is \$145,000. Commissioner Osborne asked how high the retaining wall would be. Mr. Murri said this wall will have a high point of 5' then tapering to 2'. Commissioner Carpenter asked where the dumpsters would be. Mr. Ryan said they are planning to have individual garbage cans and not a community dumpster. Councilmember Murray asked if the units would be owner occupied. Mr. Murri said that is their goal. Commissioner Carpenter asked if there was a way through the HOA to specify the number that would need to be owner occupied. Mr. Murri said it is hard to mandate after the property has been sold. Commissioner Carpenter said most planned unit developments are nicer when they are owner occupied.

**Commissioner Carpenter moved to approve this request for Site Plan Approval for Kensington Place Subdivision at 930 South 550 East. Seconded by Commissioner Osborne. All Voting AYE.**

**Commissioner Carpenter moved to send this request for Final Subdivision Approval, and Development Agreement Approval for Kensington Place Subdivision at 930 South 550 East to the City Council with recommendation of approval from the Planning Commission. Seconded by Commissioner Griffeth. All Voting AYE.**

PLANNING COMMISSIONER'S MINUTE

Chairman Olson - nothing

Commissioner Griffeth - nothing

Commissioner Osborne – stated he was planning to go to Utah League meeting.

Commissioner Carpenter – said he works in the Legend Hill area and he has no concerns with the sign at Legend Hills, although he acknowledged others in the area might have concerns about the issue. He also plans to attend the Utah League meeting.

Councilmember Murray - nothing

Staff – Kent Bush told the Commissioners if they are going to the Utah League meetings their registration is needed. There is a golf tournament on Tuesday; however, you pay for that yourself.

There being no further business to come before the Planning Commission, **Commissioner Osborne moved to adjourn at 7:26 P.M. Seconded by Commissioner Griffeth. All Voting AYE.**