

CLEARFIELD PLANNING COMMISSION MEETING

December 6, 2006

7:00 P.M. - Regular Session

PRESIDING:	Victor Olson	Chairman
PRESENT:	Cornell Griffeth	Commissioner
	Robert Osborne	Commissioner
	Kenneth Jeppesen	Alternate Commissioner
	Darren Carpenter	Alternate Commissioner
	Doyle Sprague	Council Liaison
EXCUSED:	Mark Shepherd	Commissioner
	Matt Hartvigsen	Commissioner
	Mark Bottema	Commissioner
	Bill Moore	Alternate Commissioner
STAFF PRESENT:	Larry Waggoner	City Attorney
	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:	Marc Searle, Wallace W. Edwards, Marva Edwards, Rorie Stott, Chris J. Chelemes, Danny Bridenstine, Sam Chelemes, Todd Sorenson, Kathryn Murray, Mark & Teresa Wager, Roger A. Smith, Vic Arnold, Edward A. Keller, Mike Schultz, Shawn Ricks, Logan Toone	

Pledge of Allegiance was led by Commissioner Olson.

APPROVAL OF MINUTES FROM NOVEMBER 15, 2006 PLANNING COMMISSION MEETING

Commissioner Carpenter stated the spelling of Northrup Grumman should be changed to Northrop Grumman.

Commissioner Carpenter moved to approve the minutes of November 15, 2006 as amended. Seconded by Commissioner Jeppesen. All Voting AYE.

REZONE OF PROPERTY AT 119, 125 & 147 NORTH PACIFIC FROM B-1 TO R-1 OPEN FOR THE PURPOSE OF DEVELOPING A RESIDENTIAL SUBDIVISION

Chairman Olson read the Public Hearing Notice and declared the Public Hearing open at 7:01 P.M.

Rorie Stott said he was representing Dwayne Matheson. He stated they are requesting the rezone to develop a new subdivision similar to the development to the north of the property. Due to the shape and nature of the property, the density will be less than the maximum. They will build single family dwellings. Chairman Olson asked Mr. Stott if he knew how many lots would be in the subdivision. He said there would be roughly 25 to 31 lots. Chairman Olson asked when they planned to start the project. Mr. Stott said as soon as they receive approval. The subdivision layout is still in the planning process. Commissioner Carpenter asked if the main access would be to Pacific Street. Mr. Stott said it would.

FOR:
None

AGAINST:
None

Commissioner Osborne moved to close the Public Hearing at 7:04 P.M. Seconded by Commissioner Carpenter. All Voting AYE.

Commissioner Osborne moved to send this request for Rezone of property at 119, 125 & 147 North Pacific from B-1 to R-1 Open to the City Council with recommendation of approval from the Planning Commission. Seconded by Commissioner Jeppesen. All Voting AYE.

REZONE OF PROPERTY AT APPROXIMATELY 1100 SOUTH AND 1480 WEST FROM A-1 TO R-1 OPEN FOR THE PURPOSE OF DEVELOPING A RESIDENTIAL SUBDIVISION

Chairman Olson read the Public Hearing Notice and declared the Public Hearing open at 7:07 P.M.

Dan Bridenstine, President of U.S. Development, said this parcel is about 1/3 of the property owned by the Tanner Family. The remainder was sold to Syracuse City. Mr. Bridenstine said this subdivision will access Jacobson Park to the north. They will expand the park to the south, almost doubling the size of the park. It will be an enhancement to the existing subdivision and detention area. The subdivision could have a maximum of 71 lots, however they anticipate it will be more in the 60 range. The concept design is still in planning. Chairman Olson asked if they planned to connect to Meadow Park. Mr. Bridenstine they will have one street that would connect to Meadow Park and one street will connect to a street in Syracuse. Chairman Olson was concerned about traffic. Gregg Benson said the new street will give a route on city streets to the high school without going on 1000 West. Kent Bush said it would connect to Syracuse and therefore it should draw some traffic from 1000 West. Commissioner Osborne said he knew it had nothing to do with the rezone; however, he asked if they would please make the lots bigger when they design the subdivision. Mr. Bridenstine said they will make the lots bigger. In this development they do not have power line issues. Commissioner Osborne asked if they could please have 8,000 to 10,000 sq. ft. lots.

FOR:
None

AGAINST:
None

Commissioner Carpenter moved to close the public hearing at 7:13 P.M. Seconded by Commissioner Griffeth. All Voting AYE.

Commissioner Griffeth moved to send this request for rezone of property at approximately 1100 South 1480 West from A-1 to R-1 Open to the City Council with recommendation of approval from the Planning Commission. Seconded by Commissioner Jeppesen. All Voting AYE.

CONDITIONAL USE PERMIT FOR A HOME OCCUPATION TO ALLOW A SHOP TO BUILD FIREPLACE MANTLES IN AN ACCESSORY BUILDING AT 1690 EAST 1100 SOUTH

Chairman Olson read the Public Hearing Notice and declared the Public Hearing open at 7:15 P.M.

Wallace Edwards said he will be building fireplace mantels, arches, and closet and garage modular storage units. Chairman Olson asked if he was currently doing this work. Mr. Edwards said he has been in Boise learning how to do it. Chairman Olson asked if it would be a full time business and what his hours of operation would be. Mr. Edwards said he would only be working part-time; however, his son may work it full time. He said hours would be no earlier than 5:00 A.M. and no later than 6:00 P.M. Commissioner Griffeth asked what type of equipment he would have and what he would have for a dust collection system. Mr. Edwards said he would have various saws, and drilling machines; dust collection would be in a large vacuum outside of the building. Commissioner Jeppesen asked what the nearest residential unit was to him. Mr. Edwards said he is in a cul-de-sac and the closest neighbor doesn't complain about the noise, the neighbor on the other side has the noise blocked by a small shed. Chairman Olson said there is a concern about the hours and the noise for the neighbors. Commissioner Carpenter asked about the size and type of building and if the wood was stored in that building. He was told the building is 32' X 36' and is insulated and heated. Mr. Edwards said he has a smaller shed for wood storage. Commissioner Carpenter asked what type of traffic he planned to have at the home. Mr. Edwards said they have a trailer to haul the finished product to the homes. Commissioner Griffeth asked if he would have contractors come to your residence to see what you have. Mr. Edwards said they have a portfolio to take to the contractors. There will not be contractors coming to his house.

FOR:
None

AGAINST:

None

Commissioner Osborne moved to close the Public Hearing at 7:21 P.M. Seconded by Commissioner Carpenter. All Voting AYE.

Commissioner Osborne moved to approve this request for a Conditional Use Permit for a Home Occupation to build fireplace mantels in an accessory building at 1690 East 1100 South with the following conditions: that saws and dust collection machines do not turn on until 8:00 a.m. and will turn off at 5:00 P.M. as well as a review in six months. There was discussion about being able to restrict the time with the City noise ordinance. City Attorney, Larry Waggoner, said the time can be placed because this is a conditional use permit. Commissioner Jeppesen asked if 6:00 P.M. would be more acceptable. **Commissioner Osborne agreed to amend the motion to 6:00 P.M. Seconded by Commissioner Carpenter. All Voting AYE.**

CONDITIONAL USE PERMIT FOR A THERAPY / COUNSELING / REHABILITATION FACILITY AT 189 SOUTH STATE STREET, SUITE 160

Chairman Olson read the Public Hearing Notice and declared the Public Hearing open at 7:24 P.M.

Marc Searle, Clinical Director, with ISAT said they would like to consolidate their Ogden and Layton offices into this facility. ISAT is an outpatient counseling center similar to a medical office that deals with outpatient counseling. The business has been established since 1983. Chairman Olson asked what their hours of operation would be. Mr. Searle said they would be open from 9:00 A.M. to 9:00 P.M. four days a week. Chairman Olson asked about security and voiced concern due to a previous problem in the City. Mr. Searle said their service is for outpatient, not residential. He said they do a great deal of work with the children's crisis center and Division of Family Services. Commissioner Carpenter asked what other businesses were in the area. He was told Master Muffler is to the east. The office will face 200 South and is adjacent to Clearfield House of Flowers. Commissioner Jeppesen asked if the patients are in good standing. Mr. Searle said yes they are. It is similar to a medical clinic, there are no residential activities; all work is done on site. Commissioner Griffeth asked if the patients were supervised or delivered to the appointment. Mr. Searle said they are capable to arrive by themselves.

FOR:

None

AGAINST:

None

Commissioner Jeppesen moved to close the Public Hearing at 7:31 P.M. Seconded by Commissioner Griffeth. All Voting AYE.

Commissioner Griffeth moved to approve this request for a Conditional Use Permit for a

Therapy / Counseling / Rehabilitation facility at 189 South State Street, Suite 160 with a 6 month review. Seconded by Commissioner Jeppesen. All Voting AYE.

CONDITIONAL USE PERMIT FOR AN AUTO BODY SHOP AT 520 EAST 700 SOUTH

Chairman Olson read the Public Hearing Notice and declared the Public Hearing open at 7:32 P.M.

Architect, Roger Smith, was representing Garff Enterprises. Mr. Smith stated this undeveloped lot where they will build a new free standing building for auto body repair for Garff Enterprises. The building is about 12,000 sq ft. and will have a reception area, adjusters' area and the body and paint booths in the back area. Chairman Olson asked about their turn around time because he was concerned the parking lot would turn out to be a junk yard. Mr. Smith said the other shops operated by Garff are well maintained. This building will replace the current facility in Layton. He said most of the work in the Layton facility is for higher end automobiles. There will be two self contained paint booths and paint storage is also self contained. Commissioner Carpenter said there are some residential homes in the area and asked about the height of the fence to the west. He was told it is 6'. Kent Bush said the fence to the west is block or precast concrete, to the south is vinyl, the one to the east is chainlink with slats and is owned by Byrider Auto. Mr. Bush stated the building is 200' from the south property line. Commissioner Carpenter asked if there would be a fence between the back lot and the front. Mr. Smith said there will be a screened fence to close off the back lot for security. Commissioner Osborne and Commissioner Griffeth felt we needed to have more information about the business and wanted to have someone with knowledge about the day to day operation to answer the questions. Chairman Olson asked if their concern was with the Conditional Use Permit or with the Site Plan Approval. Commissioner Osborne said he was concerned with the Conditional Use Permit. Larry Waggoner, City Attorney, said they couldn't approve the Site Plan without approval of the Conditional Use Permit. Commissioner Griffeth asked if there would be a problem delaying the approval for two weeks. Mr. Smith said they are closing on the property tomorrow and it is contingent on the Site Plan Approval. Commissioner Jeppesen asked if it would be the same personnel operating this location as at the Layton location. Mr. Smith said it was. Chairman Olson said he felt this is a reputable business and feels comfortable to proceed with approval and a review in six months.

FOR:

None

AGAINST:

None

Commissioner Carpenter moved to close the Public Hearing at 7:43 P.M. Seconded by Commissioner Griffeth. All Voting AYE.

Commissioner Griffeth moved to approve this request for a Conditional Use Permit for an Auto Body Shop at 520 East 700 South with a six month review from when commencement of

operation. Seconded by Commissioner Carpenter. All Voting AYE.

SITE PLAN APPROVAL FOR AN AUTO BODY SHOP AT 520 EAST 700 SOUTH

Commissioner Osborne asked about canopy on front of building. Mr. Roger Smith said it was for protection for the customers when they bring their cars in for appraisal.

Commissioner Osborne moved to approve this request for site plan approval for an Auto Body Shop at 520 East 700 South. Seconded by Commissioner Carpenter. All Voting AYE.

FINAL SUBDIVISION AND DEVELOPMENT AGREEMENT APPROVAL FOR CHELEMES FARMS AT 900 EAST 1700 SOUTH

Mr. Gary Wright, Ivory Homes, said they are asking for final plat approval and development agreement approval for Chelemes Farms Subdivision. He said it was 24 acres, a single family community, 2.3 acre park that will be improved by Ivory Homes and deeded to the City as a trailhead. Commissioner Jeppesen asked about the two accesses. Mr. Wright said they have approval from UDOT for a full access curb cut on 1700 South. The entrance will line up with the entrance to the north for Americold. Commissioner Griffeth was concerned about snow and ice on Antelope. Mr. Wright said the access is at the top of the hill and there is adequate visibility. Commissioner Jeppesen said he didn't see the park on the drawing. Mr. Wright showed them a more detailed plan of the park and explained the amenities that would be included in the park. Mr. Wright explained Clearfield City has received matching federal funds to help with the improvements of the park. Commissioner Carpenter was concerned that only a minimum of 20% of the front elevation will be brick or stone. Mr. Wright said the homes will be brick, rock or stucco, there will be no siding on any home. Commissioner Griffeth asked if this subdivision will be similar to ChrisSam Meadows. Mr. Wright said Chelemes Farms would have a different look than ChrisSam Meadows.

Commissioner Carpenter moved to send this request for Final Subdivision Approval and Development Agreement Approval for Chelemes Farms at 900 East 1700 South to the City Council with recommendation of approval from the Planning Commission. Seconded by Commissioner Griffeth. All Voting AYE.

FINAL SUBDIVISION APPROVAL FOR PARK VILLAGE PHASE 2 AT 1075 WEST 300 NORTH

Todd Sorenson with Gardner Development said they are requesting final approval of Park Village phase 2. Phase 1 was approved for 29 lots; this phase contains 21 lots. UDOT has given approval with an island in 300 North. The median will be the last item to be installed. The street access will

be to the east of Pace's. Gardner Development is not in favor of the median. Kent Bush said he has received verbal approval from UDOT for no median immediately after the project is completed. They will wait until they see if it is needed. The median will require a right in and out of the subdivision. Commissioner Osborne what the reasoning was for the median. Kent Bush said UDOT feels turning left out of subdivision could cause traffic problems, but city doesn't anticipate it would. Commissioner Carpenter asked if there could be a turning lane. Mr. Sorenson said the road is not wide enough to have a turning lane.

Commissioner Osborne moved to send this request for Final Subdivision Approval for Park Village Phase 2 at 1075 West 300 North to the City Council with recommendation of approval from the Planning Commission. Seconded by Commissioner Griffeth. All Voting AYE.

FINAL SUBDIVISION AND DEVELOPMENT AGREEMENT APPROVAL FOR CLIFFORD PARK ESTATES PHASES 1, 2 AND 3 AT 900 SOUTH 1000 WEST

Dan Bridenstine and Craig Widmier with U S Development were present. Mr. Widmier said at the entrance there will be a pocket park. Along 1000 West they are enhancing the landscaping along the street with a 9'6" park strip with trees to create a separation between the pedestrians and the vehicle traffic. He had six renderings of the home styles that are being proposed by the builder in this development. There will also be landscaping along the entrance on the west side of the subdivision also utilizing the detention area as a play area. There will be 11.79% open space, averaging 3.26 lots per acre with a total lot count of 72. Chairman Olson asked when the phases would be developed. Dan Bridenstine said they have contracted with Keepsake Homes to build one phase and two other builders will do the other phases. All three phases will be developed at the same time. Mr. Bridenstine said they have already put in curb and gutter, fencing, and sidewalk along 1000 West to avoid some conflict. They plan to bring construction traffic to the subdivision off 700 South. Chairman Olson was concerned about the three phases at one time and the impact on the neighborhood. Kent Bush said to install the infrastructure all at the same time is better. Shawn Ricks of Keepsake Homes feels that there would probably be only about 35 houses per year. Commissioner Osborne talked about the phasing of Autumn Ridge subdivision and suggested that something similar be done to require one phase to be built out before the next phase starts. Mr. Bridenstine said that would be difficult because each phase will be built by a different builder and each one will want to have a model home for their phase. Mr. Bridenstine requested an amendment to the development agreement in regard to 50% brick or stucco on the fronts of the homes with a wainscot brick on the sides. They want to amend on the multi-story homes where there is a stack façade or the area over the garage, those homes could have as little as 30% brick, but the balance would have to be stucco or hardy plank siding. There is a trend toward this new siding, it is a durable material. The siding is sometimes preferred over stucco; the cost is comparable to stucco. Commissioner Osborne said he would like to see homes on corner lots have brick, rock or stucco on three sides. Mr. Bridenstine said they should be able to do the same as the front with sides. The homes styles shown are Keepsake homes. The front setbacks have been staggered to give a better feel driving down the street. There will be a variety of home styles with each builder. Commissioner Carpenter asked about the use of hardy plank. Mr. Bridenstine said if hardy plank is

used on front it will be continued throughout; they do not want four different materials on the home. Commissioner Osborne asked about the lighting. Mr. Bridenstine said they will use the traditional type street lights approved from Rocky Mountain Power. Commissioner Osborne asked about if they provide landscaping. Mr. Bridenstine said they put in the covenants they must put in their landscaping 18 months from occupancy and it will be enforced by the HOA. Under the articles of the HOA they can cause the work to be done and put a lien on the property. Commissioner Osborne commented that he didn't see the architectural shingles as a requirement on the homes. There was some discussion as to the price of architectural shingles. Kent Bush said sometimes we are concerned about the depth of the holding ponds. Rocky Mountain Power Company is requiring a maximum 18" dip in property and therefore the area is larger than normal.

Commissioner Osborne moved to send this request for Final Subdivision Approval and Development Agreement Approval for Clifford Park Estates Phases 1, 2 & 3 at 900 South 1000 West to the City Council with recommendation of approval from the Planning Commission. With amendments as noted: on 2 story or multi-level homes to require 30% brick with the balance being either stucco or hardy plank or comparable finish, with the wainscot on the side, on corner lots the sides being treated with similar requirements as the front, and add architectural shingles as a requirement. Seconded by Commissioner Griffeth. All Voting AYE.

FINAL SUBDIVISION APPROVAL FOR AUTUMN RIDGE PHASE 4 AT 825 WEST 300 NORTH

Mike Schultz said he has partnered with Doug Hamblin in this phase of Autumn Ridge. They are asking for final approval for phase 4. The 30 lots are significantly bigger than those in phases 1, 2 & 3. The Development Agreement will remain the same as previous phases, except they will put full brick and stucco on front and sides, there will be no siding. Kent Bush said this will be on all lots, not just corner lots. The landscaping and placement of trees will be the same as other development. Mr. Schultz said he will build all the homes in phase 4. Commissioner Osborne asked about the property in the future phases of Autumn Ridge. Mr. Schultz said Mr. Ball wants to farm for a few more years and they don't own the property yet. Kent Bush said he has given permission to loop the water through his property. Mr. Schultz said the homes in this phase will be in the \$275,000 to \$325,000 range. Kent Bush said we have received a letter from UDOT for access on 300 North.

Commissioner Carpenter moved to send this request for Final Subdivision Approval for Autumn Ridge Phase 4 at 825 West 300 North to the City Council with recommendation of approval from the Planning Commission. Seconded by Commissioner Osborne. All Voting AYE.

PLANNING COMMISSIONER'S MINUTE

Chairman Olson - Nothing

Commissioner Griffeth – Merry Christmas

Commissioner Osborne - Nothing

Commissioner Carpenter - Nothing

Commissioner Jeppesen - Nothing

Councilmember Sprague – Said he appreciates the work of the Planning Commission.

Staff – Kent Bush said there will be a meeting on December 20th. He gave the Commissioners a tentative schedule for next year's meetings that will need to be approved at the next meeting.

There being no further business to come before the Planning Commission, **Commissioner Carpenter moved to adjourn at 8:41 P.M. Seconded by Commissioner Osborne. All Voting AYE.**