

CLEARFIELD PLANNING COMMISSION MEETING

July 5, 2006

7:00 P.M. - Regular Session

PRESIDING:	Victor Olson	Chairman
PRESENT:	Cornell Griffeth	Commissioner
	Paul Poorte	Commissioner
	Mark Shepherd	Commissioner
	Robert Osborne	Commissioner
	Matt Hartvigsen	Commissioner
	Mark Bottema	Commissioner
	Darren Carpenter	Alternate Commissioner
	Kenneth Jeppesen	Alternate Commissioner
	Bill Moore	Alternate Commissioner
	Doyle Sprague	Council Liaison
EXCUSED:	Larry Waggoner	City Attorney
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:	Paul Nebeker, Devin Rasmussen, Bob Chapman, Kyle Hamblin, Wayne Rasmussen, Gary Heath, Don Wood, Mike LeBaron, Kathryn Murray	

Pledge of Allegiance was led by Commissioner Olson.

PUBLIC HEARING FOR A CONDITIONAL USE PERMIT FOR A HOME OCCUPATION TO SELL CARS AT 37 SOUTH 350 EAST

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

Devin Rasmussen said this home occupation permit is considered a car dealership; however, it is wholesale dealership. He said they will be buying cars and transferring them from one location to another. Most of the cars he would be transferring from auction to auction; however, he needs to have a place established as a dealership in order to do that. Occasionally he may sell a car from the home or have a few cars at his home for a few days between auctions. Mr. Rasmussen said in order to have a dealership license; he needs to be able have space for three cars. Chairman Olson asked him what type of advertising he would be doing. Mr. Rasmussen said there would be a sign on the north side of the garage, visual from the street. Chairman Olson asked if they had another plan if this wasn't approved.

Mr. Rasmussen said they own a lot zoned commercial they will use if this isn't approved. Commissioner Poorte asked why this home occupation license was being discussed. Kent Bush said if they use anything besides the house, approval is required from the Planning Commission. Because

they are using the garage they are required to obtain a conditional use permit. Commissioner Shepherd referred to #4 of the home occupation license, which say the neighbors would not be aware of its existence. He said the neighbors will know the business is there. Commissioner Griffeth asked if he had spoken to the neighbors. Mr. Rasmussen said they had talked to the daycare center next door. Commissioner Poorte asked if the State dictates the size of the dealership sign. Mr. Rasmussen said they only require it to be visible from the street. Commissioner Moore asked if there would be any maintenance to the vehicles. Mr. Rasmussen said very minimal, maybe to change brake pads.

FOR:

None

AGAINST:

None

Commissioner Shepherd moved to close the Public Hearing at 7:07 P.M. Seconded by Commissioner Poorte. All Voting AYE.

Commissioner Shepherd moved to deny this request for a Conditional Use Permit for a Home Occupation License to sell cars at 37 South 350 East, based on the Agreement for Home Occupations sections 2, 4 & 9. Seconded by Commissioner Poorte. All Voting AYE.

PUBLIC HEARING FOR AMENDMENTS TO THE ZONING ORDINANCE

Chairman Olson read the Public Hearing Notice and declared the Public Hearing open at 7:09P.M.

Kent Bush said Veterinary Clinics had been allowed previously in Commercial Zones. It is not known why or when they were removed. A new Veterinary Clinic wants to come into the City. Mr. Bush said when he reviewed the project, he was made aware that Veterinary Clinics were not included in the C-2 zone. This amendment will add Veterinary Clinics in the C-2 zone as a conditional use, allowing the Planning Commission to put conditions on Veterinary Clinics as they are added.

Kent Bush explained that salvage yards are currently permitted in the M-1 zone, this zone change would add salvage yards as an exception. Commissioner Shepherd asked if that meant that salvage yards wouldn't be allowed in the city. He was told that was correct.

FOR:

None

AGAINST:

None

Commissioner Poorte moved to close the Public Hearing at 7:12 P.M. Seconded by Commissioner Bottema. All Voting AYE.

Commissioner Poorte moved to send this request for amendments to the zoning ordinance for sections 11-B-3 and 11-D-2 to the City Council with recommendation of approval from the Planning Commission. Seconded by Commissioner Shepherd. All Voting AYE.

PRELIMINARY SUBDIVISION APPROVAL OF AUTUMN RIDGE PHASES 4 & 5 AT APPROXIMATELY 825 WEST 100 NORTH

Kyle Hamblin, representing M & D Developers, said this request is for two additional phases for Autumn Ridge. There would be a stubbed street for the expansion for future phases. Kyle Hamblin said Doug Hamblin has a commitment from Mr. Ball on the utilities. The easement running through Mr. Ball's property will be in place before final approval. He also stated UDOT approval has been received. Chairman Olson said he has noticed property for sale along 300 North and asked Mr. Hamblin if it was owned by M&D Developers. Kyle Hamblin said it is the individual property owners; it isn't part of the subdivision.

Commissioner Osborne said he thought the theory in the R-1 Open zone was to create walkable spaces between the lots, instead of the clumps of ground put in the middle of the subdivision and drain into them. He had some suggestions to change the lots and create 10' walkways as the open space. Commissioner Hartvigsen said he liked the idea of combining it with the retention area to make a larger open area. Commissioner Shepherd said a 10' walkway behind the lots with a 6' vinyl fence on both sides creates an alley or a crime area. He said he would like to see part of the open space moved. He doesn't feel the open space at the north end will benefit the people of that subdivision. Kent Bush said they just need to meet the required amount of open space.

Commissioner Osborne said he would like to see larger lots. Kent Bush told Commissioner Osborne that the lots in these phases are wider than in the previous phases. Some members of the Planning Commission feel that 825 West 25 North to 300 North would become a thoroughfare. They also feel it is not the best design for the area. Commissioner Shepherd said he would like to see open space moved to the middle. Commissioner Osborne would like to see this area look more like the Caralyn Park Subdivision that is on South Main. Commissioner Shepherd said he could live with a straight street as long as we were not putting a park on it. Commissioner Hartvigsen suggested the road be moved to the west and redesign the lots, put in winding sidewalks and make a nice entrance into the subdivision. Chairman Olson told the Commissioners they are cutting down the number of houses to make a curved road because of safety concerns, where safety hasn't identified any concerns. Kent Bush told the Commissioners four years ago when this subdivision was first brought in and presented as a whole area; this is how the roads were designed. Commissioner Jeppesen said he lives in the Fox Hollow subdivision and it doesn't matter what the road does, cars will speed down the road. Commissioner Shepherd said his biggest concern is where the open space sits. He just wanted to see it reworked so it is not just a piece of property outside of the subdivision. Commissioner Hartvigsen said he wasn't trying to argue the point, he just wanted to look at all the options. Commissioner Shepherd said he wouldn't have a problem if they moved the open space to one location. It was stated that the current open space used as a detention area between lots 111 and 112 must be in that location due to

the slope of the ground. Commissioner Osborne asked if the subdivision can be redrawn.

Commissioner Shepherd moved to deny this request for Preliminary Subdivision Approval for Autumn Ridge Phases 4 & 5 until the open space can be reworked and brought into the subdivision. Seconded as Commissioner Poorte. All Voting AYE. Commissioner Shepherd recommended the open space be put between lots 111 and 112.

SITE PLAN APPROVAL FOR A MANUFACTURING BUILDING FOR NORTH DAVIS CABINET, 1651 SOUTH 3RD STREET

Wayne Rasmussen representing North Davis Cabinets and Gary Heath representing the Contractor, HECCO, were present to answer questions regarding the construction of a new facility for North Davis Cabinets. Chairman Olson asked if utilities were an issue with this building. Scott Hodge said it is not an issue at this time. Chairman Olson asked if the storm retention was too close to the building. He was told the storm retention area will only be 6' deep. Commissioner Hartvigsen asked what type of fence was on the west side. Mr. Rasmussen said it is some kind of metal planking fence that was installed by the adjacent property owner. Chairman Olson asked if there would be additional parking. Mr. Rasmussen said additional parking will be opened up where it has previously been dirt. He said the new parking area will be paved to all fence lines and all fence lines will be connected. Commissioner Poorte asked if there will be an increase in the number of employees. Mr. Rasmussen said they may increase by four employees when the building is operational. He said some of the equipment in the building will be compressors, granite manufacturing equipment and beam saws. Commissioner Bottema asked where they would store the granite slabs. Mr. Rasmussen said quite a few of the slabs would be stored inside; however, there will be some stored between the new building and the building to east. He stated granite is too expensive to store large amounts.

Commissioner Poorte moved to approve this request for Site Plan Approval for a manufacturing building for North Davis Cabinet at 1651 South 3rd Street. Seconded by Commissioner Shepherd. All Voting AYE.

WORKSHOP

HOUSING ISSUES

Kent Bush said we have been working on the housing situation for a while. Councilman LeBaron is on that committee and has requested a meeting with Staff and the City Manager next Monday. At this time we will wait until after that meeting to see what decisions are made. Councilmember LeBaron said they will be planning a meeting with the Planning Commission and the City Council.

PUBLIC FACILITIES ZONE

Kent Bush said they have been asked to resurrect the Public Facilities Zone. He said the zone would be basically for uses that are public or quasi public. Mr. Bush said he looked through two former

ordinances that had this type of use in it and tried to come up with things that would fall into that category. He asked the Commissioners to look at the list and see if there is anything else that could go into that type of zone. He asked them to read the purpose and objective that has been proposed. It is intended that the PF Zone would be applied to most of the properties for ease of recognition. Kent Bush said some of the uses can be allowed in other zones so property won't have to be rezoned. Most of the properties would be rezoned to be easily recognized. The transit station and public utilities facilities are public/quasi public uses. Conditions could be placed that allows some controls on this zone. Kent Bush said he looked at the buildings associated with this zone. He doesn't want to have nonconforming uses with the existing buildings. All the buildings are set back at least 10'. Property sizes could vary possibly no minimum size. Commissioner Olson asked why this is being considered. The Commissioners asked for clarification on this issue.

Mayor Wood said there are some future opportunities for the City. It involves several developers to make it happen. One individual needs to know that their interests are protected in this transaction. It could be 15 years out before it happens and they need to have confidence that they are protected. Mayor Wood also stated that in 1960's there was a Public Facilities zone in the City. Commissioner Poorte asked if this would allow the City a tax break or revenue and would facilitate some joint venture. Mayor Wood said yes. He said the sensitivity of this issue jeopardizes the negotiations that are already in the process. Mayor Wood said it is in the long term best interest of the city and he asked if the Commissioners would take his word for that. He said the alternative to this is the City losing a tremendous opportunity. People want assurances that this will bear fruit down the road 15 to 20 years. It will give them the level of comfort and confidence. The ordinance from 1968 was located and it needs to be brought to current standards. Kent Bush said he and Scott Hodge have been talking about a Public Facilities zone for the past 10 years and wondering why it was removed. From a Planner's perspective he said there are quite a few advantages to this zone and he is working on it as time permits. He told the Commissioners if they have suggestions, please call him.

PLANNING COMMISSIONER'S MINUTE

Chairman Olson – Nothing

Commissioner Griffeth - Nothing

Commissioner Poorte - Nothing

Commissioner Shepherd - Nothing

Commissioner Osborne - Nothing

Commissioner Hartvigsen - Nothing

Commissioner Bottema – Nothing

Commissioner Carpenter – Wanted to comment on the parade. He said it was very nice and is moving

in the right direction, nice floats.

Commissioner Jeppesen - Nothing

Commissioner Moore - Nothing

Councilmember Sprague - Nothing

Staff – Kent Bush gave the Commissioners a letter from Utility Trailer stating the decibels of the compressors. The Commissioners stated they want the quieter and less used one toward 1000 West. Kay Chandler said after last meeting he spoke to Utility Trailer and asked them to provide the specs for the compressors. Commissioner Shepherd said he feels it should stay as it was approved. Chairman Olson and Commissioner Poorte agreed.

Wasatch Front Regional Council sent a memo. They are in the process of updating their transportation improvement program. There is public comment time and public meetings. Kent Bush told the Commissioners he has a list of when public meetings will be held. They can check with him if they have any questions or input.

B&B Auto was given list of things to do to meet their Conditional Use Permit. Their six months is up, but they will be vacating the building at the end of July; therefore, we will not need to review the Conditional Use Permit.

Legend Hills billboard sign has been put up. Kent Bush said he received a call from Goldstone Apartments saying it was blocking their sign. One of the stipulations for the placement of the sign was that it would not block the Goldstone sign. He said they drove by and said depending on where you are it does block the top line. The sign company said they would raise the sign or lower Goldstone's sign. He asked the Commissioners to take a look at the signs and see what they think needs to be done.

There being no further business to come before the Planning Commission, **Commissioner Shepherd moved to adjourn at 8:25 P.M. Seconded by Commissioner Poorte. All Voting AYE.**

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