

**CLEARFIELD PLANNING COMMISSION MEETING**

**July 19, 2006**

7:00 P.M. - Regular Session

PRESIDING:	Victor Olson	Chairman
PRESENT:	Mark Shepherd	Commissioner
	Robert Osborne	Commissioner
	Matt Hartvigsen	Commissioner
	Mark Bottema	Commissioner
	Darren Carpenter	Alternate Commissioner
	Bill Moore	Alternate Commissioner
	Doyle Sprague	Council Liaison
EXCUSED:	Cornell Griffeth	Commissioner
	Paul Poorte	Commissioner
	Larry Waggoner	City Attorney
UNEXCUSED:	Kenneth Jeppesen	Alternate Commissioner
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:	Doug Hamblin, Paul Nebeker, Mike LeBaron, Kathryn Murray	

Pledge of Allegiance was led by Commissioner Olson.

7:00 P.M. PUBLIC HEARING FOR A CONDITIONAL USE PERMIT FOR A VETERINARY HOSPITAL AT 1625 SOUTH 1000 WEST SUITE #6 & 7

Chairman Olson read the Public Hearing Notice and declared the Public Hearing open at 7:00 P.M.

Chairman Olson asked Dr. Paul Nebeker if the animals would be kept overnight. Dr. Nebeker said only if the animals are very sick. It is not a boarding facility, it is mainly a hospital. Commissioner Carpenter asked if there was any outside storage of the animals. Dr. Nebeker said there would not be outside storage. Commissioner Shepherd asked how he would dispose of dead animals. He said Wasatch Humane has an incinerator in Clinton, and they pick up the dead animals on a weekly basis for private or group cremation. The other option is they can use a Weber County animal land fill. Chairman Olson asked for verification that there would be no horses. Dr. Nebeker said it will be small animals only, mostly cats and dogs.

FOR:

None

AGAINST:

None

**Commissioner Shepherd moved to close the Public Hearing at 7:01 P.M. Seconded by Commissioner Osborne. All Voting AYE.**

**Commissioner Shepherd moved to approve this request for a Conditional use Permit for a Veterinary Hospital at 1625 South 1000 West #6 & 7 with a review in six months. Seconded by Commissioner Hartvigsen. All Voting AYE.**

PRELIMINARY SUBDIVISION APPROVAL FOR AUTUMN RIDGE PHASES 4 & 5

Chairman Olson said this item was discussed last meeting. He has reviewed the new design and feels it is more acceptable. Doug Hamblin said they didn't have any problems in the changes. He said they could see the need to enlarge the park. In phases 4 and 5 they are requiring brick on the front with stucco on the sides for all lots. The lots are larger and will hopefully accommodate more houses with three car garages. Commissioner Shepherd asked if the design of the houses being built would change. Mr. Hamblin said there have been about 8 to 10 builders and they haven't committed to any one builder; however, Mike Schultz will build about 1/3 of the homes. Doug Hamblin said they have had a variety of builders requesting to buy lots; however, they didn't want to put them on the market until they were closer to being completed. Mr. Hamblin said he has been pleased with the quality of homes built in the first three phases of Autumn Ridge and feels these phases will be better. Commissioner Shepherd said he feels these phases have the potential to be more upscale than previous phases. Doug Hamblin feels the homes will be nicer with the larger lot size and frontage. Chairman Olson asked if there were irrigation issues. Mr. Hamblin said they have made agreement to pipe the irrigation ditch this fall after the water stops. They will put in a permanent line.

**Commissioner Hartvigsen moved to approve this request for Preliminary Subdivision Approval for Autumn Ridge Phases 4 and 5. Seconded by Commissioner Carpenter. All Voting AYE.**

PLANNING COMMISSIONER'S MINUTE

Chairman Olson - Nothing

Commissioner Shepherd - Nothing

Commissioner Osborne – Expressed concerns about the Planning Commission not having specific

details about the City's intent to use the Public Facilities Zone. Chairman Olson suggested he attend City Council Meeting and address the issue.

Commissioner Hartvigsen - Nothing

Commissioner Bottema - Nothing

Commissioner Carpenter - Nothing

Commissioner Moore - Nothing

Councilmember Sprague - Said they appreciate the work of the Planning Commission. He added the Council is not at liberty to give all the information, but the information desired by the Planning Commission would be forthcoming at some point in the future.

Staff – Kent Bush said the housing committee will meet weekly on Thursdays at 5:00 P.M.

There being no further business to come before the Planning Commission, **Commissioner Shepherd moved to adjourn at 7:12 P.M. Seconded by Commissioner Osborne. All Voting AYE.**