

CLEARFIELD PLANNING COMMISSION MEETING

May 3, 2006

7:00 P.M. - Regular Session

PRESIDING:	Victor Olson	Chairman
PRESENT:	Paul Poorte	Commissioner
	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
	Kenneth Jeppson	Alternate Commissioner
	Larry Waggoner	City Attorney
STAFF PRESENT:	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:	Robert Marshall, Jeff Woodall, Sarah Woodall, Marie Marshall, Marjorie Hancey, Carol Dye, Joni Johnson, Millie Evans, Don Evans, Joanne Griffin, Sharon Martin, Richard Barney, Mel Thompson, Alton Whiteaker, Kathryn Murray, Glenn Mills, Elaine Mills	

Pledge of Allegiance was led by Commissioner Olson.

APPROVAL OF MINUTES FROM APRIL 19, 2006 PLANNING COMMISSION MEETING

Minutes were not available for approval.

SITE PLAN APPROVAL FOR AN LDS CHURCH AT 1245 SOUTH 1175 EAST

Robert Marshall, Architect, was present representing the LDS Church. Chairman Olson said there were some concerns with the water system. Kent Bush stated the City Engineer had some questions; however, they were resolved. Mr. Marshall said there would be a six foot fence around

the property except for one break where there will be a pedestrian access in the southeast corner. It will be a gateway, not large enough to drive through. The current irrigation ditch will be piped. Kent Bush said a corner of this property where the road makes a curve is owned by the developer of the subdivision. Bach Development will quit claim the property to the church. Mr. Marshall said the Real Estate Division is in the process of finalizing the quit claim deed.

Commissioner Osborne moved to approve this request for Site Plan Approval for an LDS Church at 1245 South 1175 East. Seconded by Commissioner Shepherd. All Voting AYE.

REVIEW OF A CONDITIONAL USE PERMIT FOR AN ADULT VOCATIONAL CENTER AT 185 EAST 350 SOUTH

Carol Dye was representing Danville Services Corporation. Chairman Olson mentioned this conditional use permit was approved approximately one year ago and they started doing business about six months ago. One of the conditions of the approval was having a screened dumpster. Carol Dye stated they spoke with the property manager and they agreed to get the dumpster enclosed immediately. There are no other concerns at this time and the city hasn't received any complaints.

Commissioner Shepherd moved to approve this request for continuation of the Conditional Use Permit for the Adult Vocational Center at 185 East 350 South with condition that the dumpster be enclosed and screened within the next 30 days. Seconded by Commissioner Poorte. All Voting AYE.

WORKSHOP

Kent Bush gave the Commissioners a list with their phone numbers and addresses. He asked them to check to make sure all the information is correct, and if they have an e-mail address it could be added.

Chairman Olson said before the workshop started he wanted to clarify the intent of this workshop. He was approached by a gentleman who thought this was a public hearing. Chairman Olson explained this is a workshop, not a public hearing. It is designed to provide training and to discuss some issues that we may want to look at in the future. He was sorry for the confusion, if that was the reason for their attendance. He did agree to allow Mr. Jeff Woodall to speak later in the workshop for three minutes.

Kent Bush told the Commissioners the City Council is having a retreat on May 12th. Gregg Benson handed out a tentative schedule of the retreat. Gregg Benson said the Planning Commission is invited to attend from Noon until 5:00 P.M.; he took a count of those who would be in attendance.

TOD's

Kent Bush said last March he attended a conference in Denver on land use. One class was on TOD sites. Denver is in the process of expanding their rail system and he was able to tour the sites. They are scheduled to open in September, so next year he may be able to ride the rail. Mr. Bush said their rail stops are platforms, a covering, benches and a ticket booth. Kent explained the layout of the rail lines in Denver. Chairman Olson said it sounds like there is mixture of everything along the rail. He said it appears there are a lot of similarities to what we are doing here. Commissioner Carpenter said he lived in Denver for a few years and one of the biggest challenges was parking at the rail stop. As we go forward with the planning of the rail stop, we need to remember parking is very important for these types of stops. Kent Bush told commissioners if they want to look at the information, they can come to his office.

HOUSING ISSUES

Chairman Olson said they are looking at certain properties to change the zone as to use. Kent Bush said they have talked about trying to eliminate some of the apartments in the R-1 zones. Larry Waggoner has a draft of basement apartment ordinance and Mr. Bush will get a copy to the Commissioners when it is available. Kent Bush said he and Gregg Benson went around the city and came up with four or five different types of multi-family houses that we have. .

Chairman Olson told the Planning Commissioner members to review the list they were given and look at each unit. He said given the number of properties on the list, we could address these properties at the first meeting in June.

Jeff Woodall said his concerns are with absentee landlords. He feels it runs down the single family zone. He feels the accessory dwelling is a great idea. He is concerned with the house next to him, 140 North Terrace. He read an affidavit that had been signed by several neighbors. He would like to see a change in Ordinance 11.3.3 as relating to the definition of family.

Chairman Olson told Mr. Woodall thanks and said the focal point of the Planning Commission is to address the zoning. Kent Bush said the reason the City Ordinance 11.3.3 had the definition of family as four unrelated persons was to benefit Hill Air Force Base Airmen coming in and out, living here for a year or two at a time.

SUBDIVISION ORDINANCE

Kent Bush said he gave the Commissioners a copy of the subdivision ordinance. Because of changes in the state laws, we need to revise the old subdivision ordinance. He thought it would be an easy process, but the ordinance is old and needs a lot of changes made. Chairman Olson asked about the deletion of the Small Subdivision ordinance. Mr. Bush said it had been removed.

Kent Bush said he also handed out TOD ordinances from Farmington, West Valley and Sandy. Chairman Olson said that Farmington's ordinance has some problems. Mr. Bush said that Sandy's was all architectural and site specifications, not anything about type of use.

The ordinance from Provo City needs to be given to the new Planning Commissioners.

Kent Bush said at the next meeting there should be two public hearings for subdivision amendments, and two preliminary subdivision approvals.

PLANNING COMMISSIONER'S MINUTE

Chairman Olson - Nothing

Commissioner Poorte – needs a copy of the Farmington ordinance.

Commissioner Shepherd - nothing

Commissioner Osborne - nothing

Commissioner Hartvigsen - nothing

Commissioner Bottema - nothing

Commissioner Carpenter – happy to be here.

Commissioner Moore - nothing

Councilmember Sprague - nothing

Staff – Gregg Benson gave each commissioner a draft copy for changes to the sign ordinance. It has some clarifications and the ordinance has been tweaked. It will be on the agenda for discussion next meeting.

There being no further business to come before the Planning Commission, **Commissioner Shepherd moved to adjourn at 7:45 P.M. Seconded by Commissioner Osborne. All Voting AYE.**