

CLEARFIELD PLANNING COMMISSION MEETING

May 17, 2006

7:00 P.M. - Regular Session

PRESIDING:	Mark Shepherd	Commissioner
PRESENT:	Cornell Griffeth	Commissioner
	Paul Poorte	Commissioner
	Robert Osborne	Commissioner
	Matt Hartvigsen	Commissioner
	Darren Carpenter	Alternate Commissioner
	Doyle Sprague	Council Liaison
EXCUSED:	Victor Olson	Chairman
	Mark Bottema	Commissioner
	Kenneth Jeppson	Alternate Commissioner
	Bill Moore	Alternate Commissioner
STAFF PRESENT:	Larry Waggoner	City Attorney
	Scott Hodge	Director Public Works
	Kay Chandler	City Manager
	Kent Bush	Planning/Zoning Administrator
	Stacy Reel	Recording Secretary
EXCUSED:	Christine Horrocks	Building Permits Specialist
	Gregg Benson	Planning/Zoning GIS Specialist
VISITORS:	Verlan E. Robinson, Cory Packer, Marvin Murri, Ralph Barneck, Jessica Williams, Todd Sorenson, Mike LeBaron, Dan Gardner, John Ryan	

Pledge of Allegiance was led by Commissioner Osborne.

APPROVAL OF MINUTES FROM APRIL 19, 2006 AND MAY 3, 2006 PLANNING COMMISSION MEETINGS

Commissioner Poorte moved to approve the minutes of May 3, 2006 as written. Seconded by Commissioner Carpenter. All Voting AYE.

Not all of the Commissioners had a copy of the minutes from April 19th, 2006, therefore, they will be voted on at the next meeting.

PUBLIC HEARING SUBDIVISION AMENDMENT TO DIVIDE LOT 1 OF GREEN PASTURES AMENDED INTO 2 LOTS

Commissioner Shepherd read the Public Hearing Notice and declared the Public Hearing open at 7:03 P.M.

Mr. Verlan Robinson resides at 1355 West 25 North. He explained he would like to sell his house, but not the garage, therefore, he would like to split the lot so he can keep the garage and the property behind it. Commissioner Shepherd asked if he was planning on doing anything to the dirt access that leads to the garage. Mr. Robinson said he is planning on laying asphalt and installing a fence to divide the garage from the home.

Commissioner Hartvigsen stated he hadn't driven by the lot, but was wondering if both of the lots will have access to the street. Commissioner Shepherd said the access will be on the West side of the property.

FOR:
None

AGAINST:
None

Commissioner Poorte moved to close the Public Hearing at 7:05 P.M. Seconded by Commissioner Osborne. All Voting AYE.

Commissioner Osborne moved to approve this request for Subdivision Amendment for Green Pastures Amended at 1355 West 25 North. Seconded by Commissioner Carpenter. All Voting AYE.

PUBLIC HEARING SUBDIVISION AMENDMENT TO VACATE LOTS 2 & 3 FROM DONALD F. BROWN SUBDIVISION

Commissioner Shepherd read the Public Hearing Notice aloud and declared the Public Hearing open at 7:07 p.m.

Todd Sorensen, Gardner Development, explained this is the two Dan Gardner parcels that were originally subdivided and included in the recording of the Donald Brown Subdivision. In order to complete the Park Village Subdivision we must vacate these two lots.

FOR:
None

AGAINST:

None

Commissioner Osborne moved to close the public hearing at 7:08 P.M. Seconded by Commissioner Poorte. All Voting AYE.

Commissioner Poorte moved to approve this request for Subdivision Amendment to Vacate Lots 2 and 3 of Donald F. Brown Subdivision. Seconded by Commissioner Hartvigsen. All Voting AYE.

PRELIMINARY SUBDIVISION APPROVAL FOR PARK VILLAGE AT 1075 WEST 300 NORTH

Todd Sorensen, Gardner Development, stated the plans reflect what has been done to this point after meeting with the staff to discuss utilities, setbacks and right-of-ways. Everything is set with UDOT, it is just a matter of completing a traffic study and then they will receive the final letter of approval. He stated they are very pleased with the support and look forward to getting this project going.

Commissioner Shepherd asked if they will be stubbing directly south. He said they are going to be doing a number of stub-ins for the sewer and water laterals, with easements on the South end and all those details will be shown on the final plat.

Commissioner Poorte asked about the open space between lot 36 and 37. Mr. Sorensen said it will be used for the drainage easement, and will always be used for the detention area.

Commissioner Hartvigsen said the open space that was designated in the middle of the subdivision is now showing as a parking area. Mr. Sorensen, thought it made sense to have a couple of parking stalls off of the street and said they will most likely locate the mail boxes in this same area. He also stated the interior area will still be open green area.

Commissioner Poorte moved to approve this request for Preliminary Subdivision approval of Park Village Subdivision at 1075 West 300 North. Seconded by Commissioner Griffith. All Voting AYE.

PRELIMINARY SUBDIVISION APPROVAL FOR KENSINGTON PLACE AT 930 SOUTH 550 EAST

Marvin Murri stated they have worked with the city to formulate a plan that would allow for convenient parking and additional parking to allow for visitor's, etc. He also said this project will be similar to the Hamblin Park Subdivision. Mr. Murri stated they are going to remove the dumpsters to allow each condo access to their individual trash can. The garages will be an

oversized single car garage, approximately 15' wide, which will allow for additional space. Therefore, the trash cans can be stored inside the garage. He said by doing it this way it will eliminate the unsightly dumpster enclosures. Commissioner Shepherd asked if they are going to do the same thing next door for the trash cans. Mr. Murri said if it works in this area they will look at changing the way trash is collected in Hamblin Park.

Commissioner Shepherd expressed his concerns with tying into the existing water line. Mr. Murri said they prepared for future growth when they were developing Hamblin Park. The water pressure will have its advantages once they tie this new line into the existing line.

Commissioner Osborne had questions about the open space between 3 & 4 and 21 & 20. Mr. Murri said they will keep these areas open since it will provide for a more attractive surrounding.

Commissioner Hartvigsen asked about the letter regarding the storm drain discharge. Mr. Murri said many people on that road intentionally flood their yards with the water from the canal. They are waiting to receive the letter from the canal company, which will give them permission to discharge storm water into the ditch.

Commissioner Osborne moved to approve this request for Preliminary Subdivision approval of Kensington Place Subdivision at 930 South 550 East. Seconded by Commissioner Poorte. All Voting AYE.

DISCUSSION ITEM: SIGN ORDINANCE

Kent Bush handed out additional paperwork regarding the changes to the sign ordinance. Commissioner Shepherd asked what the purpose is for raising the fees. Mr. Bush explained the inspections that are required with the new signs, whether it is for electrical or footings. He told the commissioners the inspection fee is \$47.47 and we have only been charging \$25.00. We are not recovering our costs for the time, inspections, materials etc. The commissioners read through the changes and discussed the pros and cons on changing several items, such as: the height of a monument sign, directional signs, temporary signs, etc. Since Gregg Benson was not at the meeting, Kent Bush said he would speak to Mr. Benson about any questions or concerns they may have regarding the changes. Commissioner Shepherd would like Gregg Benson to make these changes.

PLANNING COMMISSIONER'S MINUTE

Commissioner Griffeth - nothing

Commissioner Poorte - nothing

Commissioner Shepherd – nothing

Commissioner Osborne – Would like to review the definition of open space in the R-1-Open

Zone. He feels like the detention basins should not count towards open space. He also needs to be excused for the next meeting. Kent Bush said he would put this on the agenda for the second meeting in June.

Commissioner Hartvigsen - asked the other members if they have been out to look at some of the rental units in Clearfield City. There was a discussion to divide these units into a couple groups, but it was determined they would work it out on their own time to see them.

Commissioner Carpenter - nothing

Councilmember Sprague - Expressed his appreciation to everyone who attended the retreat. He says the Mayor was disappointed that they could not come to any conclusions. Therefore, if anyone has any ideas on how to fix some of the issues, whether it is through an ordinance or other means, they would be happy to fix them.

Staff - nothing

Commissioner Shepherd explained to the other members that he received a call from the Weber North Davis Board of Realtors regarding the potential changes in the ordinance regarding rental units. The board was very upset with the changes they are considering. They also asked for a representative from the City to attend their next meeting to address these concerns.

Commissioner Osborne noted the Planning Commission looks at what is best for the citizens of the city and not the Board of Realtors.

There being no further business to come before the Planning Commission, **Commissioner Poorte moved to adjourn at 7:52 P.M. Seconded by Commissioner Osborne.**