

Clearfield City Planning Commission

November 15, 2006

6:00 P.M. – Work Meeting

PRESENT:	Mark Shepherd	Commissioner
	Rob Osborne	Commissioner
	Bill Moore	Commissioner
	Darren Carpenter	Commissioner
	Kenneth Jeppesen	Commissioner
	Doyle Sprague	Council Member
	Kathryn Murray	Council Member

STAFF PRESENT:	Scott Hodge	Public Works Director
	Kent Bush	Planning/Zoning Administrator
	Gregg Benson	Planning/Zoning GIS Specialist
	Christine Horrocks	Building Permit Specialist

GENERAL PLAN:

Commissioner Shepherd stated that we need to be careful with the development that was proposed for the “seniors and disabled”. Commissioner Osborne said we could possibly suggest other locations in the City where that type of development would work. Commissioner Shepherd said because the two developments that were proposed at last meeting were so similar, we are treading on thin ice. The difference is the footprint. Scott Hodge stated with the C-R zone they are required to build commercial in the first phase of the project. Commissioner Shepherd cautioned the Commissioners to be careful what is said in their meetings.

Kent Bush had an example to show the Commissioners of a possible design for a C-R zone. He also talked about the difference between twin homes and condos. Twin homes and town homes they own the property. With a condo they own the air space.

Kent Bush talked about the General Plan and rezoning property to commercial when surrounded by residential.

Commissioner Osborne told the Commissioners to look at the by-laws for the Annual Planning Meeting to be held the first meeting in January.