

CLEARFIELD PLANNING COMMISSION MEETING

April 4, 2007

7:00 P.M. - Regular Session

PRESIDING:	Victor Olson	Chairman
PRESENT:	Cornell Griffeth	Commissioner
	Mark Shepherd	Commissioner
	Robert Osborne	Commissioner
	Matt Hartvigsen	Commissioner
	Darren Carpenter	Commissioner
	Bill Moore	Commissioner
	Kenneth Jeppesen	Alternate Commissioner
	Tyler Gibson	Alternate Commissioner
	Phillip Hoggan	Alternate Commissioner
	Doyle Sprague	Council Liaison
EXCUSED:	Josh Taylor	Alternate Commissioner
STAFF PRESENT:	Scott Hodge	Director Public Works
	Kent Bush	Planning/Zoning Administrator
	Christine Horrocks	Building Permits Specialist
	Gregg Benson	Planning/Zoning GIS Specialist
STAFF EXCUSED:	Larry Waggoner	City Attorney
	Kay Chandler	Economic Development Director
VISITORS:	Dan Bain, E. T. Lewis, Ray H. Bryant, Cole Smith, Kathryn Murray, Kay Langston, Blake Isakson, Medardo Valenzuela, Pablo Oltehua, Dan Bridenstine, Teresa Anguiano	

Pledge of Allegiance was led by Chairman Olson.

APPROVAL OF MINUTES FROM MARCH 21, 2007 PLANNING COMMISSION MEETING

Commissioner Carpenter, in reference to the square footage of the Medical Building, asked to have the minutes read "6,500 square feet per floor".

Commissioner Osborne moved to approve the minutes of March 21, 2007 with the change requested by Commissioner Carpenter. Seconded by Commissioner Carpenter. All Voting AYE.

PUBLIC HEARING – CONDITIONAL USE PERMIT TO ALLOW A CHURCH AT 389

SOUTH STATE STREET

Chairman Olson read the Public Hearing Notice and declared the Public Hearing open at 7:02 P.M.

Mr. Medardo Valenzuela was present representing the Apostolic Assembly of Layton Church requesting to use this space as a church. Chairman Olson mentioned there should be adequate parking. He asked if they hold services at the same time as the other church in that plaza. Mr. Valenzuela said their services are a little later than the other church. Chairman Olson asked if they held evening events during the week. Mr. Valenzuela said they have services on Friday nights. Commissioner Carpenter said this is the oldest Spanish speaking assembly in the U. S. Commissioner Shepherd asked how many members they have. Mr. Valenzuela said they have about 35-40 members, with the children 65-70. Commissioner Shepherd asked about signage, mentioning that he had difficulty finding the church. Mr. Valenzuela said they will add a sign on the front of the building.

FOR:

None

AGAINST:

None

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

Commissioner Shepherd moved to approve this request for a Conditional Use Permit for a church at 389 South State Street. Seconded by Commissioner Hartvigsen. All Voting AYE.

SITE PLAN APPROVAL FOR KRUITBOSCH OFFICE BUILDINGS AT 215 EAST 700 SOUTH

E. T. Lewis said they want to put two 6,000 square foot buildings on the site. They had the easement removed on the west side of the property. They would like to put the north building on the west property line. Commissioner Shepherd asked type of buildings they would have. Mr. Lewis said they would be concrete block. He mentioned they are similar to the buildings at Sugar Street. Commissioner Osborne asked if they already had tenants. Mr. Lewis said Mr. Kruitbosch will occupy most of the first building and he wasn't sure what Mr. Kruitbosch had in mind for tenants. The plan is to get the first building built for Mr. Kruitbosch and then maybe phase the second building. Commissioner Carpenter said it stated it would be office and warehouse; he asked if there would be any manufacturing. Mr. Lewis said the building is not set up to do light industrial or manufacturing, it could possibly be used for a small wholesale distribution. He said the type of tenant they are looking for is construction type businesses that would need some office space along with warehouse for storage of equipment or trucks.

Commissioner Moore asked if Mr. Kruitbosch will store his paint supplies at the building. Mr. Lewis said he tries not to keep much inventory. Mr. Kruitbosch is currently working out of a shop behind his house and wants to move where he is more centralized to his work and to get his trucks inside to avoid vandalism. Commissioner Carpenter asked about the fences. Kent Bush said the need for a fence on the east will be determined by the user. Gregg Benson stated a chain link fence is currently being installed along the property line. Mr. Lewis said there is an existing fence along the north property line and they will put a fence on the west property line. Commissioner Carpenter asked about the set back of the buildings. Kent Bush said in manufacturing and commercial zones you can build right to the property line as long as they meet the building codes.

Commissioner Osborne moved to approve this request for Site Plan Approval for Kruitbosch Office buildings at 215 East 700 South. Seconded by Commissioner Shepherd. All Voting AYE.

SITE PLAN APPROVAL FOR ADDITIONAL SIGNAGE AT EL DORADO TIRE AT 385 EAST 450 SOUTH

Teresa Anguiano said she would be interpreting for Pablo Oltehua. Chairman Olson said there is quite a bit of signage and hopefully they know their signage doesn't meet City Code. El Dorado Tire is requesting approval for the additional signage. Gregg Benson told the Commissioners to refer to City Code, title 11-15-8-4E which discusses wall signs. Commissioner Shepherd said the signage does not give the image the City is looking for. The painting and the amount of signage on the building doesn't meet code. Commissioner Carpenter said he compares this business to a Discount Tire or a Big-O. The pole signs and the two smaller roof signs will be removed by the property owner. Gregg Benson said the main roof sign has received approval to reface. City Code states that wall signs can only be 15% or 600 sq. ft. whichever is less. Commissioner Carpenter asked if there was any copyright to the images that have been painted on the building. Teresa Anguiano said they are allowed by the suppliers to put their logo on the building. Chairman Olson commented that they needed to determine what signs met City Code. Gregg Benson said they do have a second street face and so the Planning Commission can approve an additional sign along the side of the building. The ordinance allows up to seven signs, but it can't exceed a total area of 15% or 600 sq. ft. All hand painted signs need approval from the Zoning Administrator. Chairman Olson said the fix for the problem is to eliminate the painted signs on the columns, leave the center sign above the door and give approval for another box sign on the south side of the building. Commissioner Shepherd said the signage above each bay needs to be fixed letters and not painted. It was determined that signage needs to be permanent and the south wall sign needs to be a box sign. Mr. Oltehua was asked if he had any questions or comments. Teresa Anguiano said he just wanted to know what was required and he would comply.

Commissioner Shepherd moved to approve this request for Site Plan Approval for additional signage at El Dorado Tires at 385 East 450 South with the following changes:

that the sign on the south side be removed, and replaced with a box sign on that side of the building no more than 15% of the wall space, that the signs come down off of the columns, he be allowed to use fixed lettering above the bays, and the original sign over the entrance can stay, the two roof signs need to be removed, the pole signs will be removed. Lettering signs on the windows are fine up to 50%. Seconded by Commissioner Hartvigsen. All Voting AYE.

REQUEST TO AMEND THE DEVELOPMENT AGREEMENT FOR BARTON FARMS

Kay Langston representing Statewide and Associated said that in the Subdivision Agreement there is a clause for fencing and with the initial approval they waived the fencing but it wasn't taken out of the Subdivision Agreement. When they sold the last three lots the buyers came to the City asking about the fence. The subdivision was amended last year and part of the amendment stated that the Spencers would take care of the holding pond and they would need to have an access gate through the property for Clearfield City. Chairman Olson asked who waived the fencing requirement. Commissioner Shepherd said the Planning Commission approved the Development Agreement with fencing. Mr. Langston said it was not included in the line item breakdown for the escrow agreement. He said the subdivision plans were approved without the fence shown. Chairman Olson said if the Planning Commission approved a Development Agreement with a fence in it, then they thought there would be a fence. Chairman Olson asked if there was discussion about the removal of the fence with staff. Kent Bush said that wouldn't happen. Mr. Bush said the subdivision plat that was approved doesn't show the fences, it only shows the lots. Commissioner Hartvigsen asked if the Spencers were expecting to have fencing installed. He was told no, they already have fencing installed for their animals. Mr. Langston said the property is already fenced. Commissioner Carpenter said most of it is, but there are different types of fences. The desire is to have a nice perimeter for the subdivision. The motion from the March 17, 2004 meeting was read. It stated that "the developer shall install a minimum 6' vinyl fence around the property and with at least 6% in the open space." Chairman Olson feels that the feeling of 2004 was uniformity in the subdivision. There was discussion about where the fencing should be placed.

Commissioner Shepherd moved to send this request to amend the Development Agreement for Barton Farms concerning the fencing requirement to the City Council with recommendation of approval from the Planning Commission subject to fencing lines which we discussed, going from 2400 South south to end of the lot line of Lot 1 on the east side, following the back lot line of lots 1, 2 and 7 and then an additional fence on the north side of the property from Main Street going west to the A-1 zoning line on Lot 5. Seconded by Commissioner Carpenter. All Voting AYE.

FINAL SUBDIVISION APPROVAL AND DEVELOPMENT AGREEMENT APPROVAL FOR TANNER HERITAGE SUBDIVISION AT 1100 SOUTH 1480 WEST

Dan Bridenstine, president of U.S. Development, said they are requesting final subdivision approval for Tanner Heritage. He talked about the concern for water pressure in the area. The City Engineer and their engineers looked at water modeling on that system. They are also developing Clifford Park. In Clifford Park they are connecting an 8" main that runs from 1000 West through Clifford Park and in to the stub road over in Meadow Park. There will be two points where they connect which will enhance the water flow. The engineers are satisfied that there will be adequate water pressure. They will be putting in the water line in the next few weeks. The plan is to develop the extension of Jacobson Park as shown on the drawing. They have been working with Tracy Heun to get the park improved as requested by the City. As the improvements are finished in the park, the chain link fence will be removed because it is a storm retention, rather than a detention. Also as part of development they will put a vinyl fence around entire subdivision. It will be the same fence as on 1000 West.

Mr. Bridenstine said there have been some changes made to the Development Agreement. On page 8 item g, they are requesting to change from a 10' walkway to a 7' walkway as they were unable to get a 10' easement in Syracuse. Item i, didn't specify the height of the fence so "6' white vinyl fencing" has been added. Item d the wording was changed to "all dwellings may have a 20' setback to the other living areas." The garages would still have to be at 23' and 28', but if the plan has the living space closer to the road the living space can be 20. Item e: change the 50% brick on the front elevation to 30%. Mr. Bridenstine said they want to add same requirement as in Clifford Park of wainscot of brick/rock on all corner lots. Both subdivisions will have the same requirements. Mr. Bridenstine said there will not be siding on the front and they would like to incorporate the hardiplank on the sides. Commissioner Osborne asked about the requirement for landscaping. Mr. Bridenstine said the protective covenants state that the front yard will need to be landscaped during the 1st season and the back yard by the 2nd season. Kent Bush stated the City Ordinance gives the homeowner 18 months for the front yard to be landscaped and 2 years for the rear. Commissioner Osborne asked to have architectural shingles added to the Development Agreement. Scott Hodge told the commissioners the storm drainage plan has not been completed. He requested there be a condition to have City Engineer approval on the storm drainage.

Commissioner Carpenter moved to send this request for Final Subdivision Approval and Development Agreement Approval to the City Council with recommendation of approval from the Planning Commission with the following changes: architectural shingles, 6' high fence all the way around the perimeter, with homes having 30% brick or rock on the front and an additional requirement of stucco, brick, rock or hardiplank on the sides for corner lots, the 7' walkway and condition on approval of the drainage by the City Engineer. Seconded by Commissioner Shepherd. All Voting AYE.

PLANNING COMMISSIONER'S MINUTE

Chairman Olson - Nothing

Commissioner Griffeth – Nothing

Commissioner Shepherd – Nothing

Commissioner Osborne – Referring to the LDS Church on 300 North east of the railroad, he said he would like to see the property zone changed from R-3 to a R-1 zone.

Commissioner Hartvigsen – Nothing

Commissioner Carpenter – Nothing

Commissioner Moore – Nothing

Commissioner Jeppesen -

Commissioner Gibson – Nothing

Commissioner Hoggan – Nothing

Councilmember Sprague - Nothing

Staff – Gregg Benson said the commissioners had a tour of Midtown Village last year, would like to find a time to take the Planning Commission to Orem to look at the development. Thursday or Friday after 4:00 probably best. The Commissioners said that Thursday would probably be best. They were looking toward the end of this month or first of next month. The Commissioners said April 19th would work well for them.

Kent Bush told about a tour of Springdale City when he went to the APA conference. He said the developers want to build on land that is sliding down. He said a month ago he was in Honduras; it is different from any other place he has been.

There being no further business to come before the Planning Commission, **Commissioner Osborne moved to adjourn at 8:15 P.M.**