

CLEARFIELD PLANNING COMMISSION MEETING

April 18, 2007

7:00 P.M. - Regular Session

PRESIDING:	Victor Olson	Chairman
PRESENT:	Mark Shepherd	Commissioner
	Robert Osborne	Commissioner
	Matt Hartvigsen	Commissioner
	Darren Carpenter	Commissioner
	Bill Moore	Commissioner
	Kenneth Jeppesen	Alternate Commissioner
	Phillip Hoggan	Alternate Commissioner
	Josh Taylor	Alternate Commissioner
	Doyle Sprague	Council Liaison
EXCUSED:	Cornell Griffeth	Commissioner
	Tyler Gibson	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
STAFF EXCUSED:	Larry Waggoner	City Attorney
VISITORS:	Anthony Shepherd, Lloyd Roberts, Robert Strebel, R. Lynn Allred, Foster Chandler, Kathryn Murray, Kirk Bullard, Harold Armstrong, Mark Aspittle, Jeannine Allred	

Pledge of Allegiance was led by Commissioner Olson.

APPROVAL OF MINUTES FROM APRIL 4, 2007 PLANNING COMMISSION MEETING

Commissioner Carpenter had some minor clarifications to be made to the minutes regarding the signs for El Dorado Tire. On page 3, paragraph 3 he asked to have “two smaller” added to a sentence to read, “The pole sign and the two smaller roof signs will be removed.” He also recommended adding “south” to correct the third from the last sentence of the same paragraph to read, “It was determined that signage needs to be permanent and the south wall sign needs to be a box sign.” He also questioned some wording on page 4, regarding Barton Farms. However, he was told it was quoted exactly as in the minutes.

Commissioner Shepherd moved to approve the April 4, 2007 minutes as amended. Seconded by Commissioner Jeppesen. All Voting AYE.

Chairman Olson commented on the signs at El Dorado Tire. We have not seen any progress,

however, City Staff is working with them and they will come into compliance as soon as possible.

7:00 P.M. PUBLIC HEARING TO AMEND LOTS 15 & 16 OF SMITH ESTATES ON 550 EAST

Chairman Olson read the Public Hearing Notice and declared the Public Hearing open at 7:04 P.M.

Kirk Bullard said they want to take the lot with the existing duplex (lot 16) and add a small piece to it from lot 15 and divide lot 15 into two buildable lots and build a twin home on the new lots. The new little piece that will be removed from lot 15 will be included with the new lot 23. The twin home will be on lots 21 and 22 and will be facing 550 East. Commissioner Carpenter said there is a semi on the north side of the property that is out of Clearfield's code and asked if it could be moved. Foster Chandler said he owns the duplex and he has requested the owner of the truck to move it, however, he feels he can park it there. Mr. Chandler would like to know if there is an ordinance prohibiting the truck from parking on the property. Gregg Benson said he would look at the side yard issue and will talk to the police and Mr. Chandler.

FOR:

None

AGAINST:

None

Commissioner Osborne moved to close the Public Hearing at 7:09 P.M. Seconded by Commissioner Shepherd. All Voting AYE.

Commissioner Osborne moved to approve this request to Amend Lots 15 & 16 of Smith Estates on 550 East. Seconded by Commissioner Shepherd. All Voting AYE.

FINAL SUBDIVISION APPROVAL OF SMITH ESTATES AMENDED ON 550 EAST

Commissioner Carpenter moved to send this request for Final Subdivision Approval for Smith Estates Amended to the City Council with recommendation of approval from the Planning Commission. Seconded by Commissioner Moore. All Voting AYE.

SITE PLAN APPROVAL FOR A SERVICE BUILDING AT 555 NORTH MAIN

Lloyd Roberts, owner of the car lot, said they want to build a service building on the lot. It will be for detailing and minor service. He said it would be a place to look through the car and make minor repairs before placing it on the lot. Commissioner Olson asked what materials would be used for construction. Mr. Roberts said it would be constructed with wood with vinyl siding. The building will be in the corner. The tuff shed will be removed from the lot. Commissioner Carpenter asked their hours of operation. Mr. Roberts said the car lot is open 9:00 A.M. to 7:00 P.M. Monday through Saturday. The mechanic works 9:00 A.M. to 5:00 P.M., Monday through Friday.

Commissioner Carpenter requested they use a higher quality of material on the front of the building to enhance the look of the building because it is on Main Street. Mr. Roberts agreed to the changes. Chairman Olson asked if they were looking for additional signage. Mr. Roberts said no.

Commissioner Carpenter said the plans show that you will be putting the slatted fence to the east end of the building. He said because there is a residence on the north side he requested the fence continue up to the sidewalk area. There is a chain link fence on the south and west sides of the property and it was recommended they install a chain link fence on the entire north property line to separate the business from the residential. Mr. Roberts said they have been talking to the owner of the property to the north and they are hoping in the future to buy that property to expand their car lot. Mr. Roberts was concerned with the need to move the fence when they purchased the additional property. Commissioner Shepherd said he felt that the fence needed to be there and could be moved at the time the property is purchased. Gregg Benson said the fence will need to follow the fence ordinance. The ordinance states that the first 20' has to be 3' then it can be 6'. The Commissioners feel there is a need for separation between residential and commercial.

Commissioner Jeppesen moved to approve this request for Site Plan Approval for a Service Building at 555 North Main. There was some discussion on adding stucco, brick or rock to the front of the building. **Seconded by Commissioner Carpenter.** Commissioner Shepherd asked if there should be some discussion on the lighting on the building. Kent Bush said the Police Department doesn't like to have dark areas behind buildings. It can be a wall pack motion light or it can be on the corner that shines in both directions. Commissioner Carpenter said there needs to be lighting added to the north side and the west side.

Commissioner Jeppesen made an alternate motion to approve this request for Site Plan Approval for a Service Building at 555 North Main with the addition of stucco, rock or brick on the front and lighting on the west and north side of the property. Seconded by Commissioner Shepherd. All Voting AYE.

SITE PLAN APPROVAL FOR A STORAGE BUILDING AT 305 WEST 200 SOUTH

Robert Strebel wants to build a private, one unit garage for his personal use. It will be 50' X 70' with four bays and a walk in door. Mr. Strebel said he personally uses five of the storage units and said it will be cheaper to build a new building and rent out the five units. Chairman Olson asked what he would be storing in the building. Mr. Strebel said he will use it for his own toys. Chairman Olson stated the garage will not be rented, but he will rent out the 5 units he now is using. Chairman Olson asked what type of materials would be used in the construction of the building. Mr. Strebel said it will be a metal building, similar to building to the east of the storage units. The new building will be on the south end of his property. Commissioner Carpenter said they had hoped the construction would match the storage units. Mr. Strebel said he has had problems with the concrete because of the high water table.

Commissioner Osborne moved to approve this request for a storage building at 305 West 200 South. Seconded by Commissioner Jeppesen. All Voting AYE.

PLANNING COMMISSIONER'S MINUTE

Chairman Olson - Nothing

Commissioner Shepherd – asked about visit to Orem. Gregg Benson said there were some issues and the visit hasn't been finalized. They hope to go before the site plan.

Commissioner Osborne – Nothing

Commissioner Hartvigsen – Nothing

Commissioner Carpenter – asked about the rezone on the LDS Church of 300 North. Commissioner Osborne said he talked to the Stake leaders and a letter is being requested for the City to move forward with the rezone. Commissioner Carpenter said last week when discussing the Apostolic Church, they should have suggested a change in the name of the church from Layton to Clearfield. He said he would like the exact address for the property that they need to review. He was told it was on the map; however, it was difficult to find.

Commissioner Moore – Nothing

Commissioner Jeppesen – Nothing

Commissioner Hoggan – had a question on the ownership of the property where the semi was parked. Gregg Benson said they would figure out what was going on. Commissioner Carpenter said it is on Foster Chandler's property that he rents.

Commissioner Taylor – sorry missed the last couple of meetings, there was some confusion.

Councilmember Sprague – said he appreciated getting out early.

Staff – Kent Bush said they are in the process of getting rezones together. There will not be a meeting on May 2nd. But the May 16th meeting could have a lot of rezones.

Gregg Benson – said the Mayor and Chris Hillman have asked him to look at building design standards for the City. He would like to have their input. It will give the City legislative authority to regulate what the City will look like.

There being no further business to come before the Planning Commission, **Commissioner Shepherd moved to adjourn at 7:38 P.M.**