

## CLEARFIELD PLANNING COMMISSION MEETING

February 7, 2007

7:00 P.M. - Regular Session

PRESIDING:	Mark Shepherd	Vice-Chairman
PRESENT:	Robert Osborne	Commissioner
	Matt Hartvigsen	Commissioner
	Kenneth Jeppesen	Alternate Commissioner
	Darren Carpenter	Alternate Commissioner
	Bill Moore	Alternate Commissioner
	Doyle Sprague	Council Liaison
EXCUSED:	Victor Olson	Chairman
	Cornell Griffeth	Commissioner
UNEXCUSED:	Mark Bottema	Commissioner
STAFF PRESENT:	Larry Waggoner	City Attorney
	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
VISITORS:	Tim Tippetts, Denise Tippetts, Kathryn Murray, Danielle Falcione, Sharon B. Anderson, Beverly Snyder, John Chojnowski, Julie Chojnowski, Kristi Turnblom, Bryan Turnblom, Verlan Robinson, Pam Robinson, Don Wood	

Pledge of Allegiance was led by Commissioner Shepherd.

### APPROVAL OF MINUTES FROM JANUARY 3, 2007, JANUARY 17, 2007 PLANNING COMMISSION MEETINGS AND SEPTEMBER 20, 2006 WORK SHOP

**Commissioner Carpenter moved to approve the minutes of January 3, 2007, January 17, 2007, and workshop of September 20, 2006 as presented. Seconded by Commissioner Hartvigsen. All Voting AYE.**

### PUBLIC HEARING TO REZONE OF PROPERTY AT 780 SOUTH STATE STREET FROM C-1 TO C-2

Commissioner Shepherd read the Public Hearing Notice and declared the Public Hearing open at

7:02 P.M.

Sharon Anderson of the Family Connection Center handed a brochure to the Commissioners and explained the purpose of their program. She said they receive funding through federal, state and local grants. They have found it necessary to find additional ways to obtain funds. They have been running a thrift store at their Layton office with the food bank and it has outgrown the walls. They would like to have the thrift store moved to this location. Their goal is to make money to put back into the programs. They also plan to use the store for training. Commissioner Shepherd asked how much traffic they expected to have on a regular basis. Ms. Anderson said they hope to get more than they have now and they have been bringing in about \$400 a week. Commissioner Shepherd said it is in a very busy area, and with the store traffic will increase. Commissioner Shepherd asked if there would be adequate parking. Kent Bush said they were in the process of getting the site plan together and there will be about 6 or 7 parking spaces. Commissioner Shepherd asked if that was sufficient. Kent Bush said the building is about 3,000 sq. ft. and our ordinance requires 1.5 parking stalls per 1,000 sq.ft.; therefore, the proposed parking would meet City ordinance. Commissioner Carpenter asked if they would change the look of the building. Sharon Anderson said they didn't have any plans to do anything other than minor repairs.

**PUBLIC COMMENTS:**

John Chojnowski owns Rocky Mountain Apartment adjacent to the property and he was here to learn more about the business. His interest is the type of clientele that would be using the facility and wanted to know if it will impact his business as an owner of rental property. He was concerned about protecting the children in the complex. He asked what type of thrift items would be sold. He said they sounded like a good organization.

Sharon Anderson said the store will be open to the public. She said this is not a site where they run their programs. Their services are at a different site. She said they are currently taking any items to be sold at the store such as, couches, clothes, household goods.

Mayor Don Wood explained the nature of the Family Connection Center and the service they provide to benefit Clearfield City. They are a sub-recipient of Community Development Block Grant funds Clearfield City receives from the Federal Government. This facility is just another means to generate revenue to help assist those that are less fortunate.

**FOR:**

None

**AGAINST:**

None

**Commissioner Osborne moved to close the Public Hearing at 7:12 P.M. Seconded by**

**Commissioner Hartvigsen. All Voting AYE.**

**Commissioner Hartvigsen moved to send this request for Rezone of property at 780 South State Street from C-1 to C-2 to the City Council with recommendation of approval from the Planning Commission. Seconded by Commissioner Jeppesen. All Voting AYE.**

PUBLIC HEARING FOR CONDITIONAL USE PERMIT FOR A HOME OCCUPATION LICENSE TO DETAIL, REPAIR AND SELL CARS FROM A RESIDENTIAL GARAGE AND DRIVEWAY AT 115 NORTH 1400 WEST

Commissioner Shepherd read the Public Hearing Notice and declared the Public Hearing open at 7:15 P.M.

Tim Tippets said he has a conditional use permit and is currently doing detail work and minor repairs, getting cars ready for resale for a car lot he maintains in Weber County. Commissioner Shepherd asked him if he was asking permission to sell cars from his residence. Mr. Tippets said the State requires him to have a sign and with that it would allow him to have signs in his cars. He would place an “as is” sticker in the windows of the cars on his property. He said the State requires permission from the City before they will allow him permission for the sign.

Commissioner Shepherd said when he received the original approval, the number of vehicles on his property was not to exceed seven, including his own vehicles. Commissioner Shepherd continued that when he drove by there were more than seven. Mr. Tippets didn’t remember how many they told him, only that he needed to cement the property. Commissioner Shepherd reviewed the conditions of his original Conditional Use Permit. Mr. Tippets said he was trying to close his car lot in West Haven. Commissioner Shepherd said he currently isn’t in compliance with his first Conditional Use Permit and now he wants to sell cars from his home, which Commissioner Shepherd doesn’t feel it fits in the surrounding neighborhood. Commissioner Carpenter said there were ten cars besides personal ones. Three cars were on the grass at the far back of the property, plus the seven or eight that are on the cement by the house. Mr. Tippets said he forgot about the number of cars, and he never parks the cars on the street only to shuffle cars. Commissioner Shepherd said there have been no complaints. Mr. Tippets said he collected \$15,000 in sales tax last year and feels he would be an asset to the County and the City.

Commissioner Shepherd said selling cars in a residential neighborhood is not the right place to do it. Mr. Tippets was asked if he would close his car lot in West Haven. He said he doesn’t plan to, but would like to have the ability to sell cars at the home because he spends 70% of his time at home. He said he already has approval from the State, he only needs approval from the City.

FOR:  
None

AGAINST:  
None

**Commissioner Hartvigsen moved to close the Public Hearing at 7:23 P.M. Seconded by Commissioner Carpenter. All Voting AYE.**

Commissioner Carpenter said we have a responsibility as a Planning Commission to keep the zones as well as we can. He feels that we have zones in the City for a purpose and feels that this does not fit in a residential area.

**Commissioner Carpenter move to deny this request for a Conditional Use Permit for a home occupation license for a car lot at 115 North 1400 West. Seconded by Commissioner Jeppesen. All Voting AYE.**

Mr. Tippetts said he would have had neighbors come if he would have known that he would have been denied. Commissioner Shepherd said this type of business doesn't fit in a neighborhood.

#### SUBDIVISION APPROVAL FOR GREEN PASTURES AMENDED PHASE 2 ON 25 NORTH

Verlan Robinson said he wanted to sell the home at 1355 West 25 North, but not the property and the garage behind it, so the lot was subdivided. He will add a fence down the west side and plans to keep the yard locked up and separate. Commissioner Carpenter asked what the property would be used for. Mr. Robinson said he used it for personal storage of his trucks and tractors.

**Commissioner Hartvigsen moved to approve this request for Subdivision Approval for Green Pastures Amended Phase 2 on 25 North. Seconded by Commissioner Carpenter. All Voting AYE.**

#### PLANNING COMMISSIONER'S MINUTE

Commissioner Shepherd – Was thankful for the presentation UTA made earlier on the conceptual design of the rail stop at the workshop with the City Council. It will be an asset to the City.

Commissioner Osborne – feels bad for Mr. Tippetts knowing it is his livelihood. He asked if the people that come in for a Conditional Use Permit for a home occupation are explained the reasons we have zones.

Commissioner Hartvigsen - Nothing

Commissioner Carpenter – Asked when the Planning Commission would meet with the City Council. Councilmember Sprague said a meeting date has not been set.

Commissioner Jeppesen - Nothing

Commissioner Moore – Thinks we are heading in the right direction with the rail stop.

Councilmember Sprague – Appreciates the work the Planning Commissioners do.

Staff - Nothing

There being no further business to come before the Planning Commission, **Commissioner Osborne moved to adjourn at 7:32 P.M. Seconded by Commissioner Hartvigsen.**