

## CLEARFIELD PLANNING COMMISSION MEETING

January 17, 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	Alternate Commissioner
	Bill Moore	Alternate Commissioner
	Doyle Sprague	Council Liaison
EXCUSED:	Mark Bottema	Commissioner
	Kenneth Jeppesen	Alternate 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:	Con Wilcox, Julianne Nebeker	

Pledge of Allegiance was led by Commissioner Olson.

### APPROVAL OF MINUTES FROM DECEMBER 6, 2006 PLANNING COMMISSION MEETING

Minutes of January 3, 2007 were not available for approval.

**Commissioner Osborne moved to approve the minutes of December 6, 2006 as written. Seconded by Commissioner Carpenter. All Voting AYE.**

### PUBLIC HEARING FOR AMENDMENTS TO THE CR ZONE

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

Chairman Olson asked Commissioners for any comments. Commissioner Hartvigsen under 11-11C-12: OTHER REQUIREMENTS, letter C it states "Fencing shall be determined by the Planning Commission at site plat approvals." It should read "site plan approvals." Chairman Olson recommended "Motor vehicle sales and minor service" be a conditional use, rather than a

permitted use. The Commissioners agreed with the change.

FOR:

None

AGAINST:

None

**Commissioner Shepherd moved to close the Public Hearing at 7:03 P.M. Seconded by Commissioner Griffeth. All Voting AYE.**

**Commissioner Shepherd moved to send this request for amendment to the CR Zone to the City Council with recommendation of approval Planning Commission with the changes as noted: changing site plat approvals to site plan approvals and moving “Motor vehicle sales and minor service” from permitted use to conditional use. Seconded by Commissioner Carpenter. All Voting AYE.**

REVIEW OF CONDITIONAL USE PERMIT FOR VETERINARY CLINIC AT 1625 SOUTH 1000 WEST, SUITES 6 & 7

The Conditional Use Permit for the Veterinary Clinic was approved in July, this is the six month review. Julianne Nebeker, co-owner of the business was present. Chairman Olson said no complaints have been received. He said he lives in the area and it is a nice facility. Mrs. Nebeker said the business is in a good location and they are doing well.

Commissioner Carpenter asked about the process for reviewing Conditional Use Permits. Chairman Olson said a review date can be identified of six months, one year or it can be extended or eliminated, or it can be upon exception.

**Commissioner Carpenter moved to approve this request for extension of the Conditional Use Permit for a Veterinary Clinic at 1625 South 1000 West, Suites 6 & 7 with review upon exception. Seconded by Commissioner Shepherd. All Voting AYE.**

PLANNING COMMISSIONER'S MINUTE

Chairman Olson – Nothing

Commissioner Griffeth – Nothing

Commissioner Shepherd – Nothing

Commissioner Osborne – Nothing

Commissioner Hartvigsen – asked when they were to get the topics for joint meeting with the City Council. He was told to get them to staff. Meeting hasn't been scheduled

Commissioner Carpenter – asked if it was a current code to have enclosed dumpsters. He commented about the enormous amount of boxes and trash around various dumpsters. Kent Bush said the dumpster ordinance has been in place quite some time. A few years ago he asked the City Council if the ordinance should be enforced, at that time the City Council didn't tell them to enforce. If it becomes a real concern, then he could start enforcing that better.

Commissioner Moore – Nothing

Councilmember Sprague – Nothing

Staff – Kent Bush gave the Commissioners a handout from the Utah League of Cities and Towns listing ways for better communication between staff, City Council and Planning Commissioners. He said there are good ideas in there, some items we may want to look at incorporating. He said he also gave a copy to the City Manager. He had a booklet, Wasatch Choices 2040, A Four County Land-Use and Transportation Vision. The booklet was compiled by Envision Utah, Federal Highway Administration, Wasatch Front Regional Council, Mountainland Association of Governments, Utah Department of Transportation and Utah Transit Authority. He said he has several copies so if they want one they can get one or they can come to the office to look at it. He said he also has in his office quite a bit of information on helps for the Planning Commission. If you can't sleep at night, come get some of the reading material.

There being no further business to come before the Planning Commission, **Commissioner Shepherd moved to adjourn at 7:12 P.M. Seconded by Commissioner Osborne. All Voting AYE.**