

**CLEARFIELD PLANNING COMMISSION MEETING**

June 6, 2007

7:00 P.M. - Regular Session

PRESIDING:	Mark Shepherd	Commissioner
PRESENT:	Matt Hartvigsen	Commissioner
	Darren Carpenter	Commissioner
	Bill Moore	Commissioner
	Kenneth Jeppesen	Alternate Commissioner
	Tyler Gibson	Alternate Commissioner
	Phillip Hoggan	Alternate Commissioner
	Josh Taylor	Alternate Commissioner
	Kathryn Murray	Councilmember
EXCUSED:	Victor Olson	Chairman
	Cornell Griffeth	Commissioner
	Robert Osborne	Commissioner
	Doyle Sprague	Council Liaison
STAFF PRESENT:	Kent Bush	Planning/Zoning Administrator
	Christine Horrocks	Building Permits Specialist
	Gregg Benson	Planning/Zoning GIS Specialist
STAFF EXCUSED:	Larry Waggoner	City Attorney
	Scott Hodge	Director Public Works
	Kay Chandler	Economic Development Director
VISITORS:	Mike Ford	

Pledge of Allegiance was led by Commissioner Shepherd.

APPROVAL OF MINUTES FROM MAY 16, 2007 PLANNING COMMISSION MEETING

**Commissioner Carpenter moved to approve the Planning Commission Minutes of May 16, 2007 as presented. Seconded by Commissioner Moore. All Voting AYE.**

PUBLIC HEARING TO CONSIDER AMENDMENTS TO TITLE 11, CHAPTER 6,  
AMENDMENTS TO TITLE AND MAP, SECTION 3C, REVIEW PROCEDURES, NOTICE  
REQUIREMENTS

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

7:02 P.M.

Kent Bush gave the Commissioners a copy of the changes and said the posting requirements for rezones stated that every property that was rezoned had to have a notice on it. The ordinance is being amended to include in 11-6-3-C paragraphs 1b & 2b, "or in the case of multiple properties in the same vicinity the designated agent shall post a minimum of one sign at a general location for all properties under consideration". Also the notification time to the newspaper and the posting of the property will be changed to ten days. Commissioner Shepherd was concerned about the vagueness of the statement as to the location of the signs on multiple properties. Kent Bush said it will be left up to them where they post and they will be sure there is enough that the public is aware. Commissioner Shepherd was concerned about the notification to the property owner. Kent Bush explained they will be mailing notices to the property owners and adjacent property owners. Commissioner Taylor asked if it was redundant to send notification to the owners and post the property. Commissioner Shepherd said the signs are to notify the public. Commissioner Carpenter asked why in paragraph 11-6-3-C-1-c the posting time was still twelve days. Mr. Bush felt it was an oversight and would check with the City Recorder to have it corrected. Commissioner Hartvigsen asked if it would be too restrictive to say contiguous properties. Gregg Benson explained why contiguous would not work.

FOR:

None

AGAINST:

None

**Commissioner Hartvigsen moved to close the Public Hearing at 7:10 P.M. Seconded by Commissioner Jeppesen. All Voting AYE.**

**Commissioner Hartvigsen moved to send this request to amend Ordinance Title 11, Chapter 6, Section 3 with the correction of paragraph C1c to change twelve days to ten days to the City Council with recommendation of approval from the Planning Commission. Seconded by Commissioner Jeppesen. All Voting AYE.**

**FINAL SUBDIVISION APPROVAL OF RAILWAY VIEW COMMERCIAL SUBDIVISION  
AT APPROXIMATELY 700 EAST 1700 SOUTH**

Mike Ford said he and his brother purchased the east half of this property and are requesting final subdivision approval so they can obtain site plan approval. Commissioner Shepherd asked what they would be doing with the property. Mr. Ford said they will have a studio for private music and dance lessons. He said there would probably be three buildings. The other buildings will be for office or retail space. Commissioner Taylor asked how he purchased half a parcel. Mr. Ford said the agreement also included an option to purchase the west half. Gregg Benson said the County is under obligation to record anything that is brought to them even if it doesn't meet City

ordinance. Commissioner Taylor asked about the entrance. Commissioner Shepherd said the details for landscaping and entrances will come with the site plan.

**Commissioner Carpenter moved to send this request for Final Subdivision Approval for Railway View Commercial Subdivision at approximately 700 East 1700 South to the City Council with recommendation of approval from the Planning Commission. Seconded by Commissioner Hartvigsen. All Voting AYE.**

PLANNING COMMISSIONER'S MINUTE

Commissioner Shepherd – Nothing

Commissioner Hartvigsen – Nothing

Commissioner Carpenter – Nothing

Commissioner Moore – Nothing

Commissioner Jeppesen – Nothing

Commissioner Gibson – Nothing

Commissioner Hoggan – Nothing

Commissioner Taylor – Nothing

Councilmember Murray – Nothing

Staff – Kent Bush gave the overview for June 20<sup>th</sup> meeting and told them they may not get their agendas until June 18<sup>th</sup>. He said if they wanted to look at the plans or if they had any questions on the agenda for June 20<sup>th</sup>, to come to the office. The agenda will be hand delivered on Monday, June 18<sup>th</sup>. Kent Bush said that Craig Call, State Ombudsman, will hold some seminars on land use laws. The three hour seminars will be held this month and he has a schedule if they are interested in attending. He said there is one in Ogden on June 21<sup>st</sup> at 9:00 a.m. and 1:30 pm at the Comfort Inn. He has copies of the schedule if anyone is interested. There is no cost for the seminar, but the book is \$15.00. Craig Call will also have a two day conference October 2<sup>nd</sup> & 3<sup>rd</sup> at the Red Lion in Salt Lake. The details for the conference are not yet available; however, it may cost.

They are anticipating all the rezones and also the rezone of the tank property July 18<sup>th</sup>.

Commissioner Carpenter asked when the Utah League Meeting will be held. He was told it is in September. Kent Bush also said the Fall APA conference will be in Layton at the Davis Conference Center in September.

There being no further business to come before the Planning Commission, **Commissioner Jeppesen moved to adjourn at 7:25 P.M.**