

CLEARFIELD PLANNING COMMISSION MEETING

March 7, 2007

7:00 P.M. - Regular Session

PRESIDING:	Victor Olson	Chairman
PRESENT:	Matt Hartvigsen Mark Bottema Bill Moore Doyle Sprague	Commissioner Commissioner Alternate Commissioner Council Liaison
EXCUSED:	Cornell Griffeth Robert Osborne Darren Carpenter Mark Shepherd	Commissioner Commissioner Alternate Commissioner Commissioner
UNEXCUSED:	Kenneth Jeppesen	Alternate Commissioner
STAFF PRESENT:	Scott Hodge Christine Horrocks Gregg Benson	Director Public Works Building Permits Specialist Planning/Zoning GIS Specialist
STAFF EXCUSED:	Larry Waggoner Kent Bush	City Attorney Planning/Zoning Administrator
VISITORS:	Kathryn Murray, James Tappero, Ann Tappero, Bob Tillotson, Janet Tillotson	

The meeting was called to order by Chairman Olson at 7:25 P.M.

Pledge of Allegiance was led by Chairman Olson.

APPROVAL OF MINUTES FROM FEBRUARY 21, 2007 PLANNING COMMISSION MEETING

Commissioner Hartvigsen moved to approve the minutes of February 21, 2007 as written. Seconded by Commissioner Moore. All Voting AYE.

PUBLIC HEARING TO AMEND LOT 45 OF LAKEVIEW SUBDIVISION AND CREATE 2 LOTS

Chairman Olson read the Public Hearing Notice and declared the Public Hearing open at 7:27

P.M.

Mr. James Tappero said he wants to divide his lot to sell part of the property to Bodily Auto. Bodily Auto has been leasing the property for over 50 years and with the lot split will own the property. The property will have the same use.

FOR:

None

AGAINST:

None

Commissioner Hartvigsen moved to close the Public Hearing at 7:28 P.M. Seconded by Commissioner Bottema. All Voting AYE.

Commissioner Hartvigsen asked if the lot split was to make the back half of the lot a commercial piece as it has been used. Gregg Benson said it currently is zoned for commercial. He said at some point the smaller lot may be requested to be zoned to its use. Currently it will remain commercial. Gregg Benson explained this lot split will create a non-conforming residential lot. It will also allow them to have an owner as opposed to a renter. The surrounding homes are zoned R-2 and if the property owners wants to rezone to residential they could, however they indicated they wanted to leave it commercial.

Commissioner Hartvigsen moved to approve this request to Amend Lot 45 of Lakeview Subdivision and create two lots. Seconded by Commissioner Moore. All Voting AYE.

FINAL SUBDIVISION APPROVAL OF LAKEVIEW SUBDIVISION AMENDED

The plat has been drawn to show lot 103 as 28 South Lakeview Drive, lot 104 will be the parcel of property Bodily Auto is purchasing from Mr. Tappero and the existing property they own north of that parcel will be one lot. This is the subdivision amendment that was just discussed.

Commissioner Moore moved to approve this request for Final Subdivision Approval for Lakeview Subdivision Amended. Seconded by Commissioner Hartvigsen. All Voting AYE.

Gregg Benson explained to Mr. and Mrs. Tappero the process they will need to do to have the changes recorded with the county.

PLANNING COMMISSIONER'S MINUTE

Chairman Olson - Nothing

Commissioner Hartvigsen – good to see Commissioner Bottema here.

Commissioner Moore - Nothing

Commissioner Bottema - Nothing

Councilmember Sprague – Nothing

Staff - Nothing

There being no further business to come before the Planning Commission, **Commissioner Hartvigsen moved to adjourn at 7:37 P.M.**