

**CLEARFIELD PLANNING COMMISSION MEETING**

May 16, 2007

7:00 P.M. - Regular Session

PRESIDING:	Mark Shepherd	Vice-Chairman
PRESENT:	Robert Osborne	Commissioner
	Bill Moore	Commissioner
	Darren Carpenter	Commissioner
	Tyler Gibson	Alternate Commissioner
	Phillip Hoggan	Alternate Commissioner
	Josh Taylor	Alternate Commissioner
	Doyle Sprague	Council Liaison
EXCUSED:	Victor Olson	Chairman
	Matt Hartvigsen	Commissioner
	Cornell Griffeth	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:	Don McKinnon, Kathryn Murray	

Pledge of Allegiance was led by Commissioner Shepherd.

APPROVAL OF MINUTES FROM APRIL 18, 2007 PLANNING COMMISSION MEETING

**Commissioner Osborne moved to approve the minutes of April 18, 2007 as written. Seconded by Commissioner Moore. All Voting AYE.** Commissioner Carpenter was not present for the vote.

PUBLIC HEARING TO REZONE PROPERTY AT 836, 860 AND 904 SOUTH STATE STREET FROM C-1 TO C-2

Commissioner Shepherd read the Public Hearing Notice and declared the Public Hearing open at 7:01 P.M.

Don McKinnon from Davis Behavioral Health and Diversified Employment Opportunities said

their mission is to provide affirmative employment for people with disabilities. Their clients have mental illness or substance abuse diagnosis. Currently they provide employment in the area of cleaning, janitorial, food services, they have a little motor pool, they do some building and grounds and they have a green house. They would like to occasionally sell items from their greenhouse at the facilities on State Street and so they are requesting the change in zoning from C-1 to C-2, which will allow them to have retail sales. Commissioner Shepherd asked what they would do for parking. Mr. McKinnon said they have four lots, of which one is a parking area and will provide adequate off street parking; however, some drivers may pull to the side of the street.

FOR:  
None

AGAINST:  
None

**Commissioner Osborne moved to close the Public Hearing at 7:03 P.M. Seconded by Commissioner Taylor. All Voting AYE.** Commissioner Carpenter was not present for the vote.

**Commissioner Moore moved to send this request for rezone of property at 836, 860 and 904 South State Street from C-1 to C-2 to the City Council with recommendation of approval from the Planning Commission. Seconded by Commissioner Taylor. All Voting AYE.** Commissioner Carpenter was not present for the vote.

#### PLANNING COMMISSIONER'S MINUTE

Commissioner Shepherd – nothing

Commissioner Osborne – nothing

Commissioner Moore – nothing

Commissioner Gibson – nothing

Commissioner Hoggan – nothing

Commissioner Taylor – nothing

Councilmember Sprague – nothing

Staff – Kent Bush reminded the Commissioners of the tour to Midtown in Orem on Friday. Directions and instructions had been sent to the Commissioners. They were to meet at Midtown at 5:30 P.M. with dinner at 7:00 P.M.

**Commissioner Osborne moved to adjourn the Planning Commission meeting to the conference room for the discussion items at 7:08 P.M.**  
Commissioner Carpenter arrived at 7:10 P.M.

DISCUSSION ITEMS

R-2 AND R-3 REZONE AREAS

Kent Bush stated that 45% of residential units in the City are rentals and City Council would like to see that number decrease. They are trying to reduce the number of basement apartments and absentee landlords. Some basement apartments are legal and had permits and there are also legal duplexes. The properties zoned R-2 and R-3 were identified and maps were given to the Commissioners. They were also given a priority list for the rezone. The City Council decided they wanted to rezone all the properties at one meeting. Kent Bush said the rezones will possibly be in June

PF REZONE PROPERTIES

Kent Bush talked to the Commissioners about the PF zone. He identified the uses in the PF zone and the properties that qualify for the PF zone have been identified on the map. He also gave the Commissioners a chart of what is allowed in each zone. There will be some changes that need to be made.

There being no further business to come before the Planning Commission, **Commissioner Carpenter moved to adjourn at 7:56 P.M.**