

CLEARFIELD PLANNING COMMISSION MEETING

December 3, 2008

7:00 P.M. - Regular Session

PRESIDING:	Victor Olson	Chairman
PRESENT:	Bill Moore Tyler Gibson Tim Roper Doyle Sprague	Commissioner Commissioner Alternate Commissioner Council Liaison
EXCUSED:	Matt Hartvigsen Darren Carpenter Kenneth Jeppesen Mark Bottema Nathan Dunn	Commissioner Commissioner Commissioner Alternate Commissioner Alternate Commissioner
STAFF PRESENT:	Brian Brower Adam Lenhard Gregg Benson Christine Horrocks	City Attorney Community Development Director Planner Building Permits Specialist
STAFF EXCUSED:	Kent Bush	Planning/Zoning Administrator
VISITORS:	Michael Dawson, John Ord	

Pledge of Allegiance was led by Commissioner Olson.

APPROVAL OF MINUTES FROM NOVEMBER 19, 2008 PLANNING COMMISSION MEETING

Chairman Olson moved to approve the minutes of November 19, 2008 as written. All Voting AYE.

SCHEDULED ITEMS

SITE PLAN APPROVAL FOR A SHOP AND OFFICE AT 171 WEST 200 SOUTH

Michael Dawson said he owns a construction company and this building will be used for pre-fabrication, storage of lumber and two offices. The equipment stored will be a crane, forklift and small utility trailers. Chairman Olson asked what type of buildings they construct. Mr. Dawson said they frame homes and small commercial buildings. They pre-build some of the components. There will be no chemicals, just wood in the building. Commissioner Gibson asked if they would have ventilation for the sawdust. Mr. Dawson said they will not be doing a lot of cutting inside

to start with. When the volume increases they will put a vacuum outside the building. Chairman Olson asked what the road base and asphalt areas would be used for. Mr. Dawson said the road base is for equipment storage and their twenty employees will park in the asphalt area. Gregg Benson said that water retention has been approved by the City Engineer and it will be inspected to insure it is built to specifications. Chairman Olson asked about landscaping. Mr. Dawson said they don't have any plans at this time. They will have a 6' screened chain link fence.

Commissioner Moore moved to approve this request for Site Plan Approval for a shop and office at 171 West 200 South, seconded by Commissioner Gibson. All Voting AYE.

AMENDED FINAL PLAT FOR PARK MEADOWS PHASE 5 AT 490 EAST 700 SOUTH

John Ord with Ord & Rodgers Construction said they were not aware of the easement problem until the title report was completed. Chairman Olson said they have approval from the City. Brian Brower said it was changed because of state statues. Mr. Brower asked if the legal description had been reviewed. Gregg Benson said he believes it was reviewed by Scott Nelson; however, he would have to check to be certain.

Commissioner Gibson moved to send this request to vacate part of a utility easement on Park Meadows Phase 5 at 490 East 700 South to the City Council along with the modified plat with the recommendation of approval from the Planning Commission, seconded by Commissioner Roper. All Voting AYE.

Chairman Olson welcomed Councilmember Sprague at 7:12 p.m.

DISCUSSION ITEMS

TITLE 11, CHAPTERS 1, 2, 3, 4, 5, 6 & 7

Adam Lenhard led the discussion on the review of Title 11. He said Chapters 1 & 2 were reviewed last week. The public meeting notice table 11.2 is new and table 11.1 was updated and added a new section 11.1.16 authorized the City Council to enter into Development Agreements. He said Chapter 3, definitions, will not be reviewed at this time. He told the Commissioners to use this for reference and if there are any questions or comments to let staff know. Mr. Lenhard then reviewed the changes to Chapters 4, 5, 6 and 7.

PLANNING COMMISSIONER'S MINUTE

Chairman Olson – Told the Planning Commissioners this is his last meeting. The next year has a conflict with his employment. He will be traveling to 23 countries in 10 months. He said thanks to everyone for their support. He told Adam Lenhard and Brian Brower he feels they have done a great job in the short time they have been with the City. He complimented Councilmember Sprague and the City Council on the work they are doing. He wished everyone a Happy Holiday.

Commissioner Moore – told Chairman Olson it was great working with him.

Commissioner Gibson – wished Chairman Olson good luck.

Commissioner Roper - Nothing

Councilmember Sprague – Told Chairman Olson that he will be missed. He has led the Planning Commission through some rough situations that he handled very well.

Staff – Gregg Benson told the Commissioners Merry Christmas and said this is the last meeting for the year. He also added that Chairman Olson will be missed.

There being no further business to come before the Planning Commission, **Commissioner Gibson moved to adjourn at 7:27 P.M.**