

## CLEARFIELD PLANNING COMMISSION MEETING

June 18, 2008

7:00 P.M. - Regular Session

PRESIDING:	Victor Olson	Chairman
PRESENT:	Matt Hartvigsen	Commissioner
	Bill Moore	Commissioner
	Josh Taylor	Commissioner
	Kenneth Jeppesen	Commissioner
	Tyler Gibson	Commissioner
	Doyle Sprague	Council Liaison
EXCUSED:	Darren Carpenter	Commissioner
STAFF PRESENT:	Brian Brower	City Attorney
	Adam Lenhard	Community Development Director
	Kent Bush	Planning/Zoning Administrator
	Gregg Benson	Planner
	Christine Horrocks	Building Permits Specialist
VISITORS:	Vern Hamblin, Marilyn Fromeyer, Legrand Johnston, John E. Ord, Kirt Wise, Jarod Maw, Haywood B. Thorbs, Carol A. Thorbs, Bill Terburg, Kathryn Murray	

Pledge of Allegiance was led by Commissioner Chairman Olson.

### APPROVAL OF MINUTES FROM JUNE 4, 2008 PLANNING COMMISSION MEETING

Chairman Olson asked to have “paid” on page five at the end of line 4 changed to “pad.” Commissioner Moore asked to have the word “fundament” replaced with “fundamental” on the last line of page 3. He also requested on page 4 the last sentence of the first paragraph, “Mr. Klug said at the scales they will determine if there are fluids it will be rejected” be changed to read, “Mr. Klug said at the scales if fluids are found, the vehicle will be rejected.” Commissioner Hartvigsen asked for clarification at the end of the 6<sup>th</sup> line of the 2<sup>nd</sup> paragraph on page 4. It was decided to add “the ground” so the sentence would read, “He also has concerns about the metal on the ground causing ground contamination for future use.”

**Commissioner Jeppesen moved to approve the minutes as amended for the meeting on June 4, 2008, seconded by Commissioner Taylor. All Voting AYE.**

PUBLIC HEARING TO CONSIDER AMENDMENTS TO THE GENERAL PLAN AND MAPS

Chairman Olson declared the Public Hearing open at 7:03 p.m.

Chairman Olson asked if there had been any comments received from the public. Gregg Benson said no comments had been received in the office.

**PUBLIC COMMENT:**

Legrand Johnston said 1350 South is a cul-de-sac which on the General Plan the City shows the street connecting to 1450 South. He said all the residents he has talked to are against having the road continued. They feel it will become a short cut and will cause excessive traffic and parking in their residential neighborhood. He wanted to know why the residents of the cul-de-sac were not informed about this meeting. Chairman Olson said it is not in the plan to change the status of the road at this time. Gregg Benson told Mr. Johnston the General Plan was posted at the Post Office and Library and in the newspaper. The street they are referring to has been proposed since 1978 and on the General Plan since 2007.

Kent Bush said the addition to Rocky Mountain Care Center he is referring to is only a concept. There hasn't been any reason to exclude the street from the General Plan. When the City does a change to the General Plan it can be for anything in the City. It is impossible to send a notice to individual property owners throughout the entire city. Brian Brower said addressing the notice issue, what we are talking about is not a change in the General Plan, but actually maintaining the status quo or not changing the General Plan. He said the citizens can propose changes to the General Plan. Mr. Johnson asked if they should talk to the architect. Mr. Brower told Mr. Johnston he should start talking to staff and voice your concerns. The 1350 East street was brought to the Planning Commission by the developer, however, it was determined there would be no changes at this time. Chairman Olson said we also said we would discuss the project with the developer and look at other alternatives.

Commissioner Taylor explained to the citizens that the utilities run under the street. The City tries to loop the utilities so that a minimum amount of citizens will be affected if water needs to be shut down. The City needs access to the utilities in the street. Commissioner Taylor told Mr. Johnston that it is in his best interest to keep the loop so his home has the best access to City utilities that it can. Chairman Olson said this issue isn't a done deal. City Attorney, Brian Brower said the Planning Commission has established the amendments they are recommending to the City Council. He said this is a Public Hearing and it is appropriate for a citizen to say they feel that something else should be included in the changes to the General Plan, but it isn't appropriate for the Planning Commission to take a position on any other issues at this time.

Councilmember Sprague asked Mr. Johnston what he wanted built at that property. He asked if they would like residences or a healthcare facility; the property won't stay the way it is. Mr. Johnston said if the healthcare facility is built, the buildings will be significantly taller than the houses in the area and will block their view and the value of their homes will decrease. There are

issues with garbage collection, increased traffic, privacy will be gone, insufficient parking, lighting from the parking area. Commissioner Taylor asked Mr. Johnston which he saw producing more traffic, more houses or the convalescent home. Mr. Johnston said if they had gone through with the continuation of the subdivision there would be 24 to 30 additional homes in that area. Commissioner Taylor said it appears that Mr. Johnston is pointing out the reasons why he wouldn't want the convalescent home there and would be willing to deal with some traffic. Kent Bush said there are a lot of issues with the project that need to be worked out, there haven't been any approvals. There is a lot to be considered before this project goes forward. Commissioner Gibson said the City has an ordinance that requires a certain amount of parking spaces depending on the type of business.

Marilyn Fromeyer said if the convalescent home is built, she will have daylight at night and she isn't happy about that situation.

Carolyn Thorbs said she wants it on record that she opposes a through street in this neighborhood. She said she hates to see the land used as business.

Kent Bush told the residents that the street is not a cul-de-sac, it is a dead end, stub street.

**Commissioner Jeppesen moved to close the Public Hearing at 7:35 p.m., seconded by Commissioner Gibson. All Voting AYE.**

**Commissioner Jeppesen moved to send this request for Amendments to the General Plan and Maps as stated in the June 4<sup>th</sup> meeting to the City Council with recommendation of approval from the Planning Commission, seconded by Commissioner Moore. All Voting AYE.**

Adam Lenhard commented in the draft of the General Plan in the table of contents there was space left for final amendments based on your recommendation. The chapter and page numbers will be added to match the recommendations.

#### SITE PLAN APPROVAL FOR THE MEADOWS PHASE 5 AT 490 EAST 700 SOUTH

John Ord, Ord & Rodgers Construction, said they have had The Meadow development for six or seven years. And now they feel it is the right time to move forward with Phase 5 of the development. They are requesting site plan approval for this phase. Brian Brower said staff's recommendation is conditional approval of the site plan, the condition being that City Council approves the Development Agreement. Chairman Olson said it appears that the type of building has changed to townhomes. Gregg Benson said the subdivision was approved a month ago and the plat has been recorded. The second access to 700 South on the west side of property follows the sewer line and is a temporary access. Gregg Benson explained the permanent changes to the road that will be with the next phase. Chairman Olson asked if the existing dumpsters will be adequate for 26 new residents. Gregg Benson said the staff reviewed the layout and feels the

layout is sufficient for the additional townhomes.

**Commissioner Taylor moved to approve this request for Site Plan Approval for The Meadows Phase 5 at 490 East 700 South with the condition the revised Development Agreement is approved, seconded by Commissioner Jeppesen. All Voting AYE.**

REVISED DEVELOPMENT AGREEMENT APPROVAL FOR THE MEADOWS AT 490 EAST 700 SOUTH

Gregg Benson explained additional changes that had been made to the Development Agreement since it was sent to the Commissioners. Brian Brower said they would like to insert “private” temporary, secondary access road (not to be dedicated to the City) to clarify the status of the temporary road. Mr. Ord was in agreement with the changes that were made.

Commissioner Hartvigsen asked if the dedication of the right-of-way went away. Gregg Benson said that Phase 5 doesn’t adjoin where the City wants to adjoin Depot Street and will be taken care of when the future phases are developed and completed. Brian Brower said there are issues that can’t be resolved but at this point they won’t stop this phase from proceeding.

Councilmember Sprague told Mr. Ord the City appreciates that the property has always looked nice.

**Commissioner Jeppesen moved to send this request for Revisions to the Development Agreement for The Meadows at 490 East 700 South to the City Council with recommendation of approval from the Planning Commission, seconded by Commissioner Moore. All Voting AYE.**

SITE PLAN APPROVAL FOR A BOWERY, PARK, AND PARKING LOT AT 125 WEST 2200 SOUTH

Jarod Maw with Richard Bott Architects said the LDS Church is requesting approval to build the bowery, park and a parking lot for 25 cars. Chairman Olson asked if the water retention will be in the back portion of the lot. Mr. Maw said it would be at the back. Chairman Olson asked about the dumpster and lighting. He was told they planned to use the dumpster located at the church building across the street. Mr. Maw said lighting on the bowery will illuminate the parking lot. Chairman Olson asked about the safety of the crosswalk. Kent Bush said the crosswalk will be east of the intersection. Commissioner Hartvigsen said there should be ADA access to the street. He was concerned with the retention pond because sometimes they become unsightly.

**Commissioner Taylor moved to approve this request for Site Plan Approval for a bowery,**

**parking lot and park at 125 West 2200 South with the addition of an enclosed dumpster at the location, seconded by Commissioner Jeppesen. All Voting AYE.**

PLANNING COMMISSIONER'S MINUTE

Chairman Olson – Our next meeting will be the week of the July 4<sup>th</sup> holiday. Please let us know if you will be gone for that meeting.

Commissioner Hartvigsen – Nothing

Commissioner Moore – Nothing

Commissioner Taylor – Nothing

Commissioner Jeppesen – Nothing

Commissioner Gibson – Nothing

Councilmember Sprague – said he finds it interesting how things changed when he asked the question on the street.

Staff – Gregg Benson asked if the smaller size of the papers was okay. Commissioner Jeppesen likes the big ones if it is a new project they haven't seen before.

Brian Brower asked to be excused from the next meeting.

There being no further business to come before the Planning Commission, **Commissioner Jeppesen moved to adjourn at 8:03 P.M.**