

**CLEARFIELD PLANNING COMMISSION MEETING**

March 19, 2008

7:00 P.M. - Regular Session

PRESIDING:	Victor Olson	Chairman
PRESENT:	Darren Carpenter	Commissioner
	Bill Moore	Commissioner
	Josh Taylor	Commissioner
	Kenneth Jeppesen	Commissioner
	Tyler Gibson	Commissioner
	Doyle Sprague	Council Liaison
EXCUSED:	Matt Hartvigsen	Commissioner
	Philip Hoggan	Alternate Commissioner
STAFF PRESENT:	Brian Brower	City Attorney
	Adam Lenhard	Community Development Director
	Kent Bush	Planning/Zoning Administrator
	Gregg Benson	Planner
STAFF EXCUSED:	Christine Horrocks	Building Permits Specialist
VISITORS:	Sione Vailali, Tony Hassell, Clint Kelly, Patricia Boyle, Kathryn Murray, Tena Breski, Dave Fowers, Mike Mitchell, Wayne Belleau, Vaden Thurgood, Don Wood	

Pledge of Allegiance was led by Commissioner Olson.

APPROVAL OF MINUTES FROM MARCH 5, 2008 PLANNING COMMISSION MEETING

**Commissioner Carpenter moved to approve the minutes of March 5, 2008 as written, seconded by Commissioner Moore. All Voting AYE.**

CONDITIONAL USE PERMIT FOR A DAYCARE AT 633 EAST 200 SOUTH

Chairman Olson informed everyone that this item was cancelled.

CONDITIONAL USE PERMIT FOR A HOME OCCUPATION TO USE THE GARAGE AT 2480 SOUTH MAIN FOR A CABINET SHOP

Chairman Olson declared the Public Hearing open at 7:02 p.m.

Commissioner Carpenter was concerned about the noise of the machinery and asked what was going to happen to the land to the south. Gregg Benson said the triangle piece was in the county under the power lines and so it could not be developed. Kent Bush said when the land west of here, west of the power lines was developed, there is enough room south of Mr. Kelly's property for a street to access that property. Commissioner Moore asked about dust collection. Mr. Kelly stated that dust collectors would be installed.

**Commissioner Jeppesen moved to close the Public Hearing at 7:10 p.m., seconded by Commissioner Carpenter. All Voting AYE.**

**Commissioner Taylor moved to approve this request for a conditional use permit for a home occupation to use the garage for a cabinet business at 2480 South Main with the condition to review in six months, seconded by Commissioner Jeppesen. All Voting AYE.**

CONDITIONAL USE PERMIT FOR A REHABILITATION FACILITY AT 1190 EAST 1450 SOUTH

Chairman Olson declared the Public Hearing open at 7:17 p.m.

Mr. Tony Hassell told about the scope of the project. He introduced his partner, Dave Fowers. They said this is an Observation and Assessment Facility (AOF) and explained what happens at an AOF. The Commissioners had questions about the activities of the clients, wondering if they would interact with the community. During the course of the discussion, there was a question as to the type of this facility and if it would fit within the C-2 zone. Mr. Hassell drew a strong distinction between their facility and a group home. He was adamant that their facility was not a group home. Mr. Hassell said the property would be secure with alarms on the doors and windows. By secure it did not mean the doors and windows could not be opened. It meant that an alarm would sound, but that there would be some period of time before someone in the building could get to that area. Mr. Hassell said that the youth have not been assessed whether they would qualify for any other home and they are being detained until the court determined where they would go.

**PUBLIC COMMENT:**

Tena Breski asked that this item be denied. She lives up the street from the home where the murder occurred about two years ago and feels that the City doesn't need this type of facility.

Don Wood was not in favor of this facility. He was familiar with this type of facility and because the youth are not allowed to come and go as they please, it would be considered a detention facility.

**Commissioner Jeppesen moved to close the Public Hearing at 8:05 p.m., seconded by Commissioner Taylor. All Voting AYE.**

**Commissioner Carpenter moved to table this item until April 2, 2008, seconded by Commissioner Gibson. All Voting AYE.**

REQUEST TO AMEND LEGEND HILLS LOT 301

Chairman Olson declared the Public Hearing open at 8:10 p.m.

Mr. Wayne Belleau explained there are currently three buildings on this lot and he needed to separate them for financial reasons. The new plat will have four lots and another building may be built on the fourth lot.

**Commissioner Moore moved to close the Public Hearing at 8: 13 p.m., seconded by Commissioner Jeppesen. All Voting AYE.**

**Commissioner Carpenter moved to approve this request to amend Legend Hills Lot 301, seconded by Commissioner Jeppesen. All Voting AYE.**

FINAL SUBDIVISION APPROVAL FOR MIKE'S ORCHARD SUBDIVISION AT 240 & 256 EAST 100 NORTH

Mr. Mitchell said he owns both of these properties but wants to sell one. However, he wants to keep the orchard on the rear of these lots. He wants to change the lot line and add the rear portion of the property of 240 East to 256 East.

**Commissioner Moore moved to send this request for final subdivision approval of Mike's Orchard Subdivision at 240 and 256 East 100 North to the City Council with recommendation of approval from the Planning Commission, seconded by Commissioner Carpenter. All Voting AYE.**

SELECT PLANNING COMMISSION CHAIRMAN AND VICE-CHAIRMAN.

**Commissioner Carpenter nominated Commissioner Olson for Chairman, seconded by Commissioner Jeppesen. All Voting AYE.**

**Commissioner Carpenter nominated Commissioner Hartvigsen for Vice-chairman,**

**seconded by Commissioner Jeppesen. Commissioner Taylor nominated Commissioner Carpenter for Vice-chairman. Motion failed for lack of a second. All Voting AYE for Commissioner Hartvigsen for Vice-Chairman.**

PLANNING COMMISSIONER'S MINUTE

Chairman Olson – Nothing

Commissioner Moore – Nothing

Commissioner Carpenter – Nothing

Commissioner Taylor – Nothing

Commissioner Jeppesen – Nothing

Commissioner Gibson – Nothing

Councilmember Sprague – Nothing

Staff – Kent Bush told the Commissioners about the landscaping issue with Building A-16 at Freeport Center. He also asked if they would like the agenda emailed and they all said yes. Mr. Bush also review the items to be on the agenda for the next meeting.

There being no further business to come before the Planning Commission, **Commissioner Jeppesen moved to adjourn at 8:28 P.M.**