

**CLEARFIELD PLANNING COMMISSION MEETING**

May 21, 2008

7:00 P.M. - Regular Session

PRESIDING:	Victor Olson	Chairman
PRESENT:	Matt Hartvigsen	Commissioner
	Bill Moore	Commissioner
	Josh Taylor	Commissioner
	Kenneth Jeppesen	Commissioner
	Doyle Sprague	Council Liaison
EXCUSED:	Darren Carpenter	Commissioner
	Tyler Gibson	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:	Betty Parker, Jaime Wilson, Kathryn Murray, William Terburg, Justin Klug, Yvonne Gleave, Joe Florence, Weston R. Saunders	

Pledge of Allegiance was led by Commissioner Olson.

APPROVAL OF MINUTES FROM MAY 7, 2008 PLANNING COMMISSION MEETING

**Commissioner Jeppesen moved to approve the minutes as stated from the meeting of May 7, 2008, seconded by Commissioner Moore. All Voting AYE.**

RECEIVE INPUT FOR POSSIBLE GENERAL PLAN AMENDMENTS

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

Kent Bush stated that no verbal or written comments had been received in the office. He said the changes being proposed were sent email to the Commissioners on Monday. Those changes will need to be approved at the next Public Hearing.

PUBLIC COMMENT:

Mr. William Terburg with ACM Architects said he feels his clients would want to have the 1350 East street eliminated from the General Plan. Mr. Terburg felt if the road were eliminated Rocky Mountain Care would be able to expand to a larger facility. It would be a health care campus with different levels of care for senior citizens. If they built the campus, they wouldn't want a public roadway through it. They would want to have the road gated. The neighbors on the 1300 South cul-de-sac and the owners of the dental office on 1350 East don't want the road to be completed. The dental office signed an agreement to relinquish rights to 1350 East for creation of additional parking. Mr. Terburg feels the city engineer is the driving force. His client is not going to fight if the City does not want it. Gregg Benson explained the current city standards state that a cul-de-sac will be less than 400'. 1300 South was designed as a through street and is 600' long. The street was stubbed to be continued in the next phase of Val Halla; however, it was not completed. The cul-de-sac is longer than our city standards will allow. Mr. Benson said the campus design has been reviewed by staff and could work with a few changes.

**Commissioner Jeppesen moved to close the Public Hearing at 7:22 p.m., seconded by Commissioner Hartvigsen. All Voting AYE.**

CONDITIONAL USE PERMIT FOR AN ADDITION TO ROCKY MOUNTAIN  
CONVALESCENT CENTER AT 1481 EAST 1450 SOUTH

Chairman Olson read the Public Hearing Notice and declared the Public Hearing open at 7:23 p.m.

Mr. William Terburg said they want to put a 32,000 sq. ft. addition on a 34,000 sq. ft building. Rocky Mountain Care wants to increase the level of care they provide. The addition will add 34 private and 12 semi private rooms. The facility will be able to give the same level of care and higher. He said hospitals discharge patients to a care facility sooner than in the past.

Kent Bush stated Rocky Mountain Care was built in 1975 and there have been no problems. The Conditional Use Permit is required because of the zoning. Mr. Terburg said they will remodel the old part of the facility when the new facility is built. Commissioner Jeppesen asked if the new building would connect to the old one with a transitional hallway. Mr. Terburg said it would. Commissioner Hartvigsen asked if they would receive a more detailed plan later for site plan approval.

PUBLIC COMMENT:

None

**Commissioner Jeppesen moved to close the Public Hearing at 7:32 p.m., seconded by Commissioner Moore. All Voting AYE.**

**Commissioner Hartvigsen moved to approve this request for a Conditional Use Permit for a**

**Convalescent Center at 1481 East 1450 South, seconded by Commissioner Taylor. All Voting AYE.**

SITE PLAN APPROVAL FOR A RECYCLE YARD AT 96 WEST 1700 SOUTH

Justin Klug, owner of Clearfield Recycling LLC, explained this is a recycling transfer facility. They plan to serve the citizens and businesses in their recycling needs. They accept aluminum cans, and metal. The cans are smashed for volume and put in bales. They do not plan to accept vehicles at this time. If they do, the cars will need to be drained of all fluids and all batteries will be removed. They plan to have a 24 to 48 hour turn around on the items they receive. He said approximately 90% of his business will be customers in pickup trucks. Commissioner Moore asked if the facility would be open to the public. Mr. Klug said it will be open to the public and will be the only one in the area. The aluminum cans are flattened, then they go through a magnet to eliminate the steel cans, and then they are consolidated in a baler. The larger steel items will be stored outside. Commissioner Taylor asked how the metal storage would be separated from the rest of the facility. Mr. Klug said he would use steel beams to separate the metal. Commissioner Taylor asked if the steel would eventually fill the entire area. He said this operation is very small and there would be a quick turn around time from when they receive the metal until it is removed. Chairman Olson asked Kent Bush and Gregg Benson if the fencing is adequate. Gregg Benson said they have asked that he screen the fence along the east side of the property between him and the C-R zone up to 6' which is the ordinance. Other than that, the fence either exists or is adjacent to manufacturing. The Commissioners questioned the details on the site plan. They wanted more information on the fencing and placement of materials. Kent Bush explained a storm drainage plan would not be required as they are not making changes. Brian Brower, City Attorney, told Mr. Klug in order to be in compliance with City code he would only be able to have two vehicles on his property at any time. If he has over two, then he would be considered an automobile wrecking yard. Commissioner Jeppesen was concerned about the height of the piles of metal. Justin Klug said it would be stacked in a haystack effect. He doesn't want the metal to sprawl all over the yard. He said the stacks would be no taller than the buildings. Commissioner Jeppesen told Mr. Klug some prior applicants had not completed all they said they would for site plan approval for items that were not on the plan. Mr. Klug said his lease agreement included the installation of a 7' fence. Commissioner Hartvigsen said his opinion was that he would like to see more information on the site plan. He also asked what his hours of operation would be. Mr. Klug said they would be open 7:30 a.m. to 4:00 p.m. Monday through Friday and probably from 8:00 a.m. to 12:00 noon on Saturday. Chairman Olson stated the Commissioners had two options, they could table the item, or clearly state in the motion the changes they want to see made.

**Commissioner Hartvigsen moved to table this request for Site Plan Approval for a Recycle Yard at 96 West 1700 South until the items to be discussed are put on the Site Plan, seconded by Commissioner Taylor. All Voting Aye.**

The Commissioners asked to have following items included in the site plan:

1. Fence on the south boundary line will be a minimum 6' and screened.

2. The existing chain link fence on the east will be screened with the approval of Job Corps or an additional 6' screened fence will be installed.
3. Show the required parking spaces. It was determined the correct number would be two.
4. The exterior lighting on the building should be shown to make sure they do not shine onto the adjacent residential property.
5. Put the dimensions of the storage area, what type of retaining you will use.
6. Show the type of surface of the roads, paved, gravel, or road base.

Mr. Klug was told the information needs to be given to Kent Bush by next Wednesday, May 28<sup>th</sup>.

Joe Florence, Commerce CRG and property manager, requested that the Planning Commission reconsider their decision. He said it will cost Mr. Klug substantial money if he has to return again and it will delay the business starting. Mr. Florence was told that the decision was to have the site plan changed and approval could be given if all conditions are met at the June 4, 2008 meeting.

#### SITE PLAN APPROVAL FOR LANDSCAPING IN THE FREEPORT CENTER

Kent Bush reminded the Commissioners of a site plan approval for Polytwine in Freeport Center. Since that approval, the Fire District has requested an access road which took out part of the landscaping. Mr. Bush said they asked Freeport Center to come up with a plan to improve their landscaping in lieu of what was being lost with the road. The landscaping won't be in that exact area, but there are areas shown on the plan that will be landscaped. Betty Parker said A-16 is the building being expanded and the landscaping plan includes the entire building not just the area with the addition. They are also incorporating the same look with buildings H-8, O-7 and N-7. They plan to incorporate rocks and green and trees in the landscaping. Councilmember Sprague said it has been pretty impressive to see the new businesses moving in and to see the change in the face of the buildings.

**Commissioner Jeppesen moved to approve the landscaping plan for Freeport Center, seconded by Commissioner Hartvigsen. All Voting AYE.**

#### SITE PLAN APPROVAL FOR ADDITIONAL SIGNAGE AT 938 SOUTH 2000 EAST

Jaime Wilson with Fresh Start Dental said they are requesting to add signage to the east and south sides of the building. Gregg Benson said the location of the signs indicated on the photos is not correct. He said they are recommending that the double sign be placed on the south side on the west corner of the building and the other sign be placed on the north end of the east side of the building. This is the last business in the building and we do not anticipate any additional signs on the building.

**Commissioner Jeppesen moved to approve this request for two additional signs with**

**changes as described by Gregg Benson on the building at 938 South 2000 East, seconded by Commissioner Moore. All Voting AYE.**

PLANNING COMMISSIONER'S MINUTE

Chairman Olson – Nothing

Commissioner Hartvigsen – Thanked Staff for their work. He said sometimes you don't know what the Planning Commissioners are looking for on a site plan review. He feels they were consistent with site plans in the past where they have required changes to the parking, lighting and dumpster.

Commissioner Moore – Nothing

Commissioner Taylor – Nothing

Commissioner Jeppesen – Nothing

Councilmember Sprague – Appreciates the knowledge of the Planning Commission Members.

Staff – Nothing

There being no further business to come before the Planning Commission, **Commissioner Jeppesen moved to adjourn at 8:35 P.M.**