

## CLEARFIELD PLANNING COMMISSION MEETING

November 5, 2008

7:00 P.M. - Regular Session

PRESIDING:	Matt Hartvigsen	Commissioner
PRESENT:	Darren Carpenter	Commissioner
	Bill Moore	Commissioner
	Kenneth Jeppesen	Commissioner
	Tyler Gibson	Commissioner
	Nathan Dunn	Alternate Commissioner
	Doyle Sprague	Council Liaison
EXCUSED:	Victor Olson	Chairman
	Josh Taylor	Commissioner
	Mark Bottema	Alternate Commissioner
	Tim Roper	Alternate 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:	Scott Holt, Kathryn Murray, Verlan Robinson	

Pledge of Allegiance was led by Commissioner Hartvigsen.

### APPROVAL OF MINUTES FROM SEPTEMBER 17, 2008 AND OCTOBER 1, 2008 PLANNING COMMISSION MEETINGS

**Commissioner Jeppesen moved to approve the minutes of September 17, 2008 and October 1, 2008 as stated, seconded by Commissioner Carpenter. All Voting AYE.** Commissioner Dunn was not present for the vote.

### ***SCHEDULED ITEMS***

#### SITE PLAN APPROVAL FOR A STORAGE BUILDING AT PLANT-N-GROW AT 455 WEST 1700 SOUTH

Scott Holt wants to put a pole barn on his property. Commissioner Hartvigsen asked what he would use the building for. He said he planned to store his equipment. UDOT has condemned his property in Syracuse and he needs a new location to store his equipment. Kent Bush said there are no easements where the building will be placed. Commissioner Carpenter asked what would be stored in the building. Mr. Holt said it would have green house supplies, a tractor, and personal property. It will also give him a place closer to store items around his current building.

He plans to clean up the property. Commissioner Carpenter asked if work will be performed in the building. Mr. Holt said he would have a table saw and cut bamboo stakes. Commissioner Hartvigsen asked if there was exterior lighting on the building. Mr. Holt said there would be lights added for security purposes. Commissioner Hartvigsen told him to be considerate of the neighbors and put a light that shines down. He said the lights would probably be motion activated. Commissioner Carpenter asked how far the building was from the residences. He was told the building will be 35' from the property line.

**Commissioner Gibson moved to approve this request for Site Plan Approval to build a new storage building at Plant-N-Grow at 455 West 1700 South, seconded by Commissioner Moore. All Voting AYE.** Commissioner Dunn was not present for the vote.

SITE PLAN APPROVAL TO INSTALL NEW EQUIPMENT AT EXCEL EXCAVATING AT 690 WEST 1700 SOUTH

Mr. Robinson explained that he would like to add a crusher on his property to have a place to crush cement. He would also sell the crushed concrete for additional income. Commissioner Hartvigsen asked about the noise. There are no residences in the area and they will only use the crusher during the day. Commissioner Carpenter asked what the product was used for. Mr. Robinson said it can be used as a pit run or road base. Commissioner Hartvigsen said other improvements are shown on the site plan. Mr. Robinson said he will pull the sewer line and water line in before he asphalts. Commissioner Hartvigsen asked if there would be other buildings on the property. Mr. Robinson said in the future he may build a scale house. He will see how the business goes before he does too many improvements. He plans to put in an 8" main with laterals pulled out of the right of way to the other lots. The equipment is mobile and he will be able to move to various job sites. Commissioner Jeppesen was concerned about the dust that will be generated. Mr. Robinson said the crusher has a water system that sprays onto the crusher to keep the dust down; he knows it is one issue he must be able to control. He has an 8" water line on the property that will supply the water to the crusher. The crusher will be moved in and out as necessary. His hours of operation will be 8:00 a.m. to 5:00 p.m. Commissioner Moore asked if he will do custom work. He said they will take old concrete and crush it to be sold.

**Commissioner Carpenter moved to approve this request for Site Plan Approval to install new equipment at Excel Excavating at 690 West 1700 South, seconded by Commissioner Moore. All Voting AYE.**

***COMMUNICATION ITEMS***  
TRAINING

Kent Bush reviewed the packet given to the Commissioners entitled "The Planning Process and the General Plan".

Adam Lenhard gave a review of the City Council and Planning Commission field trip with the developer about the rail stop.

PLANNING COMMISSIONERS MINUTE

Commissioner Hartvigsen – Nothing

Commissioner Moore – Nothing

Commissioner Carpenter – Asked if there was any news on the bridge. Brian Brower said, weather permitting, it should be open in about three weeks.

Commissioner Jeppesen – Nothing

Commissioner Gibson – Nothing

Commissioner Dunn – Nothing

Councilmember Sprague – Nothing

Staff – Kent Bush asked if any of the Commissioners would be going to the APA meeting on Friday. None of the Commissioners were able to go.

Adam Lenhard said draft of Title 11 will be ready hopefully at the next meeting. This is a new look at our zoning ordinance. All issues that were brought up this evening will be discussed. He said it is a big project and the Planning Commission will be spending a lot of time on it.

There being no further business to come before the Planning Commission, **Commissioner Carpenter moved to adjourn at 8:00 P.M.**