

CLEARFIELD PLANNING COMMISSION MEETING

November 19, 2008

7:00 P.M. - Regular Session

PRESIDING:	Matt Hartvigsen	Vice-Chairman
PRESENT:	Bill Moore	Commissioner
	Tyler Gibson	Commissioner
	Tim Roper	Alternate Commissioner
	Nathan Dunn	Alternate Commissioner
	Doyle Sprague	Council Liaison
EXCUSED:	Victor Olson	Chairman
	Darren Carpenter	Commissioner
	Kenneth Jeppesen	Commissioner
	Mark Bottema	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:	Kathryn Murray, Kenny Gertge, Richard Priest	

Pledge of Allegiance was led by Commissioner Hartvigsen.

APPROVAL OF MINUTES FROM NOVEMBER 5, 2008 PLANNING COMMISSION MEETING

Commissioner Gibson moved to approve the minutes from the November 5, 2008 meeting, seconded by Commissioner Moore. All Voting AYE.

SITE PLAN APPROVAL FOR AN ADDITION TO JENNMAR AT 155 EAST 550 SOUTH

Kenny Gertge with Elk Valley Construction said his construction company will add a 50' addition to the back side of the Jennmar building to be used for storage and some fabrication of rebar. Commissioner Hartvigsen asked if the addition would change the use of the building. Mr. Gertge said it would not. There will be minimal lighting and some unit heaters in the addition. There will not be any plumbing. The existing roof is single sloping to the west and this will make it a gable building with the slope of the addition to east. Commissioner Gibson asked if they would tear down the existing walls. Mr. Gertge said the existing building will not have any walls removed; they will be able to pass through the existing doors to the new portion of the building. The only change to the exterior site is a concrete pad to replace one that will be covered with the new portion of the building. It will extend to the south and the east close to the

fence line.

Commissioner Gibson moved to approve this request for Site Plan Approval for an addition to the Jennmar building at 155 East 550 South, seconded by Commissioner Dunn. All Voting AYE.

DISCUSSION ITEMS

TITLE 11, CHAPTERS 1 & 2

Adam Lenhard invited Councilmember Murray to join the Planning Commission as she would be part of the discussion. He said they have tried to not reinvent the wheel. ULCT has a website with model legislation for land use and they have looked at ordinances from other communities. These are drafts. Let us know of any changes. Mr. Lenhard gave a brief history of Utah land use laws. In 1992 the state adopted the first LUDMA (Land Use Development and Management Act). It added a lot of detail to the procedures for land use applications. In 2005 there was an update to LUDMA. Many of the changes tonight will be in response to the update. The Planning Commission then reviewed and discussed the changes to Title 11 chapters 1 and 2.

PLANNING COMMISSIONERS MINUTE

Commissioner Hartvigsen – knows a lot of thought and effort went in to the changes to the ordinances discussed this evening. He asked to be excused from the December 3rd meeting.

Commissioner Moore – Nothing

Commissioner Gibson – Nothing

Commissioner Roper – Nothing

Commissioner Dunn – Nothing

Councilmember Sprague - Nothing

Staff – Kent Bush told the Commissioners there would not be a meeting on December 17th.

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