

**CLEARFIELD PLANNING COMMISSION MEETING**

October 1, 2008

7:00 P.M. - Regular Session

PRESIDING:	Victor Olson	Chairman
PRESENT:	Matt Hartvigsen	Commissioner
	Darren Carpenter	Commissioner
	Kenneth Jeppesen	Commissioner
	Tyler Gibson	Commissioner
	Tim Roper	Alternate Commissioner
	Nathan Dunn	Alternate Commissioner
	Doyle Sprague	Council Liaison
EXCUSED:	Bill Moore	Commissioner
	Josh Taylor	Commissioner
	Mark Bottema	Alternate Commissioner
STAFF PRESENT:	Adam Lenhard	Community Development Director
	Kent Bush	Planning/Zoning Administrator
	Tracy Heun	Community Services Director
STAFF EXCUSED:	Brian Brower	City Attorney
	Gregg Benson	Planner
	Christine Horrocks	Building Permits Specialist
VISITORS:	Kathryn Murray, Glen Mills, Elaine Mills, Blair Wall, Mayor Don Wood	

Pledge of Allegiance was led by Commissioner Olson.

APPROVAL OF MINUTES FROM JULY 16, 2008 PLANNING COMMISSION MEETING

**Commission Carpenter moved to approve the minutes of July 16, 2008 as written, seconded by Commission Gibson. All Voting Aye.**

APPROVAL OF MINUTES FROM AUGUST 20, 2008 PLANNING COMMISSION MEETING

Commissioner Jeppesen felt there should be some clarification on motion for the Conditional Use Permit on page 2. The motion should read, “..woodworking it *needs* to take place....”

**Commissioner Jeppesen moved to approve the minutes of August 20, 2008 as corrected, seconded by Commissioner Hartvigsen. All Voting AYE.**

APPROVAL OF MINUTES FROM SEPTEMBER 17, 2008 PLANNING COMMISSION MEETING

Minutes of the September 17, 2008 meeting were not available for approval.

*SCHEDULED ITEMS*

APPROVAL OF THE AMENDED DEVELOPMENT AGREEMENT FOR THE MEADOW AT 490 EAST 700 SOUTH

Kent Bush said Mr. John Ord was unable to attend the meeting; however, he sent an email stating his approval of the agreement. City Staff along with Mr. Ord have reviewed the amended Development Agreement. Commissioner Carpenter questioned why items 4 and 9 were included. Kent Bush explained the existing buildings didn't include the finishes and because the new structures are town homes the front will need to be 50% brick or rock on the exterior and it will give them the option to use the fiber cement siding. The square footage in the R-3 zone has changed since the original Development Agreement. Commissioner Carpenter also asked about the temporary access road. Kent Bush explained that when Phase 6 is developed they will be required to complete the second access road which will be along the east side of this property and out to 550 East. At that point he will be able to close the temporary access road. Commissioner Carpenter said item 12 needed to be corrected and the wording stated as, "fencing may be completed."

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

SITE PLAN APPROVAL FOR TWO ADDITIONS TO SAHCO AT 210 EAST 700 SOUTH

Mr. Blair Wall said SAHCO is requesting two more additions to their building. The first building will be a smaller maintenance area, approximately 700 sq. ft. It will give the maintenance crew a place to store supplies and a working area for small projects. The larger addition of 5,000 sq. ft. will square off the building and that room will be used for powder coating. Commissioner Jeppesen questioned if there would be additional noise. Mr. Wall said it is more of a requirement from the insurance company. Commissioner Gibson asked if there would be any hazardous material stored in the area. Mr. Wall said there is currently an area for hazardous materials and they will not be stored in the new addition.

**Commissioner Hartvigsen moved to approve this request for Site Plan Approval for two additions to the SAHCO building at 210 East 700 South, seconded by Commissioner Jeppesen. All Voting AYE.**

SITE PLAN APPROVAL FOR IMPROVEMENTS TO STEED POND AT APPROXIMATELY 600 NORTH 1000 WEST

Tracy Heun, Community Services Director, explained the improvements to the pond will make it an urban fishery. Some of the undergrowth has been cleaned out; they want to keep it a natural passive type recreation area. There will be designated parking. There will be a concrete path going from the pond to the existing restrooms at Steed Park. They want to open up the pond so it can be seen from the street and the back of the pond can be seen by the police as they are driving by. A wood fiber path will be added around the pond and there will be fishing areas around the pond. The pond will be accessible from the rail trail. The City has some funds and plans to begin the improvements. The City will enter into an agreement with Division of Natural Resources who will manage the pond as an urban fishery and they will keep the pond stocked and monitor the water to ensure it is a healthy environment for the fish.

Chairman Olson asked what kind of lighting there would be. Tracy Heun said there won't be any in order to keep it a passive area and encourage people to use it only during the day. Typically there is no lighting at city parks. Ms. Heun also explained the future installation of a storm drain outfall line. It will allow them to refill the pond or lower the water level to help with the algae growth. A drain box will be installed now and connected to the storm drain. Chairman Olson said he is concerned about the lack of lighting. He feels that it could be used by transients and feels that lighting might help deter that. Mayor Wood said the lights might be more intrusive to surrounding residents. Chairman Olson reiterated his concern about lack of lighting so the police will not be able to see and this park has deep water. He feels there is a liability issue without lights. Mayor Wood said to date there have been inappropriate activities. To preclude those activities a lot of the foliage has been removed giving the neighbors a better sight of vision. The citizens wanted to keep the pond in its natural state as much as possible. Commissioner Dunn said if you clear too many areas, there won't be any trees left. Tracy Heun said fishing lines get caught if you don't remove enough vegetation. Mayor Wood said the clearing needs to happen to provide more fishing areas and access around the lake.

Commissioner Dunn asked the size of the pond. Kent Bush said the entire site is about 4.5 acres and the pond is about three. Commissioner Jeppesen said he thinks it looks nice. Commissioner Carpenter asked if the Division of Natural Resources will stock the pond and monitor the fish. Tracy Heun said they would. Mayor Wood said the pond has already been evaluated and it is healthy. Commissioner Carpenter asked if the wood fiber path is an economics thing or to help create the "natural" feel. Tracy Heun said it is both; they don't want to see a concrete path around the pond. Chairman Olson asked why type of signage they would have at the pond. Tracy Heun said they will use the same signage as at Mabey Pond, including no swimming. They will most likely allow non-motorized boats. The pond will be patrolled by a Conservation Officer from DWR. Chairman Olson asked if the ramp for stocking fish will have a chain to deter larger boats. Ms. Heun said yes. Commissioner Jeppesen asked if there was a place for a dumpster. Tracy Heun said they have large garbage cans at all the parks. Commissioner Jeppesen asked if there were other concerns from the residents other than parking. Mayor Wood said other comments received from the citizens were about frontage, planting grass

and trees. He said there were other good ideas presented, but they can only be implemented as funds are available. Commissioner Dunn asked about stamped concrete. Tracy Heun explained that the City crews can perform the work and it saves money. Commissioner Hartvigsen asked how many residents came to the meeting. Mayor Wood said there were about 25. Tracy Heun said Mr. Glen Mills wants a fence along the frontage along 1000 West. Mr. Mills said he wants people to stay off the street, enlarge parking to accommodate all facilities at Steed Park. Mayor Wood said Mr. Mills' comments were considered by the committee, that's why the new plan was created. Commissioner Carpenter said there may be a safety concern there, but not sure how fence would help. Mayor Wood said the pond has been there for decades, and there have been no problems in the past. The goal is to make the pond more accessible and the twelve stalls plus a handicap stall should be sufficient. Commissioner Hartvigsen asked if the curb would be painted for no parking.

Kent Bush said the police would have to decide. There was a discussion about the parking and it was determined that you can't provide all the parking for one time events. There will be sufficient parking for the majority of the time.

**Commissioner Hartvigsen moved to approve this request for Site Plan Approval for the Steed Pond improvements, seconded by Commissioner Dunn. All Voting AYE.**

### ***OTHER ITEMS***

#### **TRAINING**

Kent Bush said October is National Community Planning month. He told the Commissioners about the upcoming meetings.

- There will be a class for Planning Commissioners at the APA Conference November 7<sup>th</sup> at Holladay City Hall. The class times are 2:45 p.m. and 4:00 p.m.
- Davis County Planning Department is updating the County General Plan and they will be holding three open houses. On Tuesday October 21<sup>st</sup> you can attend at the Clinton City Offices from 6:00 – 8:00 p.m.
- Friday October 24<sup>th</sup> there will be a meeting about the rail stop property. It will be a retreat with the City Council. There is not a definite time or place, but information will be sent via email when it is available.

He gave the Commissioners three handouts on open and public meetings. He told them they could go online to [utah.gov](http://utah.gov) and look for additional information. He reviewed some of the information on the handouts. He also referred to a handout by Dave Church. Kent Bush also gave them handouts on the Fair Housing Act and Utah code provisions on group homes.

Kent Bush told the Commissioners that the meeting for October 15, 2008 will be cancelled because there have been no items submitted. The next meeting will be November 5, 2008.

### ***COMMUNICATION ITEMS***

#### **PLANNING COMMISSIONER'S MINUTE**

Chairman Olson -

Commissioner Hartvigsen – Nothing

Commissioner Carpenter – Asked if there is any information on the rail trail phase 2. He was told to talk to Tracy Heun.

Commissioner Jeppesen - Nothing

Commissioner Gibson – Nothing

Commissioner Roper – Nothing

Commissioner Dunn – Nothing

Councilmember Sprague – Talked about the TOD meeting. He said last time they met, the issue was where the station would be located. Now the discussion is what will be built.

There being no further business to come before the Planning Commission, **Commissioner Carpenter moved to adjourn at 8:15 P.M.**