

CLEARFIELD PLANNING COMMISSION MEETING

April 1, 2009

7:00 P.M. - Regular Session

PRESIDING:	Kenneth Jeppesen	Chairman
PRESENT:	Matt Hartvigsen Bill Moore Tyler Gibson Doyle Sprague	Commissioner Commissioner Commissioner Council Liaison
EXCUSED:	Darren Carpenter Nathan Dunn Mark Bottema	Commissioner Alternate Commissioner Alternate Commissioner
STAFF PRESENT:	Brian Brower Adam Lenhard Kent Bush Gregg Benson Christine Horrocks	City Attorney Community Development Director Planning/Zoning Administrator Planner Building Permits Specialist
VISITORS:	Kathryn Murray	

Chairman Jeppesen called the meeting to order at 7:15 p.m.

Pledge of Allegiance was led by Commissioner Jeppesen

APPROVAL OF MINUTES FROM FEBRUARY 18, 2009 AND MARCH 4, 2009 PLANNING COMMISSION MEETINGS

Commissioner Hartvigsen moved to approve the minutes of February 18, 2009 and March 4, 2009 as written, seconded by Commissioner Moore. All Voting AYE.

PUBLIC HEARING TO CONSIDER AMENDING THE CLEARFIELD CITY CODE, TITLE 11, CHAPTER 11 – COMMERCIAL, INDUSTRIAL AND MANUFACTURING ZONES AND TITLE 11, CHAPTER 13 – SUPPLEMENTARY REGULATIONS; AND THE CITY ZONING MAP

Adam Lenhard reviewed the changes that have been made to the ordinances. In the C-2, Commercial Zone, sexually oriented businesses are being eliminated. The associated location and sign regulations for sexually oriented businesses will be moved to Chapter 13, Supplementary Regulations, and will be associated with all zones. In the M-1, Manufacturing Zone, the wording will change from “uniform building code” to “currently adopted building code”. Junk yards were added as an exception, and will not be allowed. Outdoor storage refers to Chapter 13,

Supplementary Regulations. In Chapter 13 there were some details added for outdoor storage.

Mr. Lenhard asked the Commissioners if they had questions on anything other than 11.13.14. Commissioner Hartvigsen had a question on C-2 conditional use for leather goods manufacturing. He felt it would be appropriate to use already processed hide, however, the tanning process creates quite an odor. Adam Lenhard said it could be removed. On 11.11.b.5 referring to yard requirements of accessory buildings states they could be located on the property line. Kent Bush stated the main buildings can be on the property line. There are several other changes that will be made at a future date.

Adam Lenhard discussed the changes to 11.13.14. He said there is a recommendation to repeal paragraph A, which talks about being able to live in a mobile home while a main residence is being constructed. There were changes to paragraph B, stating that the only business that can be conducted from a construction office/mobile office or trailer is that related to construction. Site plan is required for that office. Originally the plan was to repeal paragraph C, regarding Commercial Use of a mobile office or trailer, but after discussion with the City Council it was decided to leave it in. The requirement of site plan approval was added, along with the need to obtain a building permit prior to occupancy. Paragraph D was added to restrict the use of camp trailers or recreational vehicles as living quarters. Paragraph E allows the use of a mobile office/trailer for sale of residential units during construction. Site plan approval will be required.

Chairman Jeppesen declared the Public Hearing open at 7:43 p.m.

CITIZEN COMMENTS:

Kathryn Murray asked about the junkyards. Adam Lenhard explained they are now prohibited.

Commissioner Hartvigsen moved to close the Public Hearing at 7:44 p.m., seconded by Commissioner Gibson. All Voting AYE.

Commissioner Hartvigsen moved to recommend these changes to Title 11, Chapter 11, Commercial, Industrial and Manufacturing zones, and Title 11, Chapter 13, Supplementary Regulations to the City Council with recommendation of approval including the changes discussed this evening, seconded by Commissioner Gibson. All Voting AYE.

STAFF REPORTS

Kent Bush said he will be out of town and the agenda for the April 15th meeting will be sent on April 13th. He reviewed the possible agenda. He talked about the appeal authority training. He gave the Commissioners a copy of the updated handout used at the training. The Planning Commission is an appeal authority. There will need to be training on the appeal process. He said with the appeal authority you do not need to have a public hearing; however, you must have a public meeting. The Legislature changed when public hearings are required, they are now not necessary for subdivisions. There will be some changes to City Ordinances to be in compliance

with new state laws.

Gregg Benson said the role changes dramatically when they are the appeal board, they become the jury. He also explained that there has been a change in the release of the minutes to the Public. After the minutes are completed, the minutes will be sent via email to the Commissioners and they will have 24 hours to respond with any changes that they feel need to be made. After that if a copy is requested, it will be given to the public with the draft stamp. The minutes will be presented for approval at the next meeting.

PLANNING COMMISSIONER'S MINUTE

Commissioner Jeppesen – Nothing

Commissioner Hartvigsen – Nothing

Commissioner Moore – Nothing

Commissioner Gibson – Nothing

Councilmember Sprague – said a lot of issues have been discussed the past 1½ years. He feels we have made the right choices. He said staff has been given authority to enforce the ordinances. He said he appreciates what staff does.

There being no further business to come before the Planning Commission, **Commissioner Gibson moved to adjourn at 8:03 P.M.**