

CLEARFIELD PLANNING COMMISSION MEETING

April 15, 2009

7:00 P.M. - Regular Session

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

Pledge of Allegiance was led by Commissioner Jeppesen.

APPROVAL OF MINUTES FROM MARCH 18, 2009 PLANNING COMMISSION MEETING

Commissioner Hartvigsen asked to have the punctuation changed on page 2, 2nd paragraph, 6th line on the sentence "...want to be." to "...want to be?" Chairman Jeppesen requested a change on the 8th line to read, "...the City to have something in place." to "...the City to have a plan in place." **Commissioner Hartvigsen moved to approve the minutes as corrected, seconded by Commissioner Moore. All Voting AYE.**

PUBLIC HEARING TO CONSIDER VACATING A PORTION OF DEPOT STREET AT APPROXIMATELY 22 SOUTH DEPOT STREET IMMEDIATELY SOUTH OF THE CENTER STREET OVERPASS

Chairman Jeppesen declared the Public Hearing open at 7:01 p.m.

Adam Lenhard said the development of the County Health Department building will necessitate vacating the right of way from the property.

PUBLIC COMMENT:

None

Commissioner Hartvigsen moved to close the Public Hearing at 7:02 p.m. seconded by Commissioner Carpenter. All Voting AYE.

Commissioner Dunn moved to approve this request for street vacation at 22 South Depot Street and recommend that the City Council pass an ordinance vacating the street, seconded by Commissioner Moore. All Voting AYE.

SITE PLAN APPROVAL FOR A CANOPY NORTH OF BUILDING D-2, FREEPORT

Quin Harman with Tech Steel at Building D-2 said they are proposing to put a canopy over an overhead crane. It will reduce the amount of snow that piles in the winter and is a safety issue for employees. There is an existing canopy and it will be a continuation of 160 ft and will be of the same material. Commissioner Dunn asked the height of the building. Mr. Harman said it is approximately 35' and is approximately the same height as the other canopy.

Commissioner Hartvigsen moved to approve this request for Site Plan Approval for a canopy north of building D-2 in the Freeport Center, seconded by Commissioner Gibson. All Voting AYE.

DISCUSSION ITEMS: TITLE 11, CHAPTER 9

Adam Lenhard brought the Commissioners attention to a new section, eligibility, added at the end of the R-M and R-1 Open zones. The zones will not be repealed, but as of the effective date of the ordinance no new property or parcels of land shall be rezoned to the R-M zone or R-1 Open zone. Mr. Lenhard said there will be discussion on open space requirements in all the zones before final approval.

TITLE 11, CHAPTER 9, ARTICLE F, MOBILE HOME, M-1

Adam Lenhard said a definition for manufactured homes was added. The minimum area of land to develop a mobile home park will now require five acres. Mr. Lenhard said most of the changes are grammatical or will make it consistent with other zones. Commissioner Hartvigsen asked if we currently require one additional space for every three units for parking or storage of boats, campers, trailers, etc. Gregg Benson said all current mobile home parks have the extra parking required in the ordinance. The parking is mostly used for cars.

TITLE 11, CHAPTER 9, ARTICLE G, R-1 OPEN

Adam Lenhard said the density was left the same; most of the changes are to make the zone consistent with the other residential zones. 11-9G-10 refers to the homeowners association and states the Developer shall prepare any required homeowner association agreements. Mr. Lenhard would like to add "at his/her sole expense." He would also like added that any such final documents such as the CCNR's, etc. shall be added as an exhibit to the Development Agreement. That will give the City a chance to review the documents. There was discussion about homeowners associations. The HOA's are working well in some areas, however, when they aren't properly setup there are problems. It was the feeling that there needs to be an escrow account set up to pay for the improvements of the common areas. They feel the problem occurs in the transition from the developer to the HOA. Adam Lenhard said the concern of the City is the maintenance of common areas. Commissioner Gibson said nobody wants to own and maintain the open space. Commissioner Jeppesen suggested doing away with the common space not the HOA. Gregg Benson said that every subdivision will be required to have a retention pond. Adam Lenhard said if there is a HOA the City would like to be sure the CCNR's match to the Development Agreement. There was discussion about what properties are zoned R-1 Open, but not developed. Kent Bush said that there was concept for a future phase of Autumn Ridge, but it hasn't been rezoned. If they rezoned the property it would need to be R-1 Open to make it consistent with the rest of Autumn Ridge. Adam Lenhard said we should reconsider the eligibility on R-1 Open zone. After discussion on the exterior finishes 11-9G-15 it was decided "additional accommodations may be allowed through the development agreement" will be added to the end of paragraph D.

TITLE 11, CHAPTER 10A

Adam Lenhard said they have taken the existing terms and have matched them for consistency to chapter 3. He then reviewed the changes made to uses and conditional uses. Mr. Lenhard said the other changes to the chapter are minimal. There was some discussion on what is and should be zoned to PF.

STAFF REPORTS

Adam Lenhard – told the Commissioners there are five or six chapters left to review plus open space and design guidelines.

Kent Bush – told them of new appointments to the Planning Commission. A new list will be sent to the Commissioners.

PLANNING COMMISSIONER'S MINUTE

Commissioner Jeppesen – welcomed Nathan Dunn as a regular member of the Planning Commission.

Commissioner Hartvigsen – gave thanks to the City staff for the hard work on the ordinances. He said he recognizes the time and thought that goes into the changes.

Commissioner Moore – commented on the good work Adam Lenhard is doing.

Commissioner Carpenter – asked about the health building. Adam Lenhard said the Health Department has convinced the County to give them more money. It will depend on funding.

Commissioner Gibson – nothing

Commissioner Dunn – said he is glad to be a real team member.

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