

**CLEARFIELD PLANNING COMMISSION MEETING**

August 5, 2009

7:00 P.M. - Regular Session

PRESIDING:	Darren Carpenter	Vice-Chairman
PRESENT:	Bill Moore	Commissioner
	Nike Peterson	Commissioner
	Matt Stones	Commissioner
	Jeff Hogg	Alternate Commissioner
	Ron Jones	Alternate Commissioner
	Doyle Sprague	Council Liaison
EXCUSED:	Kenneth Jeppesen	Chairman
	Matt Hartvigsen	Commissioner
	Tyler Gibson	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:	Kathryn Murray, Terry Emmons, Danny Bridenstine, Earl Morris	

Pledge of Allegiance was led by Commissioner Carpenter.

APPROVAL OF MINUTES FROM JULY 15, 2009 PLANNING COMMISSION MEETING

The minutes for July 15, 2009 were not available for approval.

PUBLIC HEARING FOR A CONDITIONAL USE PERMIT TO ALLOW AN ANIMAL CLINIC AT 600 SOUTH STATE #2

Commissioner Carpenter declared the Public Hearing open at 7:01 P.M.

Dan Bridenstine, representing the owners of the property, said they have had a difficult time finding tenants. He feels this is a clean and functional business and will be an asset to the City. The other tenants are agreeable to the business.

Mr. Terry Emmons said there is a need to have dogs and cats spayed/neutered as there is a large amount of animals that are euthanized. The purpose of their business is to help the people in this county have a more affordable way to have their pets spayed/neutered. They also provide a less

expensive vaccination. Mr. Emmons said they don't treat sick and injured animals they only perform prevention. Commissioner Carpenter asked if there would be a veterinarian on site. Mr. Emmons said part time veterinarians will be hired. The main veterinarian has had her own clinic for eight years and doesn't want to run the business, just treat the animals. He said they will have experienced veterinarian technicians to assist. Mr. Emmons said rabies shots must be supervised by a veterinarian. An appointment will be needed. The animals will come in the morning and will be picked up in the afternoon. They will not have any animals held at the facility overnight. If they require further help, the animal will be referred to a 24 hour clinic. Commissioner Moore asked about the pricing of their procedures. Mr. Emmons said he has called around and found that their pricing will be less than others in the area.

**PUBLIC COMMENT:**

None

**Commissioner Moore moved to close the Public Hearing at 7:10, seconded by Commissioner Peterson. All Voting AYE.**

Commissioner Moore asked how they disposed of the parts that are removed. Mr. Emmons said they would use the normal trash except for the needles. Councilmember Sprague said he had received two letters from individuals in favor of the clinic.

**Commissioner Moore moved to approve this request for a Conditional Use Permit for an Animal Clinic at 600 South State, Suite #2 to be reviewed in six months, seconded by Commissioner Hogg. All Voting AYE.**

**SITE PLAN APPROVAL FOR A CONSTRUCTION OFFICE AND GARAGE AT 145 WEST 200 SOUTH**

Earl Morris, business owner, said the front area will remain residential and the back area of the property will developed for the business. They have purchased trucks for infrared asphalt repair. He said they will have access to traditional asphalt equipment if needed. This is a new process and the work is guaranteed for two years. Commissioner Carpenter asked what would happen in the building. Mr. Morris said the trucks will be stored in the large bay areas and the business will be in an office area in part of the building. There could be larger trucks on site, but not part of his business. Mr. Morris explained the process they will use to recycle the asphalt. They are the first company to bring this process to the west. He said they recently did the patching and seal coating for SAHCO. Commissioner Carpenter asked if there would be piles of asphalt. Mr. Morris said they get their asphalt from other companies. Any asphalt stored on site will be in the trucks. They are able to operate year round. Commissioner Hogg asked how many vehicles they would have. Mr. Morris said they hope to have three, currently they only have two. Commissioner Hogg asked if the facility will be sufficient to hold additional vehicles. Mr. Morris said the building should hold four trucks.

Earl Morris said the chemicals used will be stored in a 55 gallon drum in a storage room on site. Commissioner Peterson asked if a chemical spill would require hazmat response. Mr. Morris said it is water soluble and could be handled on site without additional materials. Commissioner Stones asked if there would be other paving equipment in addition to the asphalt trucks. Mr. Morris said they anticipate purchasing tractors and other equipment. But currently he uses his brother's company to do work beyond his scope and he subcontracts to other companies to do the striping and seal coating. Commissioner Carpenter asked if there will be landscaping east of the building. Mr. Morris said they will do landscaping around the building; it will be an attractive site. Commissioner Carpenter asked about the lighting on the building. Mr. Morris said the lighting will light the parking lot. He doesn't anticipate any problems with the lighting, if there are complaints he said they will conform. Commissioner Hogg asked about the fencing. Mr. Morris said they will be putting in 6' screened chain link; it will be similar to the fence at Dawson Homes to the west of his property. Kent Bush said screened fencing is only required where it is adjacent to residential. Mr. Morris said they hope to be up and running by October. Commissioner Peterson was concerned about the asphalt in front of the building breaking off because there is no edging. Mr. Morris said he understood he was required to install curbing along the west side at the edge of the asphalt. Gregg Benson told Mr. Morris that City ordinances require vehicles be parked on an asphalt surface. He also said, because the home will be used as a rental, he would need to obtain a rental dwelling license. Commissioner Carpenter said there are outstanding items that need to be resolved prior to the issuance of the building permit. One of those items would be the geo-technical report.

**Commissioner Peterson moved to approve this request for a site plan approval for a construction office and building at 145 West 200 South with the following requirements: all asphalt or any materials related to the building be stored in vehicles and not on site in open exposed piles on the property, that concrete curbing be installed along the perimeter as indicated in the hand drawn rendering on the site plan provided, that any additional reports required by City Staff or engineer be in compliance and approved by those, all items requested by the City Engineer and the City Staff be submitted and approved before building permit is issued, seconded by Commissioner Moore. All Voting AYE.**

### STAFF REPORTS

Kent Bush said no development requests have been turned in for the next meeting but there will be ordinances ready for review. He asked if they all had a copy of the appeal authority pamphlet because there will a training session with the City Council on September 1<sup>st</sup>. It will probably be held at 6:00 P.M. He recommended that they read through the information before that date. He told the new commissioners about the Utah League of Cities and Towns conference next month in Salt Lake City. There is a day when most of the items deal with planning items. This year the planning day will be Thursday, September 10<sup>th</sup>. He gave a handout of the schedule for that day. There is some money available for the commissioners to go, but if you sign up to go, please be sure to go. Those that would like to attend please let him know as soon as possible.

Gregg Benson said he only had time to do one zoning book for the new commissioners. He said he will have additional books ready for new commissioners next time. He also handed out a pamphlet from Mr. Earl Morris.

Adam Lenhard said it is likely we will be holding the public hearing for Title 11 the first meeting of September.

PLANNING COMMISSIONER'S MINUTE

Commissioner Moore – nothing

Commissioner Carpenter – nothing

Commissioner Peterson – nothing

Commissioner Stones – nothing

Commissioner Hogg – nothing

Commissioner Jones – nothing

Councilmember Sprague - nothing

There being no further business to come before the Planning Commission, **Commissioner Moore moved to adjourn at 7:42 P.M.**