

CLEARFIELD PLANNING COMMISSION MEETING

December 2, 2009

7:00 P.M. - Regular Session

PRESIDING:	Kenneth Jeppesen	Chairman
PRESENT:	Bill Moore	Commissioner
	Matt Hartvigsen	Commissioner
	Darren Carpenter	Commissioner
	Nike Peterson	Commissioner
	Matt Stones	Commissioner
	Ron Jones	Alternate Commissioner
	Doyle Sprague	Council Liaison
UNEXCUSED:	Jeff Hogg	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:	Brett Little, Dave Strebel, Kathryn Murray, Pennie Strebel, Mark Thayne, Amy Little, Randy Butcher, T.J. Wall	

Pledge of Allegiance was led by Chairman Jeppesen

APPROVAL OF MINUTES FROM SEPTEMBER 2, 2009 PLANNING COMMISSION MEETING

Commissioner Peterson requested the following changes: on page 2, Site Plan Review for a Dental Office, line 9, add “the” so the sentence reads, “...asked about *the* existing home.”; page 4, under 442 South State, amend the sentence from Commissioner Carpenter to say, “...he does not foresee change, *and that*, Clearfield..”; page 7, fourth paragraph, end of fourth line to read, “...parks were developed *and* those homes...”; page 7, a space is needed between the comments of Councilmember Sprague and Maria T. Lynch. Commissioner Moore said on page 8, Chairman Jeppesen’s comment could be changed to read, “... and new *pole* signs ... not require *the existing pole signs* to be removed.” Brian Brower added that it may be appropriate to change it to say “... not require *legally nonconforming pole signs* to be removed.” Commissioner Moore also said on page 9, paragraph 5, the last comment made by Brian Brower should be clarified to say, “...ownership of any property changed...”

Commissioner Hartvigsen moved to approve the minutes from September 2, 2009, as amended, seconded by Commissioner Moore. All Voting AYE.

PUBLIC HEARING FOR A CONDITIONAL USE PERMIT FOR AN AUTO REPAIR SHOP
AT 325 WEST 1700 SOUTH, #1 & 2

Chairman Jeppesen declared the Public Hearing open at 7:08 P.M.

Brett Little, owner of the auto repair shop, said there are two bay doors to pull cars in. Chairman Jeppesen asked if he would be doing the work himself. Mr. Little said there will be one other person to help with the repairs. Chairman Jeppesen asked what type of repairs they would be doing. Mr. Little said they would be doing maintenance and normal automotive repairs. Chairman Jeppesen asked how many cars they would have at one time. Mr. Little said four cars will fit in the bays. The landlord has told them they would have seven parking stalls on the outside of the building. Chairman Jeppesen asked how many they would leave outside the building. Mr. Little said he would not leave any cars outside because of vandalism. Chairman Jeppesen said they must meet all standards for keeping hazardous materials. Mr. Little said there are four dumpsters on the property. Gregg Benson said they will be required to be screened. Mr. Little said they will add one more dumpster. Mr. Benson told him it will need to be screened. Commissioner Moore asked if they would be doing body work. Mr. Little said their work will be strictly mechanical. Commissioner Moore asked if there will be any hazardous chemicals that would cause fumes outside the building. Mr. Little said there would not be any.

PUBLIC COMMENT:

Dave Strebel, Clearfield, said that it was his understanding that the proposed business would only perform minor automotive repair. Mr. Little said "Yes," he will do only minor repairs. Mr. Strebel asked if there was a description of what minor repairs encompasses. Commissioner Hartvigsen read the definition in the ordinance on automobile repair. The ordinance was recently amended and now does not separate major or minor repairs. Mr. Strebel said he owns Trans Tech. He is concerned with the amount of auto repair businesses in the area. He asked if he could rent the back portion of his property. He was told an auto business is allowed with a conditional use permit. Chairman Jeppesen said Mr. Little will be limited because he doesn't have the pits. Mr. Little said he is also limited on space and will not be able to do the type of work done by Mr. Strebel.

Commissioner Hartvigsen moved to close the public hearing at 7:20 p.m., seconded by Commissioner Carpenter. All Voting AYE.

Commissioner Hartvigsen said the only thing he feels would need to be complied with is to have a screened dumpster.

Commissioner Peterson moved to approve this application for conditional use permit for an auto mobile repair business at 325 West 1700 South, units 1 and 2, subject to the following conditions: the applicants will comply with the regulations contained in Titles 11 and 5 of the City Code and that the dumpster will be screened and any other requirements by those codes, seconded by Commissioner Carpenter. All Voting AYE.

PRELIMINARY SUBDIVISION APPROVAL FOR PACIFIC PARK PHASES 3 & 4 AT 150 NORTH PACIFIC

T. J. Wall said they want to finish the two phases of the Pacific Park Subdivision which will be an extra 27 lots. It would clean up the area and get rid of the home, barn and dirt piles. Chairman Jeppesen asked what their time line was for this project. Mr. Wall said they would like to start at the first of the year. Chairman Jeppesen asked what their plans are for the east and west sides of Pacific Street. Mr. Wall said they will put curb and gutter on both sides of the street and sidewalk on the west side. Chairman Jeppesen asked if they would have trees and grass along Pacific. Mr. Wall said it will be fully landscaped. Chairman Jeppesen said the subdivision has no minimum lot size; it will be handled by the development agreement. Mr. Wall said they already have a builder that is interested in a few lots. Commissioner Peterson asked if they would proceed with Phase 3 initially then Phase 4 will be completed as the market demands. Mr. Wall said that is their plans. Commissioner Peterson asked if the curb and gutter and the road improvements along Pacific Avenue be completed for Phase 4 at the same time as Phase 3. Mr. Wall said they will probably hold off until they are ready to develop Phase 4. Phase 3 is the southern portion of the subdivision. When asked, Mr. Wall said the target sales price for homes will be around \$165,000. The Commissioners asked if the builder was aware of materials that are required. Mr. Wall said the requirements are fairly standard. Commissioner Carpenter asked when the open space would be completed. Commissioner Hartvigsen said the detention is in Phase 3, but the open space is in Phase 4 and will need to be completed with Phase 3. Chairman Jeppesen asked what steps they will take to have the HOA in place. He said a lot of times the builder and the developer will set up the HOA, then leave, and the HOA never functions and the open space looks terrible. There will need to be more than just the dirt road for access to the open space. Mr. Wall said there will be a walkway from the south side. Mr. Wall was told that the walkway will need to be completed all the way because the open space needs to be accessible to the current residents. Mark Thayne said the HOA will be set up for these two phases only. He said he understands the concern; they have set up several HOA's. It is up to homeowners to maintain their park. Adam Lenhard said there are more procedures in place to prohibit what has happened with failed HOA's in the past. Commissioner Hartvigsen said there will be a utility and drainage easement from lot 14 in Saddlewood. Mr. Wall said they have been in discussion with the homeowner. Adam Lenhard is aware of the phasing issues and will make sure that the open space that is built with the first phase is adequate and meets the required percentage. Commissioner Hartvigsen said he is glad to see they are putting curb and gutter on east side of Pacific Avenue through both phases.

Commissioner Hartvigsen moved to approve the Preliminary Plat for Pacific Park Phases 3 and 4, with the understanding that those phases are different than what was presented tonight and as long as they follow the development agreement and complete the open space that is necessary for each phase and complete it as part of that phase, seconded by Commissioner Carpenter. All Voting AYE.

STAFF REPORTS

Kent Bush said there will not be a meeting on December 16th. Next Wednesday the American Planning Association will present an audio training conference, entitled “The Planning Commission Part 1”. Weber County has made available facilities at the Weber Center on Washington Blvd. The training is free, but you need to RSVP. He said if anyone wants to go, let him know and he will RSVP for everyone. The City Council will appoint a new Planning Commissioner, Randy Butcher, at their next meeting. He is present this evening and was introduced to the Commissioners.

Gregg Benson said the new ordinances have been approved and if they return their books by the next meeting he will get them updated.

PLANNING COMMISSIONER’S MINUTE

Commissioner Jeppesen – thanked Commissioner Hartvigsen for filling in as Chairman Pro Tem. Referring to a decision made at the last City Council meeting, he said he was glad to know that somebody values the opinion of the Planning Commission.

Commissioner Hartvigsen – said Councilmember Sprague mentioned the changes to the ordinances passed as recommended by the Planning Commission. He said he has a nephew living on base. He asked about the requirements for housing on base. He said if you don’t have a spouse or children you live in the dorms, you don’t get a house. Their general policy for the airmen on base is a dormitory not in a home. They don’t put three or four airmen in a home on base.

Commissioner Moore – said he had a conversation with a resident who said there is not enough notification about the meetings. Gregg Benson said by state law the agenda is posted at least 24 hours before the meeting. He said typically they post on the Friday before the meeting at both Post Offices, the library and in the City Building. It is also posted on the City website, a state meeting website, and in the newspaper. Adam Lenhard said there are residents that have requested to be sent the agenda via email. The City Council agenda and the Planning Commission agenda will be sent to those who make the request. Commissioner Peterson said with Vision 2020, one item that is being considered is having more of a multi-media approach to city announcements and possibly using facebook, twitter, email or text messages to notify residents when there are upcoming meetings.

Commissioner Carpenter – said he thought about the owner of the auto repair business across the street from the one approved this evening, but there is nothing that can be done to stop the business, the Planning Commission doesn’t regulate competition. He attended the last City Council Meeting where they discussed the definition of the family. He has thought a lot about the definition and he doesn’t feel it is perfect. Councilmember Shepherd mentioned one instance where a family has a brother that is single; he technically could not have the brother live with him.

Commissioner Peterson – expressed thanks on behalf of the Planning Commission to city staff for their work on Title 11 the past two years.

Commissioner Stones – said he didn't get to attend the City Council meeting. He felt the ordinances are not perfect, but overall the needs of the city have been met.

Commissioner Jones – Nothing

Councilmember Sprague – said he sent out 60 letters explaining what was being discussed and if they had an opinion to come to the City Council meeting; only five came to the meeting. He believes it is important for citizens to come. He appreciates all the Planning Commission does. He said Commission Carpenter did well in his comments at the City Council meeting. He also thanked Commissioner Peterson for her job on the Vision 2020 presentation last night.

There being no further business to come before the Planning Commission, **Commissioner Moore moved to adjourn at 7:55 P.M.**