

CLEARFIELD PLANNING COMMISSION MEETING

January 7, 2009

7:00 P.M. - Regular Session

PRESIDING:	Matt Hartvigsen	Vice-Chairman
PRESENT:	Darren Carpenter	Commissioner
	Kenneth Jeppesen	Commissioner
	Tyler Gibson	Commissioner
	Nathan Dunn	Alternate Commissioner
	Doyle Sprague	Council Liaison
EXCUSED:	Bill Moore	Commissioner
	Tim Roper	Alternate Commissioner
	Mark Bottema	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:	Jesse Wunderlich, Kathryn Murray, Con Wilcox, Jeri Wilcox, Denece Johnson	

Pledge of Allegiance was led by Commissioner Hartvigsen.

APPROVAL OF MINUTES FROM DECEMBER 3, 2008 PLANNING COMMISSION MEETING

Commissioner Gibson moved to approve the minutes of December 3, 2008, seconded by Commissioner Jeppesen. All Voting AYE.

SCHEDULED ITEMS

SITE PLAN APPROVAL FOR A COMMUNITY CENTER FOR DAVIS SCHOOL DISTRICT AT 30 SOUTH 350 EAST

Mr. Jesse Wunderlich from Davis School District said they want to connect the water and sewer for a community center. The facility will be used for counseling, a part-time clinic and instruction on computer use. The structure will be two portables that are tied together with a vestibule. The building will have a nursery to be used while the parents are being taught.

Commissioner Jeppesen asked if it will be operated by the school district. Mr. Wunderlich said it

is a community service effort, a joint venture with United Way and the school district. The school district owns the property. Commissioner Hartvigsen asked the hours of operation. Mr. Wunderlich said there was discussion of running from 8:00 a.m. to 6:00 or 8:00 p.m., it will depend on those involved. Commissioner Gibson noticed that there would be ramps and asked if the entire facility will be wheelchair accessible. Mr. Wunderlich said the restrooms are set up to accommodate wheelchairs. Commissioner Carpenter was concerned with the lights and the neighbors. Mr. Wunderlich said there are some lights on the building plus a pole light by the sidewalk coming from the ramp going to the parking lot. Commissioner Hartvigsen asked about the dumpster. He was told there would be a new screened dumpster. Commissioner Carpenter felt the dumpster should be further from the neighbor's home and it would be better if it was moved to the west. Mr. Wunderlich said there was a driveway between the dumpster and the house. The dumpster location was chosen in relation to the buildings. Commissioner Jeppesen said there wouldn't be food items in the dumpster, it would be mostly papers and so there shouldn't be much of an odor. Commissioner Hartvigsen said the parking lot is existing. Commissioner Hartvigsen asked what landscaping they would be doing. Mr. Wunderlich said they would be planting trees around. Commissioner Carpenter asked what they would do with the rest of the lot. Mr. Wunderlich said they are trying to keep the landscaping low maintenance. This facility is only temporary. In two or three years they will be building a new school and at that time the portables will be moved.

Commissioner Jeppesen moved to approve this request for Site Plan Approval for a Community Center for Davis School District at 30 South 350 East, seconded by Commissioner Carpenter. All Voting AYE.

DISCUSSION ITEMS
REVIEW ORDINANCES

- A. TITLE 5 – PUBLIC HEALTH AND SAFETY
Was not discussed at this meeting
- B. TITLE 6-1 – ANIMAL CONTROL

Adam Lenhard said the amendment is to replace the current animal control ordinance with the Davis County Animal Control ordinance. The wording in the ordinances is nearly identical. The Animal Control Officers feel it is best if we adopt their ordinance. This will make it so there are not two ordinances that need to be maintained. Commissioner Carpenter was concerned with the number of animals allowed. Mr. Lenhard said the number of animals is one item that needs to be addressed. One thought is to not have limits on the number of animals and to treat the nuisances as they arise. Staff feels that it is difficult to make a conviction on the nuisance ordinance. Commissioner Carpenter said we need to legislate for some because without laws we have chaos. Adam Lenhard said the County recommends that we adopt a specific number for both dogs and cats. Brian Brower said it would be an enforcement nightmare, as far as trying to

obtain convictions, to not have a specific limit. Commissioner Jeppesen and Commissioner Gibson agreed that numbers need to put in the ordinance. Mr. Lenhard said the wording needs to be clarified on the number of animals. The Commissioners decided if the wording could be clarified, they would like the ordinance to stay with no more than 3 animals. Brian Brower said if we aren't going to have kennels we should strike that language. Gregg Benson asked how we will be handling service animals. Brian Brower said State Code includes laws for service animals and we don't need to include additional language because the State Code provides for it and trumps the City Code.

C. TITLE 11 – CHAPTER 8: AGRICULTURAL ZONE (A-1)

Adam Lenhard reviewed the list of permitted uses in this zone. There was discussion on what type of schools would be allowed in an agricultural zone. Brian Brower said it could be schools as defined in this chapter. Kent Bush said they are still working on the definition chapter of the ordinance and definitions for different types of schools can be added.

Mr. Lenhard reviewed the Conditional Uses allowed in the agricultural zone. One conditional use listed is commercial outdoor recreation. It is currently allowed, but the term is not defined. If it stays in the ordinance, then it will need to be clearly defined. The Commissioners felt it should be titled Agricultural Outdoor Recreation.

Several conditional uses will be eliminated, such as, businesses relating to animal care, excluding kennels, flag lots, public or quasi public uses. There was some discussion on kennels. There are three kennels that are associated with veterinary clinics, they are indoor and are in C-2 zones. It was determined to eliminate kennels from the conditional uses.

There was discussion on 11-8-4: area and frontage regulations. They were concerned about the size of the lot and how many animals should be allowed. They feel that the lots should be larger if farm animals are allowed. Con Wilcox said with larger lots they aren't able to keep the weeds down. He said ½ acre would be a good place to start with a large animal, he felt the 1/3 acre is too small to own a large animal. Commissioner Hartvigsen said we can build on a smaller lot, but then require ½ acre for farm animals. The Commissioners felt that in order to have an animal or fowl unit they must have at least ½ acre. Adam Lenhard said he will make a table with the number of animal and fowl units that will be allowed depending on the size of the parcel.

Accessory building can be within 1 foot of the property line. The Commissioners feel that one foot setback on a barn and six feet from the house doesn't seem to be adequate. They felt the distance to the neighbor's house from an accessory building needed to be addressed. There was discussion that taller buildings should have a bigger set back.

The Commissioners felt that the residences in the agricultural zone needed to have the same time frame for completing their landscaping as other residential zones; which is, 12 months for the front yard and 18 months for the rear yard. They felt they should start the time for landscaping when they have a certificate of occupancy.

ELECT NEW PLANNING COMMISSION CHAIRMAN

Commissioner Hartvigsen asked for nominations for chairman.

Commissioner Carpenter moved to postpone the nomination and election of a new Chairman until the next meeting. Seconded by Commissioner Jeppesen. All Voting AYE.

COMMUNICATION ITEMS

PLANNING COMMISSIONER=S MINUTE

Commissioner Hartvigsen – Nothing

Commissioner Carpenter – Said thanks to those who had anything to do with the repair of the 200 South bridge.

Commissioner Jeppesen – Nothing

Commissioner Gibson – Nothing

Commissioner Dunn – Nothing

Councilmember Sprague – Nothing

Staff – Kent Bush gave the Commissioners reports of building permits issued and what they reviewed during the past year. He said the next meeting will be February 4th.

Gregg Benson asked the Commissioners if they would like to have the projector used in the future. The Commissioners said it was a good addition to the presentation.

There being no further business to come before the Planning Commission, **Commissioner Gibson moved to adjourn at 9:44 P.M.**