

CLEARFIELD PLANNING COMMISSION MEETING

July 15, 2009

7:00 P.M. - Regular Session

PRESIDING:	Darren Carpenter	Commissioner
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:	Brian Brower	City Attorney
	Adam Lenhard	Community Development Director
	Kent Bush	Planning/Zoning Administrator
	Gregg Benson	Planner
	Christine Horrocks	Building Permits Specialist
VISITORS:	Joshua Newell, Kathryn Murray, Connie Holt, Jory Johner, Christie Oostema	

Pledge of Allegiance was led by Commissioner Carpenter.

Commissioner Carpenter welcomed the new Commissioners, Commissioner Hogg and Commissioner Jones.

APPROVAL OF MINUTES FROM JUNE 3, 2009 PLANNING COMMISSION MEETING

Commissioner Moore moved to approve the minutes of June 3, 2009 as written, seconded by Commissioner Peterson. All Voting AYE.

APPROVAL OF MINUTES FROM JUNE 17, 2009 PLANNING COMMISSION MEETING

Commissioner Peterson moved to approve the minutes of June 17, 2009 as written, seconded by Commissioner Moore. All Voting AYE.

SITE PLAN REVIEW FOR A CAR LOT AT 395 WEST 200 SOUTH

Joshua Newell, business owner, said they are trying to start an auto, RV and marine sales and service business. It will not be a traditional car lot; they plan to have 7 to 10 cars that will be advertised on the internet. Customers can come to the lot to look at the vehicles, but they don't plan to have an extensive inventory. They have a four bay shop where they plan to do service for auto, RV's and marine. Commissioner Carpenter asked if the cars would be in the fenced area. Mr. Newell said they would be in the enclosed area. Commissioner Moore asked if the cars would be ready for sale or if they bring in cars to repair. Mr. Newell said the cars on the lot will be ready for purchase. Any repairs will be done before they are placed on the lot. There will not be any salvage or junk sitting on the lot. Commissioner Hogg asked what their hours of operation would be. Mr. Newell said they would be open to the public from 9:00 a.m. to 6:00 p.m., Monday through Friday. If they had a call on a Saturday, they would go meet the customer at the car lot. Commissioner Carpenter asked if there would be additional lighting. He said it is a concern because they are near to residential. Mr. Newell said they don't anticipate too much sales traffic, they will probably have traffic like at a normal auto service center. Commissioner Hogg asked if they had previous experience with a car lot. Mr. Newell said he didn't have any experience, but he is partnering with an accomplished mechanic and graphic designer and sales and service representative. Mr. Newell said he has a business degree and knows how to run a business and feels they have the talent to get the job done. Gregg Benson asked if they would be painting cars. Mr. Newell said they are not an auto body shop and will not have a paint booth. Commissioner Hogg asked where the sign would be in relation to the building. The sign is about 6' x 10'. Gregg Benson told him he would need a sign permit. The sign will not be electric, but they may put a flood light on the sign. Commissioner Carpenter said the biggest concern is they don't want the light to shine into the neighborhood.

Commissioner Moore moved to approve this request for Site Plan Approval for a car lot at 395 West 200 South, seconded by Commissioner Peterson. All Voting AYE.

SITE PLAN REVIEW FOR AN OFFICE BUILDING AT 22 SOUTH STATE STREET

Connie Holt with CRSA Architects was present representing the design team. Davis County Health Department wants to bring most of the Health Department Administration facilities to this location. It will be a three story building with a partial basement for mechanical and building systems. The first floor will provide the WIC Clinic and the Midtown Clinic. They will be able to bring most of their services to one central location. They feel this will be a great place to serve the citizens of Davis County. Commissioner Carpenter asked for an explanation about Midtown Clinic. Connie Holt said they serve low income and those without insurance. The administration offices will be on the 2nd & 3rd floors. Commissioner Carpenter asked about the hours of operation. Connie Holt said there would be normal business hours; Midtown may have extended hours and maybe on Saturday. Councilmember Sprague asked if the approval was just for one building. Ms. Holt said the architectural team has been asked to design a 14,000 sq. ft. senior center that will be just south of the health building. Gregg Benson said the parking on the site

plan will be adequate for both buildings. Commissioner Hogg asked if the Midtown Clinic was relocating. Ms. Holt said there is a clinic currently in Farmington. The new senior center will replace the current senior center. Commissioner Peterson asked what would be used as ground cover until the second building is built. Connie Holt said it is planned at this time to be sod. Commissioner Peterson was concerned about the irrigation of the property prior to the construction of the senior center. Ms. Holt said they want the senior center to come on the heels of the health building. She said the water retention has gone from underground to above ground at the request of the City Engineer. Commissioner Hogg asked if there would be a fence along the railroad corridor. Clearfield City has entered an agreement with UTA. They have agreed to replace the fence along the west property line. It will be replaced with the visual barrier as required by Clearfield City ordinance. Councilmember Sprague asked if the utility issues had been resolved. Brian Brower said the utility issues will be addressed in the purchase agreement of the property between the county and the city. Adam Lenhard said the City has received an EDI grant and part of the grant will be used to bury the power lines. Commissioner Moore asked when they plan to start construction and how long the building will be under construction. Connie Holt said they want to go to bid mid August and it will probably take just over a year to the completion of the building. Commissioner Peterson asked if the revision to the plan showing the above ground retention is in lieu of or in addition to the underground retention. Connie Holt said it is in lieu of.

Commissioner Moore moved to approve this request for Site Plan Approval for the new office building for Davis County Health at 22 South State Street, seconded by Commissioner Stones. All Voting AYE.

PRESENTATION BY WASATCH FRONT REGIONAL COUNCIL ON CHOICES 2040

Jory Johner from Wasatch Front Regional Council explained regional transportation planning. He gave some handouts to the Commissioners which included a CD with the presentation that would be given this evening. Christie Oostema with Invision Utah also participated in the presentation. Mr. Johner stated Utah is the fastest growing state and has the lowest median age. Wasatch Front Regional Council encourages cities to adopt growth principles.

DISCUSSION ITEMS - ORDINANCE AMENDMENTS

REPEAL OF THE R-1 OPEN RESIDENTIAL, R-M MOBILE HOME, SP- SPECIAL PURPOSE AND PD – PLANNED DEVELOPMENT ZONES

Adam Lenhard said we don't want to see future development in some zones and would like to prevent undesirable development. The properties in these zones could be rezoned and be nonconforming uses.

REPEAL OF THE B-1 BUFFER AND R-1-9 RESIDENTIAL ZONES

Adam Lenhard said the decision has been made to repeal the B-1 zone. However it was decided to keep the R-1-9 zone because they felt it wasn't necessary to simplify.

CREATION OF THE R-12 RESIDENTIAL ZONE

Adam Lenhard said this zone was drafted to allow larger lots in new development. The language is almost identical to R-1-8.

AMENDED LANDSCAPING AND OPEN SPACE STANDARDS

Adam Lenhard said this was discussed at the last meeting and he made the changes. If this ordinance is adopted these would be the minimum standards and would apply to new development. Existing properties will not be required to meet the new ordinance. Adam Lenhard asked Brian Brower if he was comfortable with the wording of paragraph C. Mr. Brower said cash in an escrow account or a cash bond is better than a paper bond. Mr. Lenhard said in paragraph G, preservation, maintenance and ownership, a new paragraph has been added that will allow the City the ability to clean up maintenance problems and assess the property owners. Commissioner Carpenter asked about paragraph F, fee in lieu of open space. Adam Lenhard said this section applies to all required open space through the entire code. A table was created that listed the amount of open space required for each zone. Smaller developments have the option to pay a fee in lieu of providing open space.

DEVELOPMENT AGREEMENTS

Adam Lenhard said paragraph M is new and gives the City more flexibility. The approval authority of the Development Agreements is the City Council. The code is set up for the Planning Commission to review the development agreements prior to approval from the City Council. This is a new section because there is currently nothing in code that addresses development agreements. This section is for all development agreements. All zones require development agreements except A-1 and A-2. Commissioner Carpenter stated that it is important for the Planning Commission to be consistent in applying those principles.

DETERMINATION FOR USES NOT LISTED AS PERMITTED OR CONDITIONAL USES

Adam Lenhard said because there is no way to list all permitted and conditional uses there is a new process in place for the Planning and Zoning Administrator to make a determination after evaluation whether it is equivalent to a permitted or conditional use. An appeal of that decision goes to the Planning Commission. This gives the Planning and Zoning Administrator the ability to determine if the use is permitted, conditional or prohibited.

PRIVATE COVENANTS AND RESTRICTIONS

Adam Lenhard said this is about the CCNR's and requires them to be reviewed by staff.

CHAPTER 18: DESIGN STANDARDS

Adam Lenhard said this is the most dramatic step in amending Title 11. Staff feels the design standards are a step in the right direction. Mr. Lenhard said this will take a pro-active approach. He said the standards do not apply to single family dwellings; they apply to all commercial, industrial, public facilities and two-family and multi-family dwellings. The wording "shall" and "may" are used as a requirement or a recommendation. Mr. Lenhard said we want to have some flexibility and there will be a process for the Planning Commission and the City Council to allow some deviations from these standards. The standards are meant to encourage good design, not restrictive. There are site design standards and building design standards. Adam Lenhard said he wanted to briefly discuss the paragraph regarding chain link fencing. It says chain link fencing shall not be permitted adjacent to a public right of way or in a required front yard. The requirement is for use, not zoning. Residences would be exempt. Councilmember Sprague was concerned with fencing on 1000 West around a manufacturing facility. Mr. Lenhard said existing properties will be okay, the standards will apply only if there is development. The building design standards states there will be a minimum of three colors. Commissioner Peterson said she liked it with three colors and didn't feel it would discourage a builder from coming to the city. She said it is in keeping with the preliminary findings from Vision 2020 as far as the look and overall feel the City has determined they will pursue. Adam Lenhard feels this is a step in the right direction and don't want to discourage development in Clearfield.

CHAPTER 19: INFILL DEVELOPMENT

Adam Lenhard said we talked about having an ordinance for infill. After some discussion the decision was made to not include it at this time.

STAFF REPORTS

Adam Lenhard said there are only two chapters of title 11 left to review, Chapter 14 - Off Street Parking and Chapter 15 - Signage. He said information was sent to sign companies and will take input until Friday. When we have finished reviewing title 11, there will be a public hearing to make recommendation to the City Council. He encouraged the Commissioners to call or stop by the office if they want to discuss any questions.

Gregg Benson said he will assemble a current zoning ordinance book for the new commissioners.

PLANNING COMMISSIONER'S MINUTE

Commissioner Moore – Nothing

Commissioner Carpenter – Nothing

Commissioner Peterson – Asked when the next training would be for the new commissioners. Kent Bush said he was waiting until vacation season over.

Commissioner Stones – Welcomed the new commissioners

Commissioner Hogg – Happy to be here and grateful to be able to serve the city.

Commissioner Jones - Ditto

Councilmember Sprague – Hope to see these same faces here for a long time.

There being no further business to come before the Planning Commission, **Commissioner Moore moved to adjourn at 8:45 P.M.**