

## CLEARFIELD PLANNING COMMISSION MEETING

June 17, 2009

7:00 P.M. - Regular Session

PRESIDING:	Kenneth Jeppesen	Chairman
PRESENT:	Matt Hartvigsen	Commissioner
	Darren Carpenter	Commissioner
	Tyler Gibson	Commissioner
	Nike Peterson	Commissioner
	Matt Stones	Alternate Commissioner
	Doyle Sprague	Council Liaison
EXCUSED:	Bill Moore	Commissioner
STAFF PRESENT:	Brian Brower	City Attorney
	Kent Bush	Planning/Zoning Administrator
	Gregg Benson	Planner
	Christine Horrocks	Building Permits Specialist
STAFF EXCUSED:	Adam Lenhard	Community Development Director
VISITORS:	Manuel Gallegos, Sr., Manuel Gallegos, Jr., Kathryn Murray	

Pledge of Allegiance was led by Commissioner Jeppesen.

### APPROVAL OF MINUTES FROM MAY 20, 2009 PLANNING COMMISSION MEETING

Commissioner Peterson asked for two changes on page 2. 1 – In paragraph 3, 5<sup>th</sup> line, “the chemicals are currently stored in a 6’ X 3’ cabinet” should read, “...6’ X 3’ set of open shelving.” 2 – In paragraph 5, she requested it be clarified that cat litter was present on site in case of a spill. **Commissioner Hartvigsen moved to approve the minutes of the May 20, 2009, Planning Commission meeting with corrections as noted, seconded by Commissioner Peterson. All Voting AYE.**

### APPROVAL OF MINUTES FROM JUNE 3, 2009 PLANNING COMMISSION MEETING

Minutes of the June 3, 2009 Planning Commission Meeting were not available for approval.

### SITE PLAN REVIEW FOR A PATIO COVER AT 1145 SOUTH STATE STREET

Manuel Gallegos, Sr. and Manuel Gallegos, Jr. said they want to put a cover over the patios so customers would use the outdoor area more. They want to build a cover with lattice on the top. Chairman Jeppesen stated the work had already started on the cover for the patio on the southeast

area and asked if they would also be placing a cover on the west side of the entrance. He asked if they planned to put the lattice around the sides. Manuel Gallegos Jr. asked if it would be a problem if in a while they decide they want to enclose the patio. Chairman Jeppesen said it would because city ordinance states they need a 10' setback. The current plan doesn't show anything on the sides so they are locked into the plan presented. Mr. Gallegos, Jr. said they plan to stain the patio cover. Commissioner Gibson asked if the existing trellis would have the lattice on it. Mr. Gallegos, Jr. said they would also be adding some more support beams to the work that has been done. Chairman Jeppesen said the work had been started without a permit and that is why some of the structure exists. Mr. Gallegos, Jr. said they were not aware they needed a permit to do the work. Commissioner Carpenter asked if there would be plants growing through the lattice. Manuel Gallegos Jr. said he didn't think so, but they may put a shade fabric on the lattice, but they will see how it goes. Commissioner Carpenter said the main concern the Planning Commission has is sight. We need to make sure it is safe for traffic pulling in and out of the business and around the corner. Commissioner Jeppesen said it is okay as long as you understand you won't get a variance to enclose the patio. Commissioner Stones said he likes to see the improvement in that area. Manuel Gallegos, Jr. said they have made other improvements to the restaurant and invited the Commissioners to check out the business. Councilmember Sprague said it has been a good business in the City. Commissioner Hartvigsen said the lattice structure will collect snow and cause some maintenance, but said it will look very nice when it is done.

**Commissioner Hartvigsen moved to approve this request for Site Plan Approval for a Patio Cover at 1145 South State Street, seconded by Commissioner Gibson. All Voting AYE.**

#### DISCUSSION ITEMS

##### TITLE 11, CHAPTER 11D, MANUFACTURING

Kent Bush asked if they had reviewed the changes. There was discussion that automobile repair (minor) should be a permitted use and not a conditional use in the M-1. Chairman Jeppesen said a medical clinic seemed out of place in a manufacturing zone. After discussion it was decided Freeport Center may be a good place to have a work med type office. Commissioner Carpenter asked about daycare as a conditional use. Brian Brower said it should be a conditional use because there may be certain conditions that might be appropriate. Commissioner Hartvigsen asked if laboratories are considered a medical facility. Kent Bush said there are other types of laboratories besides medical. Brian Brower suggested laboratories be included in the definitions. Commissioner Carpenter likes the addition of paragraph 11-11d-2-C. Discussion was held on the exterior building materials. Any changes to existing building would require the building to meet the new ordinance. Commissioner Gibson said if the requirements are too restrictive the cost will be too high. The Commissioners feel it is not necessary to have the same requirements as a home or commercial area; however, they want a new building to look nice. Brian Brower suggested that 11-11D-11-G-5 changed to say "through a development agreement" rather than "through the development agreement," as a development agreement may not be required.

There was concern with 11-11D-11-G-4 because it requires two exterior finishes. Commissioner

Carpenter said to leave the standards high and then it can be modified as needed. Gregg Benson said the smaller buildings will be where they have the concerns. There are buildings other than large warehouses in the M-1 zone. After discussion about the fence requirements, it was decided to require a fence when property lines are adjacent to a residential zone or public right-of way.

#### TITLE 11, CHAPTER 13, SUPPLEMENTARY REGULATIONS

11-13-23: Non-Residential Landscaping Standards and Requirements is an addition to Chapter 13. The Commissioners wanted to know if they have the right to waive the requirement for landscaping. Brian Brower said if you are foreseeing problems, there may be a need to be a provision to allow for exceptions. Modifying requirements for landscaping in the M-1 zone could be done by the Planning Commission at the time of site plan approval. For clarification it was decided that the last sentence of 11-13-23-D1 should be placed before the one talking about the city arborist. In paragraph E it was determined to change the “automatic sprinkler system” to an “automatic irrigation system.”

#### TITLE 11, DISCUSSION ON OPEN SPACE REQUIREMENTS

Kent Bush told the Commissioners to think about the open space requirements. There was discussion about the need to have something in place to require the developers to have the HOA in place and the landscaping properly maintained. Brian Brower said we don't have control over the HOA, the City only has a contract with the developer.

#### STAFF REPORTS

Kent Bush told the Commissioners that some training was needed. He said two new Commissioners will be appointed soon. There is some training required because the Planning Commission and the City Council are now appeal authorities. He said hopefully the training can be held with the City Council. The Wasatch Front Regional Council wants to give a 20 minute presentation on the Choices 2040.

#### PLANNING COMMISSIONER'S MINUTE

Commissioner Jeppesen – said he needs to be excused from the meeting July 15<sup>th</sup>.

Commissioner Hartvigsen – asked to be excused for July 15<sup>th</sup> and August 5<sup>th</sup> meetings.

Commissioner Carpenter – Nothing

Commissioner Gibson – Nothing

Commissioner Peterson – Nothing

Commissioner Stones – Nothing

Councilmember Sprague – Nothing

There being no further business to come before the Planning Commission, **Commissioner Hartvigsen moved to adjourn at 8:16 P.M.**