

CLEARFIELD PLANNING COMMISSION MEETING

March 18, 2009

7:00 P.M. - Regular Session

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

Pledge of Allegiance was led by Commissioner Jeppesen.

DISCUSSION ITEMS

TITLE 11, CHAPTER 9E – R-3 RESIDENTIAL ZONE

Adam Lenhard said the purpose has been reworded and the R-3 zone now is a density issue. The lot size has been adjusted to allow 16 units per acre. The height of the accessory buildings were stepped as the buildings get taller. Set backs were cleaned up and are now consistent with the other zones. Set backs were clarified when there are multiple buildings on the same lot. Completion of the landscaping has been divided into single family and multi-family with 12 months and 18 months. Commissioner Jeppesen asked about the “noxious weeds.” Mr. Lenhard said that will be changed to “weeds.” Multi-family and non residential zones have six months to have the landscaping installed and they will be required to post a cash bond with the City.

The floor area of multi-family dwellings has been changed to state an average of 1,060 sq. ft. This will allow for larger and smaller units. The Commissioners feel they should be a minimum of 800 sq. ft. Any differences can be noted in the Development Agreement. The requirement of garages was discussed and whether to make them necessary for multi-family dwellings. The Commissioners feel the garages usually look like storage units. At a minimum, carports should be required. Commissioner Jeppesen said maybe the developer could be required to use higher

quality materials for the parking structures. There was discussion about the materials of the exterior elevation and the Commissioners felt that any elevation that faced a street should be brick, rock, stucco or stone.

TITLE 11, CHAPTER 9H – R-3R REDEVELOPMENT ZONE

Adam Lenhard said as he has reviewed the Core Values survey he got the feeling the perception of Clearfield City is that it has low income, high density housing. There is an image problem we need to improve. The R-3R zone is an “outside the box” idea and is designed for existing high density residential areas. He had a slide presentation with photos of high density housing.

Mr. Lenhard reviewed the zone purpose. The zone will be made only through an application for a rezone. A Development Agreement will be required. The R-3R zone has a much higher standard. The goal is to give incentives to a property owner to redevelop their property, the trade off is to give high density poor quality housing for higher density really nice quality housing. Commissioner Hartvigsen feels it is a good idea and a tool to improve the situation, but is it going to get us where we want to be? Mr. Lenhard said R-3R is a higher quality zone. Councilmember Murray said the concept is good to get rid of blighted areas. Chairman Jeppesen said it shows more of the City to have a plan in place. Commissioner Hartvigsen said we need to be extra critical with what we allow. Adam Lenhard said maybe we should add the R-M zone to be eligible to rezone under this. Commissioner Dunn said he would like to see the redevelopment in other areas not just the R-3. He feels the City needs redevelopment and this is a good start. Adam Lenhard asked about density and said he wanted to stay away from a specific number of units. It was decided to have the density determined at time of rezone and with the Development Agreement. Mr. Lenhard said they are working on a new chapter, Chapter 18 of Title 11, Design Guidelines. They will refer to that chapter and also require site plan approval. The Planning Commission will look at the Rezone, the Site Plan and the Development Agreement and that will be conditioned on the City Council approving the Rezone and the Development Agreement. That will require the Developer to have that information together when they submit for the rezone.

STAFF REPORTS

Kent Bush reminded the Commissioners of training tomorrow at 7:00 p.m. in the multi-purpose room.

PLANNING COMMISSIONERS MINUTE

Commissioner Jeppesen – Nothing

Commissioner Hartvigsen – Nothing

Commissioner Moore – Nothing

Commissioner Carpenter – asked if we have anything on the health building? Adam Lenhard told him the plans are being redrawn.

Commissioner Dunn – asked if the Commissioners could receive membership to the Aquatic Center in lieu of payment. Adam Lenhard said he would check into it.

There being no further business to come before the Planning Commission, **Commissioner Moore moved to adjourn at 8:15 P.M.**