

CLEARFIELD PLANNING COMMISSION MEETING

November 18, 2009

7:30 P.M. - Regular Session

PRESIDING:	Matt Hartvigsen	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
	Darren Carpenter	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:	Gary Tyler, Doug Roberts	

Commissioner Hartvigsen was nominated to be the Chairman Pro-Tem by Commissioner Moore, seconded by Commissioner Peterson, All voting AYE.

Pledge of Allegiance was led by Commissioner Hartvigsen and the meeting was called to order at 7:41 P.M.

PUBLIC HEARING TO CONSIDER AMENDMENT TO CITY CODE, TITLE 11, ZONING REGULATION, ALL CHAPTERS

Commissioner Hartvigsen read the public hearing notice and declared the public hearing open at 7:44 p.m.

PUBLIC COMMENT

None

Commissioner Stones moved to close the Public Hearing at 7:45 p.m., seconded by Commissioner Peterson. All Voting AYE.

Commissioner Hartvigsen asked about the changes to the definition to "family". Adam Lenhard said the draft they have had gone to the City Council and therefore, paragraph "C" as left in the definition of the family. Mr. Lenhard said to disregard the definition for family; it is not part of

the changes that will be discussed tonight. That definition remains as the Planning Commission had previously recommended. He said it will be discussed separately.

Mr. Lenhard said the following definitions are being considered tonight with minor changes. *Abandonment*, in the state code has been changed from six to twelve months and so it is recommended we change our definition and then delete one portion of detention rehabilitation facility to keep the City in line with the Fair Housing Guidelines. Adam Lenhard said the Commissioners had already reviewed and informally recommended the addition of all those uses and 11-8 and 11-11 is the formal recommendation. It reflects the information the Planning Commission gave to staff informally.

Commissioner Hartvigsen asked what changes were made in regard to Development Agreements. Adam Lenhard said paragraph C was there before, however paragraph B is new. This gives some latitude to the Planning Commission and City Council to look at certain development regulations and have some flexibility. It outlines specifically the items that could be considered and it limits the developer from trying to change City standards. Brian Brower said the City received recommendations from a land use attorney to provide these limitations.

Commissioner Peterson said after further research she is comfortable with paragraph "C" in the definition of the family.

Commissioner Hogg moved that the Planning Commission recommend approval to the City Council of the changes to Title 11, Chapters 1, 2, 3, 4, 8, 11 and 13 as discussed with the exception of under 11-3-3 definitions: Family. Seconded by Commissioner Moore. All Voting AYE.

PUBLIC HEARING TO CONSIDER REZONE OF PROPERTY AT APPROXIMATELY 900 WEST 200 NORTH FROM A-1, AGRICULTURE, AND R-1-OPEN, RESIDENTIAL, TO PF, PUBLIC FACILITIES AND PROPERTIES LOCATED AT APPROXIMATELY 929 WEST 300 NORTH AND 891 WEST 300 NORTH FROM A-1, AGRICULTURE, TO R-1-9, RESIDENTIAL, AND PROPERTIES AT APPROXIMATELY 909 WEST 300 NORTH AND 847 WEST 300 NORTH FROM R-1-OPEN, RESIDENTIAL, TO R-1-9, RESIDENTIAL

Commissioner Hartvigsen read the public hearing notice and declared the public hearing open at 7:57 p.m.

PUBLIC COMMENT

None

Commissioner Moore moved to close the public hearing at 7:58 p.m. Seconded by Commissioner Hogg. All Voting AYE.

Commissioner Hartvigsen said this is the rezone of the properties that have been subdivided and are in the 200 North Street Subdivision. This will make the church property a Public Facilities

Zone. Gregg Benson said the Public Facilities zone was created because a public facility acts different than commercial and residential developments. It also makes it easier to locate on the map. There will be other rezones in the future to this zone. Churches are a permitted use in Public Facility zone.

Commissioner Peterson moved that the Planning Commission recommend approval to the City Council of the rezone of the lots in the 200 North Street subdivision as follows: Lot 1 from A-1 and R-1-Open to PF, Public Facilities, Lots 2-6 from A-1 and R-1-Open to R-1-9, seconded by Commissioner Moore. All Voting AYE.

SITE PLAN REVIEW FOR A LDS CHAPEL AT 900 WEST 200 NORTH

Commissioner Hartvigsen stated this is the property that was just rezoned. Gary Tyler, Richards Bott Architects, was representing the LDS Church. He said this is a standard ward meetinghouse. The 250 North Street that was stubbed will be terminated and a pedestrian access will be put across the back of the stub street. Commissioner Peterson asked about the lighting for the site. Mr. Tyler said they have added more than is usual. They like to keep the lights around the perimeter of the building to keep the light pollution down. They have added a light fixture where the sidewalk is stubbed in and a light pole back by the bowery. The shed will also have a light. Two light fixtures were also added to the west side of the parking area on the west side of the building. Commissioner Peterson said her concern with the lighting is safety. Mr. Tyler said the additional lights that were added vies the parking lot more lighting than most churches in the area. Kent Bush said the north parking lot was 140 deep and there is potential for a dark spot. Mr. Tyler said the purpose is not to light the entire parking lot. It was mentioned that there is on-site storm detention that connects to the storm drain. The design has been approved by the City Engineer. Commissioner Hartvigsen asked about the stub street. Gregg Benson said it is similar to another church in the City. It allows the residents an opportunity to walk to the church, but restricts vehicle access. Mr. Tyler said the extra access is closed so it doesn't make it a raceway.

Commissioner Moore moved to approve this request for site plan approval for a church at 900 West 200 North, seconded by Commissioner Hogg. All Voting AYE.

Commissioner Hogg asked when the building will be constructed. Mr. Tyler said he didn't know at this point.

STAFF REPORTS

Adam Lenhard thanked the Planning Commission for their patience as they continue to refine the formatting of the documents that are sent to the Planning Commission. The goal is to send one PDF file.

PLANNING COMMISSIONER'S MINUTE

Commissioner Hartvigsen – said he was grateful for opportunity to meet with the City Council and review the TOD. He thanked Commissioner Peterson for her excellent comments.

Commissioner Moore – Nothing

Commissioner Peterson – Nothing

Commissioner Stones – Nothing

Commissioner Hogg – Nothing

Commissioner Jones – Nothing

Councilmember Sprague – Nothing

There being no further business to come before the Planning Commission, **Commissioner Moore moved to adjourn at 8:16. p.m.**