

**CLEARFIELD PLANNING COMMISSION MEETING**

September 16, 2009

7:00 P.M. - Regular Session

PRESIDING:	Kenneth Jeppesen	Chairman
PRESENT:	Matt Hartvigsen	Commissioner
	Darren Carpenter	Commissioner
	Bill Moore	Commissioner
	Nike Peterson	Commissioner
	Matt Stones	Commissioner
	Doyle Sprague	Council Liaison
EXCUSED:	Ron Jones	Alternate Commissioner
UNEXCUSED:	Tyler Gibson	Commissioner
	Jeff Hogg	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:	Max Arnett, Jessica Drage, Brian VanNess, Trevor Hartvigsen, Seth Dryer, Connor Macdonald, Chris Jennings, Samuel Stubbs, Joshua Ward, Marcus VonCannon, Mike Manzanares, Kathryn Murray, Linda Butcher, Randy Butcher	

Pledge of Allegiance was led by Commissioner Jeppesen.

Chairman Jeppesen welcomed Boy Scout Troop 572.

AMENDMENT TO AUTUMN RIDGE PHASE 4 BY VACATING LOTS 85 THROUGH 88

Chairman Jeppesen declared the Public Hearing open at 7:01 P.M.

Kent Bush stated the City had received no written comment.

Mike Manzanares, Richards Bott Architects, said the LDS Church wants to vacate four lots in Autumn Ridge Phase 4 and construct a new ward meetinghouse. The existing road will be used as access to the meetinghouse.

## PUBLIC COMMENT

*Randy Butcher, Clearfield* – Asked for clarification on the access roads and access to the building. He also asked if there would be a bowery. The roads were discussed and he was told there would be a bowery. He asked if there would be a fence. Chairman Jeppesen said the exterior property line not facing a road will be fenced. He was informed that there will be a site plan review that will show fencing, bowery and parking.

**Commissioner Hartvigsen moved to close the public hearing at 7:04 P.M., seconded by Commissioner Moore. All Voting AYE.**

**Commissioner Carpenter moved to approve this request for Plat Amendment for Autumn Ridge Phase 4 and vacate lots 85 through 88, seconded by Commissioner Moore. All Voting AYE.**

## REVIEW OF A CONDITIONAL USE PERMIT FOR A CHURCH AT 354 SOUTH STATE STREET

Kent Bush said the City has not received any complaints or comments. Chairman Jeppesen asked Mr. Max Arnett if he had any concerns. Mr. Arnett said that everything is going well. Commissioner Hartvigsen asked if there were any conditions when the conditional use permit was approved. He was told the only condition was to be reviewed in six months. There were no other concerns from the Commissioners.

**Commissioner Hartvigsen moved to approve this request for continuation of a Conditional Use Permit for a church at 354 South State Street without any further conditions, seconded by Commissioner Stones. All Voting AYE.**

## SITE PLAN APPROVAL FOR TWO SHADE COVERS AT TENDER YEARS DAYCARE AT 325 WEST 1700 SOUTH #16

Jessica Drage, Tender Years Childcare, explained that the playground area doesn't have anything to provide shade to protect the children from the heat and other elements. She said they are also planting some trees in by the grassy area. Ms. Drage said they have received a grant from the Department of Workforce Services to build the shade covers. The lowest point will be 7' 6" and the highest point will be 8' 6". One cover is a gable house type structure and the other is a carport type that is sloped for drainage. Chairman Jeppesen asked what the roofing materials will be. Ms. Drage said the structures are all aluminum. Commissioner Carpenter asked which shade cover was gabled. She said the smaller 16' x 12' cover is gabled. Commissioner Moore asked if one was outside the fenced area. Ms. Drage explained they have two separate playgrounds. The State requires that the age groups to be kept separated and there will be one in each area.

Commissioner Hartvigsen asked if the structures would be painted. Ms. Grange said it is a cream color. Commissioner Peterson said the details show they will be two-tone, cream with a green trim. Commissioner Hartvigsen asked if the one that was gabled had the same finishes. Ms. Drage said the covers will be the same color and have the same finishes. They are not enclosed; there are just four posts and an open area allowing you to walk in and out. The gable ends will be enclosed. Commissioner Peterson asked if there were any concerns from Staff with the drainage. She was told there were not any concerns.

**Commissioner Moore moved to approve this request for Site Plan Approval for two shade covers for Tender Years Daycare at 325 West 1700 South #16, seconded by Commissioner Carpenter. All Voting AYE.**

### STAFF REPORTS

Kent Bush said he will try to put some information together for next meeting about the Utah League meetings.

### PLANNING COMMISSIONER'S MINUTE

Commissioner Jeppesen – Nothing

Commissioner Hartvigsen – Said he was able to attend the ULCT meetings. He said it was informative and he thanked the City and staff for allowing them to go.

Commissioner Moore – Nothing

Commissioner Carpenter – Nothing

Commissioner Peterson – She echoed Commissioner Hartvigsen's sentiments to the City in appreciation for allowing them to attend the ULCT meetings.

Commissioner Stones – Thanks to City for letting them attend the ULCT meetings.

There being no further business to come before the Planning Commission, **Commissioner Hartvigsen moved to adjourn at 7:16 P.M.**