

## CLEARFIELD PLANNING COMMISSION MEETING

April 21, 2010

6:00 P.M. - Regular Session

PRESIDING:	Darren Carpenter	Vice-Chairman
PRESENT:	Nike Peterson	Commissioner
	Matt Stones	Commissioner
	Ron Jones	Commissioner
	Randy Butcher	Alternate Commissioner
	Doyle Sprague	Council Liaison
EXCUSED:	Matt Hartvigsen	Commissioner
	Bill Moore	Commissioner
UNEXCUSED:	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:	Kevin Porter, Eric Peterson, Joel Gaerte, Kathryn Murray	

Pledge of Allegiance was led by Commissioner Carpenter.

### APPROVAL OF MINUTES FROM MARCH 3, 2010 AND MARCH 27, 2010 PLANNING COMMISSION MEETING

Commissioner Peterson requested the following changes: page 3, 2<sup>nd</sup> paragraph under Recommendation on General Plan Amendment, line 5, strike the word “regarding”; page 5, 2<sup>nd</sup> paragraph, second to the last line, correct the sentence to say, “...cleaning up the landscape including the storm drain, evaluation of the trash...”; page 8, in the comment for Elias Gray, at the end of the sentence, change the sentence to read, “...has no power over her concern.”

**Commissioner Peterson moved to approve the minutes of March 3, 2010 with the changes noted, seconded by Commissioner Stones. All Voting AYE.**

Commissioner Peterson requested on page 2, 1<sup>st</sup> paragraph, line 12, add “about” so the sentence will read, “... some concern about the number...”; on line 16 insert the word “the” so the sentence reads, “He was told the lights on the building will be on all the time for safety.”; bottom paragraph, line 5, change “we need” to “the Commissioners needed”; on page 3 in the motion for the approval move “Subsection B” from the 5<sup>th</sup> line to the 4<sup>th</sup> line so it reads, “deviations from strict compliance, Subsection B, we recommend approval for the following two reasons: the...”

**Commissioner Stones moved to approve minutes of March 17, 2010 with the changes noted, seconded by Commissioner Butcher. All Voting AYE.**

DISCUSSION ITEM: AMENDING THE GUIDELINES OF THE PLANNING COMMISSION

Commissioner Carpenter said with the resignation of Commissioner Jeppesen the Commission needed to elect a new chair. There were only three members of Planning Commission qualified to serve as chair. Commissioner Hartvigsen expressed his inability to assume the responsibility. Commissioner Moore had not expressed his view on serving as chair and was absent from the meeting. Commissioner Carpenter said he liked being vice-chair. There was discussion to reduce the number of years required to serve on the Planning Commission before being eligible for the position of chair from two to one. Commissioner Butcher said he was sure the reason it is two years is to gain the benefit of experience. Commissioner Stones said he felt he had an advantage because he regularly deals with planning and zoning commissions throughout the state professionally. He continued it does make it hard for someone with a year or less experience to fully understand all the regulations and zoning requirements. Commissioner Peterson felt that two years is a prudent way to go because there is nothing that can trump experience. She stated if the guidelines are amended, they could be revisited in a year or two. She would be comfortable with one year. She said this Commission has excellent staff that is well prepared and provides the tools needed to keep the Commission informed. Commissioner Peterson suggested one year would give more latitude as far as selection.

Kent Bush suggested the term limit could be changed to one year. There was discussion on the majority required and if it included only regular members or if alternate members were counted. Brian Brower said it would be necessary to work out some clarifications in the guidelines. Mr. Brower said tonight it is listed as a discussion item; the changes discussed would be implemented in the guidelines and presented for approval at another meeting.

After discussion the changes requested were:

- Article 1 a, change the eligibility time to one year.
- Change the term of service to one year.
- Address the maximum consecutive years.
- Clarify the majority required paragraph.
- Create a section that addresses alternates and their responsibility.

Brian Brower said he would prepare a draft of the changes for discussion at the next meeting.

DISCUSSION ITEM: AMENDMENTS TO TITLE 11

Adam Lenhard reviewed the changes made to Title 11

- 11-1-10: Utah Department of Transportation was added as an affected entity.

- 11-3-3: The definition for family has been impacted by recent legislation. The City is prohibited through ordinances from not allowing at least three unrelated persons to be considered a family. State code has impacted the City's definition; however, at this time City Staff has not proposed any change. The City is not actively enforcing the ordinance.
- 11-3-3: Eliminate duplicate definition of "frontage".
- 11-3-3: Add definition for "Portable Storage Container".
- 11-4-3: Change notification for conditional use permits to what is required by law.
- 11-5-3: Change "conditions" to "requirements".
- 11-5-5: Add a provision for the Planning Commission to grant a six month extension for a site plan, if the work has not started within twelve months.
- 11-9D-4 and 11-9E-4: Change the lot frontage and density.
- 11-9G-2: Move group homes from a permitted use to a conditional use in the R-1 Open zone.
- 11-11A-6: Add the requirement for an elevator or escalator in all new structures exceeding two stories.
- 11-11B-7: Minimum distance between buildings shall meet the currently adopted building code.
- 11-11D-5: Change the height regulation to 45 feet in the manufacturing zone. Commissioner Peterson said there are manufacturing zones adjacent to residential zones and she was reluctant to go higher. She felt it would affect the value for the homeowners. Adam Lenhard said the 45 feet should allow for a three story building, each story being from ten to twelve feet.
- 11-11E, Downtown Redevelopment Zone (D-R), is a new zone which came about because of Vision 2020.

Adam Lenhard asked what are some thoughts concerning uses to be allowed in this type of zone. He said the aspects of the D-R zone that need to be considered are the height of the buildings and the design and what will the boundaries be for this zone. The types of uses allowed will be as important as the types of uses that are not allowed. Mr. Lenhard asked if there is a need for another type of zone in the downtown area or if a central commercial zone and is C-2 okay. He asked will the development need to be different. Commissioner Carpenter said he thought of the City Creek Center in Salt Lake City. He said one concern he had was the zone would be put in play and then the City will not be able to change anything. Commissioner Carpenter asked if the City can affect change or will buildings be grandfathered. Adam Lenhard said that type of change will take a long time. Commissioner Peterson read from the Vision 2020 for the downtown area. "The recognized strategy is to develop an intimate, walkable, vibrant, urban and unique downtown environment. One of the tactics was to zone for and incentivize moderate to high-density, upscale and urban residential development and to revitalize and facelift the downtown properties using redevelopment money, federal grants, etc." She said it would be necessary to take a City Creek approach; to set out design standards, identify a corridor, and look for ways to incentivize property owners. Brian Brower said that perhaps in a downtown zone there might be uses that would be more restrictive than in the C-2 zone.

Adam Lenhard asked if residential is an acceptable use on State Street. Commissioner Peterson said through Vision 2020 the developers stated rooftops need to come before the commercial aspect of the development. She stated the City has adequate moderate to low income housing and this needs to be something very different. Commissioner Peterson said there is an interesting opportunity with the Falcon Hill development which could bring a new face to the City's demographics. There could be potential for an additional need for housing. Commissioner Butcher said the Base development could bring other high-end entities to the area. Commissioner Peterson said one of the goals in the Vision 2020 is to "Improve and expand the city's shopping, dining and entertainment options for residents and visitors by creating unique, destination-oriented developments." She stated that this should be a destination area, a place where people want to come. Adam Lenhard asked if the need for the downtown zone is the same as the need for Antelope Drive and 700 South Commercial corridors. Should those areas be looked at differently? Commissioner Carpenter stated the downtown zone has a different feel from the Antelope Drive or 700 South areas. Commissioner Peterson said she likes having a specific zone just for downtown. Adam Lenhard said with these comments he will put together a more substantial draft for the D-R zone.

- 11-13-20: Supplementary Regulations- Commercial Storage Facilities hasn't changed; it is just clarification of the intent of the ordinance.
- 11-13-23: Landscaping Standards is clarifying that all open space must meet the requirements. Single Family landscaping is still exempt.
- 11-13-25: Bus benches and shelters. The City did adopt regulations for bus benches and shelters. The current ordinance states no more than two per bus stop must be within twenty feet of the bus stop. In the sign ordinance there is a prohibition on signage on bus benches. Currently there are bus benches that are illegal. The City has held off on enforcing these ordinances because of a need for further discussion. The changes that have been drafted are:
  - Must obtain a permit.
  - Applicant must pay a fee.
  - The license period is like a business license.
  - Applicant needs to obtain and maintain property owner approval.
  - Can only be located in C-1, C-2, C-R and M-1 Zones.
  - No benches within clear vision area.
  - Maximum of one bench and one shelter per bus stop.
  - Must be located within 10 feet of the bus stop.
  - One bus bench shall be allowed per corner at a signalized public street intersection.

A map of the bus benches throughout the city was shown to the Commissioners. Eight of the bus benches are at bus stops. Commissioner Peterson stated the ones in her neighborhood that are at bus stops are used heavily and the benches that were removed because they weren't in compliance are missed. She doesn't see benches utilized at intersections. Commissioner Carpenter stated if they are bus benches, they should be at bus stops. Councilmember Murray said

if you allow benches on corners without bus stops, then the City is allowing an off-premise sign. Gregg Benson said there are two bus benches at a corner bus stop at 200 South and State Street and they are used. Commissioner Carpenter asked how other cities are treating bus benches. Commissioner Peterson stated there is a trend across the state to move away from this type of advertising.

Adam Lenhard reviewed the suggested changes:

- Maximum of one bench or shelter within ten feet of the bus stop.
- Maximum of one bus bench per corner at signalized public street intersections.

Adam Lenhard asked the Commissioners if bus benches should be allowed at intersections, and if so, how many. Commissioner Carpenter asked if there was a reason to have a bus bench where there isn't a bus stop. Councilmember Murray said if a bus bench is at a corner the basic reason is for advertisement. One reason the City stopped allowing off-premise signs is because the City Council is trying to clean up the City, make it more appealing and are trying to upgrade the City. She stated that across the United States this type of advertisement is not flourishing. Signs on bus benches are not that effective and most are poorly maintained. Commissioner Carpenter said he would not allow the benches at intersections but would allow signs at bus stop.

Adam Lenhard asked what style of bus bench the Commissioners would like to have. Commissioner Peterson said she would recommend choosing a bench that is durable. She would stay away from vinyl covered metal where it could chip and rust.

### STAFF REPORTS

Gregg Benson told the Commissioners the survey that was included in their packet needs to be returned to him.

There being no further business to come before the Planning Commission, **Commissioner Stones moved to adjourn at 7:24 P.M.**