

CLEARFIELD PLANNING COMMISSION MEETING

July 7, 2010

6:00 P.M. - Regular Session

PRESIDING:	Nike Peterson	Chair
PRESENT:	Matt Stones	Commissioner
	Ron Jones	Commissioner
	Randy Butcher	Commissioner
	Joel Gaerte	Commissioner
	Barbara Perry	Alternate Commissioner
	Brandon Stanger	Alternate Commissioner
	Doyle Sprague	Council Liaison
EXCUSED:	Bill Moore	Commissioner
	Darren Carpenter	Commissioner
STAFF PRESENT:	Brian Brower	City Attorney
	Adam Lenhard	Community Development Director
	Gregg Benson	Planner
	Christine Horrocks	Building Permits Specialist
VISITORS:	Misty Black	

Pledge of Allegiance was led by Commissioner Peterson.

REVIEW OF CONDITIONAL USE PERMIT FOR POTTER'S HOUSE CHURCH AT 133 SOUTH STATE STREET #4

Chair Peterson stated the conditional use permit was approved with conditions on January 6, 2010. The two conditions imposed were: 1) no residential occupancy and 2) a six month review. It has been established that there is no residential occupancy. The commissioners had no concerns. Chair Peterson said since there were no concerns, this conditional use permit continues since there have been no violations.

AMENDMENTS TO TITLE 11, CHAPTER 13

Chair Peterson said discussion was tabled at the last meeting regarding the bus benches. The recommendation received from Mayor Wood was to have a joint work meeting for the City Council and the Planning Commission. That discussion will be held tonight at the work session immediately following this meeting.

Commissioner Butcher moved to table discussion on the bus benches until the 6:30 p.m. meeting, Seconded by Commissioner Stones. All Voting AYE.

Adam Lenhard said the City Council held a public hearing on the changes to Title 11, Chapter 13 at a previous meeting. These amendments have been reviewed by the Planning Commission at earlier meetings. Chapter 13, Supplementary Regulations, contains miscellaneous regulations that are applicable throughout the City regardless of the zone. The changes are noted and the underlined items are new to the ordinance.

Chair Peterson asked about the verbiage on 11-13-25/F/2, about clear vision areas. Adam Lenhard said there will always be a clear vision area at an intersection. When two streets intersect the corner area must be kept clear of any visual obstruction. Paragraph 11-13-25/F/4, states "...at *signalized* public..." Brian Brower, City Attorney, said it should be at any intersection. Gregg Benson said there are also clear vision triangles at any drive approach.

Chair Peterson also had questions about the portable storage containers, 11-13-27. She said they are not being required to be screened in a residential area. Adam Lenhard explained they are generally used for moving in or out of a residence. Chair Peterson was concerned about Section B 3 b. Adam Lenhard stated the portable containers are there for construction purposes and the ordinance states the container will be removed before a certificate of occupancy is issued.

STAFF REPORTS

Adam Lenhard told the commissioners Kent Bush retired last week. He said Mr. Bush will be missed. The decision to fill the position of Planning and Zoning Administrator has not been made, until then he and Gregg Benson will fill those duties. He said a staff report will be sent to the commissioners for training at the next meeting. It contains materials from Utah Land Use Institute and the Utah League of Cities and Towns. The City received permission from the league to distribute those materials. The information will be divided into different training meetings. Mr. Lenhard told the commissioners to look at the material prior to the meeting so the time can be spent answering questions. He said part of the training will include the zoning application process. Mr. Lenhard asked if there were any other topics the commissioners would like to discuss. Chair Peterson said she would like to have some discussion on conditional use permits.

PLANNING COMMISSIONER'S MINUTE

Commissioner Peterson – Welcome to the new commissioners, we are thrilled to have you on the Planning Commission. Kent Bush will be missed.

Commissioner Stones – Big thanks to Kent Bush. He has done a great job for the City and he appreciated working with him. He wished him luck in his retirement. He also welcomed the new commissioners.

Commissioner Jones – Echo to Commissioner Stones on missing Kent Bush. Welcome to the new commissioners, glad to have them.

Commissioner Butcher – Nothing else that hasn't already been stated.

Commissioner Gaerte – said he was glad to be here.

Commissioner Perry – said she was excited to be here and is ready to learn.

Commissioner Stanger – nothing

Councilmember Sprague – nothing

There being no further business to come before the Planning Commission, **Commissioner Stones moved to adjourn at 6:19 P.M.**