

CLEARFIELD PLANNING COMMISSION MEETING

November 3, 2010

7:00 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
	Brian Brower	City Attorney
	Adam Lenhard	Community Development Director
STAFF PRESENT:	Gregg Benson	GIS Coordinator
	Christine Horrocks	Building Permits Specialist
VISITORS:	Steve Smith, Dennis Wilson, Mike Egbert, Kathryn Murray	

Pledge of Allegiance was led by Commissioner Peterson

APPROVAL OF MINUTES FROM OCTOBER 6, 2010 PLANNING COMMISSION MEETING

Commissioner Stones moved to approve the minutes from October 6, 2010 as presented, seconded by Commissioner Jones. All Voting AYE.

SITE PLAN APPROVAL FOR AN ADDITION TO UTILITY TRAILER AT 1111 SOUTH 1000 WEST

Gregg Benson said Utility Trailer submitted an application to make an addition to the paint room on the northwest portion of its building. The addition will be 30 feet by 50 feet. It will be constructed from the same materials currently on site.

Steve Smith, plant manager for Utility Trailer, said when the facility was built in 1999 it included the paint storage room. The company didn't realize it would be inadequate. It has been difficult through the years to have the materials stored properly because of space restrictions. This addition will allow more proper storage of their liquid materials. This new storage area will give them the ability to more properly store all liquids. He feels this addition is in the best interest of Utility Trailer and Clearfield City.

Chair Peterson asked if the materials to be moved to the addition are stored elsewhere in the facility. Mike Egbert said it will also give them a better accounting of the materials and reduce what they use. The new area will be strictly for storage. Gregg Benson said it should be noted that this addition is not visible from any adjacent properties. Mr. Egbert said there is a bermed area along 1000 West with screened fencing that makes it difficult to be seen from the road. Commissioner Stones asked if they will be using the same exterior building materials. Mr. Egbert said it will be a metal building of the same color.

Commissioner Stanger moved to approve the Site Plan for a 1,500 sq. ft. addition to the main building for Utility Trailer at 1111 South 1000 West based on the following findings of fact:

- 1) That the Site Plan conforms to applicable City ordinances and the General Plan.**
- 2) That the reduction of landscaped open space will not adversely affect the rights of adjacent landowners or residents, and**
- 3) That the proposed exterior building materials are consistent with the purposes of Chapter 18 of Title 11.**

Seconded by Commissioner Jones. All Voting AYE.

STAFF REPORTS

Gregg Benson said the new planner will be at the first December meeting. The meeting for November 17th will probably be cancelled. The meeting on December 1st will have a rezone for Steed pond and park to PF Public Facilities zone.

PLANNING COMMISSIONERS' MINUTE

Commissioner Peterson – Said training will not be held until January. Until then, she recommended that the commissioners call to talk with staff, ask questions, find answers to any concerns, and make sure they are comfortable with the procedure of making a motion and what will happen at each meeting. Gregg Benson gave the commissioners his direct number.

Commissioner Stones – Nothing

Commissioner Jones – Nothing

Commissioner Butcher – Nothing

Commissioner Gaerte – Nothing

Commissioner Perry – Nothing

Commissioner Stanger – said he was glad to see the Commission was on top of things and the meeting was short.

Councilmember Sprague – Nothing

There being no further business to come before the Planning Commission, **Commissioner Jones moved to adjourn at 7:13 P.M.**