

CLEARFIELD PLANNING COMMISSION MEETING

April 20, 2011

7:00 P.M. - Regular Session

PRESIDING:	Nike Peterson	Chair
PRESENT:	Bill Moore	Commissioner
	Randy Butcher	Commissioner
	Joel Gaerte	Commissioner
	Barbara Perry	Alternate Commissioner
	Kathryn Murray	Council Liaison
ABSENT:	Darren Carpenter	Commissioner
	Matt Stones	Commissioner
	Ron Jones	Commissioner
	Brandon Stanger	Alternate Commissioner
	Doyle Sprague	Council Liaison
	Adam Lenhard	Community Development Director
STAFF PRESENT:	Brian Brower	City Attorney
	Valerie Claussen	City Planner
	Christine Horrocks	Building Permits Specialist
VISITORS:	Krista Hailey, Rulon Gardner	

Pledge of Allegiance was led by Chair Peterson.

APPROVAL OF AGENDA

Commissioner Moore moved to approve the agenda as written, seconded by Commissioner Gaerte. All Voting AYE.

APPROVAL OF MINUTES FROM APRIL 6, 2011 PLANNING COMMISSION MEETING

Commissioner Gaerte moved to accept the minutes of April 6, 2011 as presented, seconded by Commissioner Moore. All Voting AYE.

AMENDMENT TO THE GARDNER PARK VILLAGE DEVELOPMENT AGREEMENT (ADDENDUM NO. 3), DA 11-005, TO MODIFY A REFERENCED PLAT EXHIBIT, TO MODIFY THE PROJECT OPEN SPACE, TO CLARIFY REMAINING PROJECT IMPROVEMENTS AND TIMING, AND OTHER PROPERLY RELATED MATTERS THERETO. THE PROPERTY IS ZONED R-2 AND LOCATED IN THE VICINITY OF THE SOUTHWEST CORNER OF 300 NORTH AND 1000 WEST

Valerie Claussen, City Planner, stated this request was for an amendment to the development

agreement for Park Village. She said the history of the Park Village subdivision was outlined in the staff report. Ms. Claussen said not included in the history was discussion held by the Planning Commission on August 4, 2010, for an addendum to the development agreement. There was no action taken by the City Council.

Ms. Claussen said the request for an amended final subdivision approval was to abandon a 23-foot wide open space strip located in the center of Park Village causing a reduction of open space. The land use ordinance had a provision that subject to the development agreement, the reduction may occur but the findings must be met. Staff believed the intent of the land use ordinance was met, that the rights of adjacent landowners and the public health, safety or general welfare were not adversely affected. Ms. Claussen stated the improvements outlined in the development agreement are the fencing plan, 300 North landscaping, the detention pond, common area water meters, sidewalk improvements and road repairs. She said the timing of the improvements was tied directly to issuance of building permits and certificates of occupancy. For example, the fencing plan and 300 North landscaping is date specific. The detention pond and common area water meters were building permit specific and must be done prior to the issuance of the 21st building permit in the subdivision. Sidewalk improvements are on a lot by lot basis. Staff recommended approval of amending the Park Village development agreement, adding addendum number three, based on the discussion and findings in the staff report. Staff also recommended approval of the amended final map for Park Village Phases 1 and 2 based on the discussion in the staff report. Ms. Claussen said one of the applicants, Mr. Rulon Gardner, representing Gardner Park Village, was available to answer questions. Chair Peterson read an email from Chris Gamvroulas, Ivory Homes, stating he was okay with agreement as presented and would be unable to attend the Planning Commission meeting.

PUBLIC HEARING FOR AN AMENDED FINAL SUBDIVISION, FSP 11-006, A REQUEST BY RULON C. GARDNER AND CHRIS GAMVROULAS FOR AN AMENDED FINAL SUBDIVISION PLAT FOR PARK VILLAGE PHASE 1 AND PHASE 2, TO ABANDON PARCEL A (REF TIN: 12-693-0030) AND DISTRIBUTE THE PARCEL BETWEEN LOTS 8-13 AND 41-46 (TINS: 12-693-008 TO -0013 AND 12-712-0041 TO -0046). THE PROPERTY IS ZONED R-2 AND LOCATED IN THE VICINITY OF THE SOUTHWEST CORNER OF 300 NORTH AND 1000 WEST

Chair Peterson stated this public hearing is a continuation from the March 16, 2011 Planning Commission Meeting and she asked if there were any comments from the public.

PUBLIC COMMENT:

None

Commissioner Butcher moved to close the Public Hearing at 7:11 P.M., seconded by Commissioner Moore. All Voting AYE.

Commissioner Butcher asked if there would be fencing installed between the lots. Ms. Claussen

stated the developers planned to allow the property owners to put a fence along their property lines.

Commissioner Gaerte moved to recommend to the City Council, approval of DA 11-005, amending Gardner Park Village Development Agreement by adding Addendum No. 3, based on discussion and findings provided in the staff report, seconded by Commissioner Moore. All Voting AYE.

Commissioner Butcher moved to recommend to the City Council, approval of FSP 11-006, an Amended Final Subdivision Plat for Park Village Phase 1 and Phase 2, based on the discussion and findings provided by the staff and in the Staff Report, and in accordance with the Amended Development Agreement, seconded by Commissioner Perry. All Voting AYE.

DISCUSSION ITEM:

Valerie Claussen, City Planner, said staff was directed to discuss the City landscaping requirements. She said landscape requirements were found in Title 11, Chapters 8 through 11, 13, 14 and 18. Ms. Claussen reviewed the general landscaping standards for all zoning districts found in Title 11, Chapter 13. Title 11, Chapter 14 contained landscaping requirements in parking lots and parking areas. Headlight screening requirements were included in this chapter which required fencing, landscaping screen or berm at least 3.5 feet high. Title 11, Chapter 18 Design Standards, contained some landscaping requirements that are not standards based,

Chair Peterson voiced concern with the use of landscaping for a headlight screen and would like to see something more impermeable, possibly fencing or berming. She asked Ms. Claussen what she had seen in the surrounding cities. Ms. Claussen said it was difficult to have landscaping as a screen. Ms. Claussen said most cities used berming as a headlight screen. Chair Peterson would like to see the requirement for solid screening year round. Commissioner Butcher said the wording could change so an actual screen is required. Chair Peterson recommended a screen that doesn't have potential for gaps. Ms. Claussen said in the current ordinance the landscape ratios are somewhat low. Commissioner Gaerte suggested the landscaped headlight screen be required in addition to the required landscape percentage. Chair Peterson stated the ordinance must be enforceable and if changes to the ordinance were desired, they need to be made before there is an issue. She requested Ms. Claussen to prepare wording specific to the headlight screening with two options: one using landscaping and the other with a permanent screen, whether it was fencing or a berm.

Ms. Claussen reviewed the landscape requirements in the clear vision triangle. Commissioner Gaerte said there was a conflict with a clear vision requirement which required a 3-foot maximum height barrier, but the required landscape berm was to be 3.5 feet. Ms. Claussen said quite often the site design is pulled out further than the clear vision triangle. Ms. Claussen then reviewed landscaping requirements from surrounding cities in Davis County. She suggested some considerations for changes: 1) increase in landscape material ratio, 2) increase in the required

landscaped open space, 3) more specified buffer for dissimilar land use, 4) more clear on when fencing is required, 5) increase street frontage buffer, and 6) increase minimum tree and plant size.

STAFF REPORTS

Valerie Claussen reviewed the summary of action. The following items will be on an upcoming agenda: 1) Clearfield City Municipal Complex subdivision, which will combine 19 or so parcels into two parcels, 2) Wasatch Elementary School site plan, 3) Dawson Homes expansion which will be a CUP (Conditional Use Permit) and site plan approval, and 4) Bogey's patio cover.

Brian Brower, City Attorney, said he will not be at the May 4th meeting.

PLANNING COMMISSIONERS' MINUTE

Commissioner Peterson – Nothing

Commissioner Moore – Nothing

Commissioner Butcher – Nothing

Commissioner Gaerte – Nothing

Commissioner Perry – Nothing

Councilmember Murray – Nothing

There being no further business to come before the Planning Commission, **Commissioner Moore moved to adjourn at 7:56 P.M.**