

CLEARFIELD PLANNING COMMISSION MEETING

February 1, 2012

7:00 P.M. - Regular Session

PRESIDING: Nike Peterson Chair

PRESENT: Becky Brooks Commissioner
Randy Butcher Commissioner
Ron Jones Commissioner
Brandon Stanger Commissioner
Norah Baron Alternate Commissioner
Michael LeBaron Council Liaison

ABSENT: Joel Gaerte Commissioner
Lance Brown Alternate Commissioner
Brian Brower City Attorney

STAFF PRESENT: Valerie Claussen Development Services Manager
Christine Horrocks Building Permits Specialist

VISITORS: Kathryn Murray

APPROVAL OF AGENDA

Chair Peterson dispensed with the approval of the agenda.

APPROVAL OF MINUTES FROM NOVEMBER 2, 2011 PLANNING COMMISSION MEETING

Commissioner Baron moved to approve the minutes of November 2, 2011 as written. Seconded by Commission Butcher. The motion carried upon the following vote. Voting AYE – Commissioners Baron, Brooks, Butcher, Jones and Stanger. Voting NO – None.

APPROVAL OF MINUTES FROM JANUARY 4, 2012 PLANNING COMMISSION MEETING

Commissioner Butcher moved to approve the minutes of January 4, 2012 as written. Seconded by Commissioner Brooks. The motion carried upon the following vote. Voting AYE – Commissioners Baron, Brooks, Butcher, Jones and Stanger. Voting NO – None.

APPROVAL OF MINUTES FROM NOVEMBER 2, 2011 PLANNING COMMISSION TRAINING SESSION

Commissioner Brooks moved to approve the minutes of the November 2, 2011 training session as written. Seconded by Commissioner Baron. The motion carried upon the following vote. Voting AYE – Commissioners Baron, Brooks, Butcher, Jones and Stanger. Voting NO – None.

APPROVAL OF MINUTES FROM DECEMBER 7, 2011 PLANNING COMMISSION MEETING

Minutes for the December 7, 2011 meeting were approved at the January 4, 2012 meeting.

DISCUSSION AND FOLLOW-UP ON 2012 PLANNING COMMISSION WORK PROGRAM AND GOALS

Valerie Claussen, Development Services Manager, reviewed the goals set at the previous meeting. One of the goals was to understand Home Owners Associations (HOAs) and how the City worked with them. She reviewed the presentation given August 30, 2011 at the City Council work session about HOAs and open space. The City Council decided to continue using code enforcement to maintain the properties.

PLANNING COMMISSION TRAINING: TITLE 11, CHAPTERS 1 THROUGH 5

Chair Peterson reviewed the Clearfield City 2012 Planning Commission goals.

1. Each commissioner will be able to recommend motions for minute approvals, site plans, conditional use permits, development agreements, zoning text amendments, general plan amendments, property rezones and all other land use decisions.
2. Each commissioner will be able to articulate the reasoning for any action by the body based on city ordinances.
3. Each commissioner will demonstrate fluency in Clearfield City's land use ordinance, Title 11, as measured by chapter testing and meeting discussions.
4. Clearfield City Planning Commission will be the best trained, educated and ordinance-literate commission in Utah.

Chair Peterson said there would be training on Title 11. She stated the commissioners need to understand the ordinances and have every decision based on them. Chair Peterson said she wanted the bar raised. The commissioners discussed Land Use and Appeal Authority and Conditional Use Permits. An example of a staff report for a Conditional Use Permit was reviewed and discussed. Chair Peterson said next month the training would be on the M-1, Manufacturing Zone.

STAFF REPORTS

Valerie Claussen stated at the City Council meeting on January 24, 2012 Commissioners Butcher and Brown were reappointed to five year terms to February 2017. The City Council also approved the zoning text amendment for payday lending. The approval was modified from the recommendation from the Planning Commission. More stringent standards were approved which set the minimum distance at one mile and the per capita limit at one payday establishment per 10,000. Ms. Claussen reminded the commissioners of Clearfield University and told them it was not too late to sign up. She said the Davis Chamber of Commerce presented awards to two Clearfield Businesses: Futura Industries received the Business of the Year award and PARC (Pioneer Adult Rehabilitation Center) received an award for Entrepreneurial Spirit. Ms. Claussen said the UTA site had a developer and preliminary development concepts had been discussed. Commissioner Baron asked about the tri-city meeting. Ms. Claussen said the meeting had been cancelled, if another joint meeting was scheduled a notice would be sent to the commissioners.

Ms. Claussen said the agenda for the March 7, 2012 meeting had two Conditional Use Permits: one for 7-11 at 700 South and State Street and one for a Harley Davidson Motorcycle Training Facility at the UTA Site.

PLANNING COMMISSIONERS' MINUTE

Commissioner Peterson –asked the commissioners for feedback on the training discussion.

Commissioner Brooks – nothing

Commissioner Butcher – nothing

Commissioner Jones – nothing

Commissioner Stanger – was glad to see Burrito Grande up and running and looked nice. Other commissioners stated the place was always busy.

Commissioner Baron – nothing

Councilmember LeBaron– explained why the City Council changed the decision of the Planning Commission on regulation of payday lending establishments. He appreciated the good work of the Planning Commission. At the recent Council retreat some amendments were made to Vision 2020 because some of the goals had been met. A public open house on Vision 2020 had been tentatively scheduled for March 27th from 5:00 to 7:00 p.m. prior to City Council.

There being no further business to come before the Planning Commission, **Commissioner Stanger moved to adjourn at 9:11 P.M.**