

**CLEARFIELD PLANNING COMMISSION MEETING**

November 7, 2012

7:00 P.M. - Regular Session

PRESIDING: Nike Peterson Chair

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

STAFF PRESENT: Brian Brower City Attorney  
Valerie Claussen Development Services Manager  
Christine Horrocks Building Permits Specialist

VISITORS: Kathryn Murray

Pledge of Allegiance was led by Chair Peterson.

APPROVAL OF AGENDA

**Commissioner Jones moved to approve the agenda as written. Seconded by Commissioner Baron. The motion carried on the following vote: Voting AYE: Commissioners Brooks, Butcher, Gaerte, Jones, Stanger and Baron. Voting NO: None.**

APPROVAL OF MINUTES FROM OCTOBER 3, 2012 PLANNING COMMISSION MEETING

The minutes were not available for approval.

CONTINUATION OF PUBLIC HEARING FOR ZTA 1208-0004 AMENDMENTS TO THE CLEARFIELD CITY LAND USE ORDINANCE TITLE 11 CHAPTER 11 AND CHAPTER 12

Chair Peterson reconvened the public hearing at 7:06 p.m.

PUBLIC COMMENT:  
None

**Commissioner Gaerte moved to continue the public hearing on ZTA 1208-0004 until the December 5, 2012 meeting. Seconded by Commissioner Butcher. The motion carried on the following vote: Voting AYE: Commissioners Brooks, Butcher, Gaerte, Jones, Stanger and Baron. Voting NO: None.**

Valerie Claussen said there would be another Planning Commission meeting to finalize the

wording before the public hearing with City Council. She reviewed Title 11, Chapter 11, Article F. Mixed-use Zone (MU) with the Commissioners.

**Purpose:**

Chair Peterson asked about the use of the word “industrial” currently City Code did not contain an industrial zone. Ms. Claussen said it could be addressed with the Master Development Plan (MDP) and a light industrial zone could be created. Chair Peterson said a zone was needed that wasn’t as heavy of a use as in the Manufacturing (M-1) zone.

**Area Requirements:**

There was discussion on the minimum area of 40 acres. Ms. Claussen the intent and purpose of a mixed-use zone could not be accomplished on small lots. She said this was for the larger master planned areas. Ms. Claussen said the DR and CR zoning districts were for the smaller parcels. She said it was intended to accommodate the rail stop.

**Zone Establishment:**

**Development Standards:**

Chair Peterson asked what was the zoning amendment process. Ms. Claussen explained the applicant would put together the request, and then it would be reviewed by Planning Commission. The process would be similar to the current procedure for rezoning.

**Traffic:**

Commissioner Butcher asked what was meant by “mitigated to the City’s satisfaction.” Ms. Claussen said a technical review of public works and the engineer. She said the City had standards. Mr. Brower said the City’s satisfaction would be the approval of Clearfield City Corporation, referring to the City Council.

**Residential Design Requirements:**

There was discussion on the title “residential design requirements” and if it would be better to be called standards or recommendations. Ms. Claussen said the design requirements were guidelines for the developer and the intent was that the developer would exceed the requirements outlined. She said she would obtain opinions from other professionals to make sure the ordinance wasn’t unreasonable.

SCHEDULE FOR NEXT YEAR

The schedule for 2013 was reviewed. The meetings in January and July would be held on the second Wednesday due to holidays.

STAFF REPORTS

Valerie Claussen said the stipend was increased for the Planning Commission to \$50 for the members and \$75 for the chair. She said 7-Eleven was close to being completed.

PLANNING COMMISSIONERS’ MINUTE

Commissioner Peterson – Nothing

Commissioner Butcher – Nothing

Commissioner Brooks – Nothing

Commissioner Jones – Nothing

Commissioner Gaerte – Nothing

Commissioner Baron – Nothing

Commissioner Stanger – Met with the new code enforcement officers. He had noticed progress. He said the code enforcement officers stated it took a long time to get a summons served.

Councilmember LeBaron– Thankful for what the commissioners did.

There being no further business to come before the Planning Commission, **Commissioner Stanger moved to adjourn at 9:00 P.M.**