

CLEARFIELD PLANNING COMMISSION MEETING

May 15, 2013

7:00 P.M. – Special Session

PRESIDING: Nike Peterson Chair

PRESENT: Norah Baron Commissioner
 Keri Benson Commissioner
 Becky Brooks Commissioner
 Ron Jones Commissioner
 Timothy Roper Alternate Commissioner

ABSENT: Randy Butcher Commissioner
 Joel Gaerte Commissioner
 Michael LeBaron Council Liaison

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

VISITORS: Juan Vega, Nairobi Rondon

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 Baron, Benson, Brooks, Jones and Roper. Voting NO: None.

APPROVAL OF MINUTES FROM APRIL 3, 2013 PLANNING COMMISSION MEETING

Commissioner Baron moved to approve the minutes of April 3, 2013 as written. Seconded by Commissioner Benson. The motion carried on the following vote: Voting AYE: Commissioners Baron, Benson, Brooks, Jones and Roper. Voting NO: None.

PUBLIC HEARING ON CUP 1304-0012 FOR AN AUTOMOBILE REPAIR USE (INCLUDING SAFETY AND EMISSIONS TESTING AND LIGHT MECHANIC WORK) FOR REY AUTO EMISSIONS LOCATED AT 214 SOUTH STATE STREET

Valerie Claussen stated the conditional use permit request was for property located at 214 South State Street for an automotive repair use which included safety and emission testing and light mechanic work. It was located in the C-2 (Commercial) zoning district. Ms. Claussen said the findings for the general standards for the conditional use permit (CUP) could be met. She said the work would occur inside the service bays to mitigate impact. The site was already developed as a commercial site. She said it conformed to the objectives of the General Plan. Ms. Claussen

reviewed the conditions of approval. She said one condition was the property was subject to provisions of Title 5, Chapter 4, Automobile Recycling and Repair. Ms. Claussen said another condition of approval was that the old separators met the satisfaction of the Public Works department. She said one other condition was that no outdoor storage was permitted on the site. Ms. Claussen said the required parking was available; however, the spaces were not marked. She said there was an existing car lot on the same site and both businesses would need to continue to comply with the regulations. She said no public comment had been received to date and staff recommended approval.

Chair Peterson declared the public hearing open at 7:07 P.M.

PUBLIC COMMENT:

None

Commissioner Roper moved to close the public hearing at 7:08 P.M. Seconded by Commissioner Benson. The motion carried on the following vote: Voting AYE: Commissioners Baron, Benson, Brooks, Jones and Roper. Voting NO: None.

Juan Vega, owner of Rey Auto Emissions was present to answer questions from the commissioners. Commissioner Benson asked where he would have parking. Mr. Vega said it would be on the west side of the bays. Commissioner Benson said she was confused as to where to park. Chair Peterson said a condition could be added that required the striping of the stalls prior to the issuance of the business license. Brian Brower, City Attorney, stated two businesses were located on the site; therefore, the parking should be required to be delineated only for this business. Ms. Claussen said there was parking in the back of the building for employees and three striped stalls on the side would be adequate. Commissioner Benson said signage for Rey Auto Emissions would give him more protection for his parking area. Mr. Brower suggested the additional condition state "parking for at least three stalls for this business on the southwest side of the building shall be striped and posted with appropriate signage." Mr. Brower clarified that conditions three and four stated work outside and outdoor storage were prohibited and vehicles needed to be secured inside the bay if they were left at the business overnight. Commissioner Brooks asked if a customer would be able to leave a car at the business the night before. Ms. Claussen said that would be allowed as the vehicle would be there less than 48 hours.

APPROVAL OF CUP 1304-0012 FOR AN AUTOMOBILE REPAIR USE (INCLUDING SAFETY AND EMISSIONS TESTING AND LIGHT MECHANIC WORK) FOR REY AUTO EMISSIONS LOCATED AT 214 SOUTH STATE STREET

Commissioner Baron moved to approve as conditioned, CUP 1304-0012, a Conditional Use Permit for an automotive repair use, Rey Auto Emissions, located at 214 South State Street, based on the findings and discussion in the staff report adding number seven in the conditions of approval stating, "Parking for at least three stalls for this business on the southwest side shall be striped and signed prior to issuance of the business license." Seconded by Commissioner Jones. The motion carried on the following vote: Voting AYE: Commissioners Baron, Benson, Brooks, Jones and Roper. Voting NO: None.

STAFF REPORTS

Valerie Claussen said she had received permission to get identification badges for the Planning Commission. She said at the next meeting there would be some conditional use permits: a reception center in Lakeside Square, Jim's Tires, and El Chamo. Ms. Claussen said City Council had a work session on Clearfield Station last night. Chair Peterson asked about Playbills signage compliance. Ms. Claussen said the people she spoke to were trying to comply. There were owners of several businesses with signs that needed to be addressed. Chair Peterson said it appeared there was not adequate parking because there were cars parked on the street. Ms. Claussen said parking calculations exceeded what was required. She said Wilcox Farms would come back to the Commission again for R-2 zoning rather than R-3. Clearfield Station might be postponed to July due to the concerns of the City Council.

PLANNING COMMISSIONERS' MINUTE

Commissioner Jones – asked if there was an update on the coffee shop at 300 North and Main. Valerie Claussen said they had not submitted additional information. She said nothing else was received from the State on the change of use. It was recommended they reapply because they didn't agree with the conditions of approval.

Commissioner Brooks – nothing

Commissioner Baron – asked what the status of Betos was. Valerie Claussen said there had not been any recent inspections. Brian Brower said there was some activity today. She also asked about the Chinese restaurant. She was told they just picked up the permit.

Commissioner Benson – nothing

Commissioner Roper – nothing

Commissioner Peterson – nothing

There being no further business to come before the Planning Commission, **Commissioner Jones moved to adjourn at 7:34 P.M.**