Vice Chair Murray called the meeting to order at 6:32 P.M.

Commissioner Murray asked if the townhomes were going to be sold or rented. Brad McIlrath, Senior Planner, replied that they were platted to be sold.

Commissioner McAllister commented that he thought the materials that were used to build the townhomes were not cohesive. Mr. McIlrath explained that the metal and lap-siding materials were not permitted building materials in the R-3 zone, and could therefore not be used by the developer. Mr. McIlrath went on to say that the permitted materials for the R-3 zone were brick, stucco, stone, and rock.

Commissioner Bigelow asked about the layout of the garages on the property, and whether or not they would be two car garages. Mr. McIlrath said that they were tandem garages, and also mentioned that in the R-3 zone, the code calls out for the garage to be at least 400 square feet, but did not dictate the layout of the garage so tandem garages technically would be permitted.

Commissioner Murray asked about landscaping on the development. Mr. McIlrath stated that during the commission meeting, he will show an updated landscaping plan to be discussed.

There was no further discussion on the item.

Mr. McIlrath stated that the developer of the aforementioned property was granted approval in 2015, but the approval expired a year later when development never commenced. He said that many of the conditions mentioned in the 2015 approval were brought up again for the current application.

Commissioner Browning asked if the property was residential. Mr. McIlrath replied that it was, the property was used for a residence although it was in a commercial zone. He stated that it was a legal non-conforming use and that the applicant could also use it commercially.

Commissioner Jones asked how long vehicles could stay on the property. Mr. McIlrath stated that the limit was 90 days, as called out in condition six.

There was no further discussion on the item.


Commissioner Murray asked for clarification on whether or not both phase 4 and 5 would have an Home Owner Association (HOA). Mr. McIlrath stated that phase 4 did not have an HOA, and that the detention basin in the area would serve phases 4 and 5. He went on to say that the detention basin would be too deep for a playground, but the developer could do a small playground on the west side of the basin where the ground was flatter.

There was no further discussion on the item.


Mr. McIlrath stated that there were still a few things that the developer needed to fix to comply with the Form Based Code, but none of the things required a development agreement.

Commissioner Bigelow asked about the step back. Mr. McIlrath replied that the developer was using the step back to cover balconies.
Commissioner Murray asked about parking and whether or not there would be garages. Mr. McIlrath stated that all parking would be surface parking, with the exception of between the buildings in which there would be carports. He went on to say that according to the Form Based Code, at least 50 percent of parking had to be covered.

There was no further discussion on the item.

Commissioner Jones stated that she was not comfortable with approving the minutes for March 20. She went on to explain that at that particular meeting, a few of the commissioners were absent, and the discussion on whether or not a short staffed Planning Commission should make decisions was not explained with enough detail. She went on to say that in future meetings, it was vital to include not only the conclusions of discussion, but also what was said to come to that conclusion.

Mr. McIlrath stated that the approval of the minutes could be tabled and revisited at a later date.

Commissioner Murray moved to close the work session at 6:59 PM. Commissioner Jones seconded the motion.
The Planning Commission meeting was called to order at 7:02 PM.

The Pledge of Allegiance was led by Chair Jugler.

APPROVAL OF MINUTES FROM MARCH 20, 2019 PLANNING COMMISSION MEETING AND APRIL 3, 2019 WORK SESSION

Commissioner Browning moved to approve work session minutes for both the March 20, 2019 and April 3, 2019 meetings. Commissioner Jones seconded the motion. The motion carried upon the following vote: Voting AYE – Commissioners McAllister, Uccardi, Murray, Browning, Jones, and Bigelow. Voting NO: None.

Chair Jugler then said there needed to be another motion to deny the minutes from the regular session on March 20, 2019, as discussed in the work session. Commissioner Browning moved to deny the regular meeting minutes from March 20, 2019. Commissioner Jones seconded the motion. The motion carried upon the following vote: Voting AYE – Commissioners McAllister, Uccardi, Browning, Jones, and Bigelow. NO: None. Commissioner Murray abstained from the vote. Chair Jugler stated that the denied minutes would be reworked and presented to the Planning Commission at a future meeting.

Chair Jugler read the Planning Commission Chair statement.

DISCUSSION AND APPROVAL OF CUP 1905-0003, A CONDITIONAL USE PERMIT
REQUEST BY JACOB EDWARDS TO DEVELOP THE SUBJECT PROPERTY AS A TOW
PARCEL AREA: 0.84 ACRES ZONE: M-1 (MANUFACTURING), PLANNER: BRAD
MCILRATH (ADMINISTRATIVE MATTER).

Brad McIlrath, Senior Planner, presented the following background information:

- Improving property for towing business.
- Previously granted approval in January 2015.
- Approval expired February 2016.
- Much of the conditions were the same from the previous approval.

Staff recommended that the Planning Commission move to approve as conditioned, and the
eleven conditions were reviewed. Mr. McIlrath asked if the Planning Commission had any
questions for staff.

Commissioner Murray asked whether or not the property currently had a chain link fence and if
the applicant would have to change it. Mr. McIlrath responded that the City Code stated chain
link fences were not permitted if they were adjacent to a right-of-way, whether it was a vehicle or
a pedestrian right-of-way. He went on to say that if an applicant had outdoor storage, the site
needed a solid sight-obscuring fence as well.

Commissioner Jones asked if there was a certain number of vehicles the applicant was allowed to
have on the property. Mr. McIlrath responded that the number of allowed vehicles was directly
related to how many parking stalls the property had. He went on to say that according to the site
plan, the number of stalls including the cross-hatched stalls totaled 39. Mr. McIlrath then stated
the Commission could add a certain number to the conditions, rather than basing the number of
allowed vehicles on the site plan.

Commissioner Murray asked whether or not someone would monitor how long the vehicles
would be on site, referencing condition six, “No vehicles shall be stored on-site for longer than 90
days and no motor vehicle sales or parts and no dismantling of vehicles may occur.” Mr. McIlrath
stated that oversight of the 90-day condition would be done by the police officers as well as the
code compliance officers. He said that the code compliance and legal departments had worked
with the property in the past.

Commissioner Uccardi moved to approve as conditioned, CUP 1905-0003, a conditional use
permit request by Jacob Edwards to develop the property located at 235 East 700 South
(TIN: 12-668-0003) as a towing business. This recommendation was based on the discussion
and findings in the Staff Report and was subject to the following conditions of approval:

1) The project shall comply with all applicable development standards of the M-1 Zone.
2) A landscape and irrigation plan shall be submitted and must meeting the minimum
landscape standards of the M-1 Zone and Clearfield City which includes, but was
not limited to the following:
   a) A minimum of 10 percent of the development site (3,528 sq. ft.) must be
      provided in landscape open space.
   b) A minimum of one (1) tree shall be planted for every 500 square feet of
landscaped area and a minimum of one (1) shrub shall be planted for every
300 square feet of landscaped area.

c) Trees shall be planted along the east and west property lines at regular
intervals to break up the wall/fencing and provide screening of the site from
adjacent properties and the UTA commuter rail line.

3) A minimum six foot (6') tall solid sight obscuring fence shall be installed around the
perimeter of the site to screen the storage area from all public rights-of-way,
including the commuter rail right-of-way.

4) A minimum of two (2) standard parking spaces and one (1) ADA van accessible
parking space shall be provided for employees and customers of the business.

5) No on-street parking for this business was allowed and all vehicles to be stored shall
be kept within the approved storage yard.

6) No vehicles shall be stored on-site longer than 90 days and no motor vehicle sales or
parts and no dismantling of vehicles may occur.

7) The outdoor storage was for towed vehicles only. The site must be kept orderly and
clean of debris and items not permitted by this approval which include all items that
would constitute a junkyard as defined in the City Code.

8) The project shall comply with all applicable fire code standards and obtain North
Davis Fire District approval prior to the issuance of final land use approval.

9) The project shall comply with engineering standards / requirements and obtain
approval prior to the issuance of final land use approval.

10) The applicant shall obtain a building permit for all site work prior to the
commencement of said work.

11) The applicant shall obtain a Clearfield City Business License prior to the
commencement of business operations at this site.

Commissioner Jones stated she would like a specific number of cars allowed on the property
identified. Chair Jugler asked Mr. McIlrath whether or not it was legal to do that. Mr. McIlrath
said that when creating conditions, they were to be made based on standards that already existed
in the ordinances. He was unsure if a new condition could be created because the 2019
Legislative session created new rules pertaining to Conditional Use Permits. Chair Jugler stated
that since the number of vehicles would have equaled the number of stalls, the number of vehicles
was implied. Mr. McIlrath replied there was nothing in the City Code saying the City could cap
the number of vehicles allowed at the property. Commissioner McAllister seconded the
motion. The motion carried upon the following vote: Voting AYE – Commissioners
Uccardi, Murray, Browning, Jones, and Bigelow. Voting NO – None.

DISCUSSION AND APPROVAL OF SP 1905-0001, A SITE PLAN REVIEW REQUEST BY
PSION HOMES FOR THE LANDON’S CORNER TOWNHOMES TO BE CONSTRUCTED
AT THE SUBJECT LOCATION. LOCATION: 357 & 343 WEST 300 NORTH (TIN: 12-020-
0087 & 12-020-0155). AGGREGATE PARCEL AREA: 1.0041 ACRES. ZONE: R-3
(RESIDENTIAL). PLANNER: BRAD McILRATH (ADMINISTRATIVE MATTER).

Brad McIlrath, Senior Planner, gave the following background information:

  o 16-Unit Townhome Development.
  o Granted Preliminary and Final Subdivision approval.
  o Properties zoned R-3 which allowed the townhomes at a density of 16 units per acre.
Two-car tandem garages.

Building materials needed to conform to design standards of the City Code.

Mr. McIlrath stated the developer had started working on the underground private utilities for the property, and the buildings would start being built contingent on building permit approval, revision to meet conditions, and the Planning Commission’s approval to move forward. He then stated that the applicant revised the landscape plan. The applicant initially proposed xeriscaping for the majority of the property, and after that, revised the plan to have included more grass. The revised plan did meet the requirements of the City Code. Mr. McIlrath said that the materials proposed by the applicant were stucco, white lap siding, red brick, and metal panel. For multi-family buildings, He explained that the permitted materials were brick, stucco, stone, and rock. Therefore, the use of the metal and wood-lap siding was not permitted for use in the R-3 zone for this development. He suggested that if there was a desire to include more materials for permitted use in the R-3 zone, the City staff could make changes. Mr. McIlrath then said that Code also required that there had to be pedestrian access from each unit to the public sidewalk. He cited Title 11, Chapter 18 of City Code: the pedestrian access did have to be separated from the access driveway. Staff recommended that the Planning Commission move to approve as conditioned, and Mr. McIlrath reviewed some of the eleven conditions. John Nelson, applicant, asked whether or not lap siding made of wood would suffice in meeting design code requirements. Mr. McIlrath responded lap siding was not allowed by the ordinance.

There was a discussion about the possibility of expanding the list of allowed building materials in the future. It was noted that the decision before the Commission needed to meet the current ordinance.

Commissioner Browning stated that he was having trouble understanding condition five: “Pedestrian access shall be provided that was separate from the private driveway/parking lot that provides connection to each unit. All of the pedestrian walkways shall have a minimum width of five feet (5’) as required by ordinance.” He explained that he thought that meant the developer was required to use a different texture or color of concrete in front of the garages. Mr. McIlrath stated that could be what was meant. He said that in the design standards, the pedestrian access must be a different material if it crosses a driveway or parking lot. He went on to show that the site plan did have space to rework those pedestrian access ways.

Commissioner Jones moved to approve as conditioned SP 1905-0001, site plan request by Psion Homes for the Landon’s Corner Townhomes to be constructed at approximately 357 & 343 West 300 North (TIN: 12-020-0087 & 12-202-0155). This recommendation was based on the discussion and findings in the Staff Report and was subject to the following conditions of approval:

1) The project shall comply with all applicable development standards of the R-3 zone.

2) The landscape plan shall be revised to exclude the storm water drainage area as part of the landscape open space of the site. The landscape plan shall provide additional clarity to indicate the areas that were counted towards open space and which were not.

3) As required by Code, the completion of landscaping improvements shall be completed prior to the issuance of a certificate of occupancy, or within six (6) months for cases of inclement weather of the date of the initial certificate of occupancy.
4) A formal landscape plan and irrigation plan must be prepared and submitted to the City for final approval that meets ordinance standards.
5) Pedestrian access shall be provided that was separate from the private driveway/parking lot that provides connection to each unit. All of the pedestrian walkways shall have a minimum width of five feet (5’) as required by ordinance.
6) A six foot (6’) tall opaque fence shall be installed along the south and west property line adjacent to the properties to the south and southwest.
7) The materials of the building shall be modified to replace the materials that were not allowed by code and replaced by materials that were permitted in the R-3 zone.
8) The final subdivision plat along with the declaration of homeowners association shall be recorded together prior to issuance of a building permit as required by the Subdivision Ordinance (Title 12 of the City Code).
9) The applicant shall obtain a building permit and the project shall comply with all applicable building code standards.
10) The project shall comply with all applicable fire code standards and obtain North Davis Fire District approval prior to the issuance of final land use approval.
11) The project shall comply with engineering standards / requirements and obtain approval prior to the issuance of final land use approval.

Commissioner Uccardi seconded the motion. The motion carried upon the following vote:
Voting AYE – Commissioners Browning, Bigelow, McAllister, Jones, and Uccardi. Voting NO – None.


Brad McIlrath, Senior Planner, began the discussion by stating background information:
- This was for the fifth and final phase of the Autumn Ridge single-family development.
- A development agreement was required for the subdivision as part of the R-1-Open standards.
- Developer had submitted Home Owner Association (HOA) documents for review by the City.

He described how the development would connect the dead end streets that already existed in the area, as well as the storm water detention basin included for phase four and phase five. He noted utilities had been put in place, the road just needed to be completed, and the individual meters for the homes would be installed at that point. Mr. McIlrath went on to say that staff recommended forwarding a recommendation of approval to the City Council as conditioned.

Commissioner Uccardi moved to forward a recommendation of approval to the City Council for FSP 1905-0004 as conditioned, a final subdivision plat request by Hamblin Investments for a 13-Lot single-family subdivision (Autumn Ridge Phase 5) for the properties located at approximately 875 West 200 North (TIN: 12-019-0103 & 12-019-0117). This recommendation was based on the subdivision discussion and findings in the
Staff Report and was subject to the following conditions of approval:

1) Plans shall be revised to address Clearfield City engineering requirements prior to obtaining final signatures on the plat and recording of that plat.

2) A development agreement for Autumn Ridge Phase 5 shall be submitted and approved by the City Council. The development agreement shall be consistent with the development standards of the R-1-Open zone and incorporate elements common to all phases of the Autumn Ridge development for open space maintenance and density allowances.

3) The CC&R’s shall be revised to address the elements of the open space / detention area and if possible shall include both phases 4 and 5 of the Autumn Ridge development.

4) The applicant shall record the executed development agreement and the CC&R’s for the home owners association with the final subdivision plat.

5) The applicant is responsible for the replacement or repair of deteriorated, damaged or missing surface improvements surrounding the perimeter of the subdivision. This includes, but is not limited to: curb and gutter, sidewalks, landscaping park strip improvements, driveways, etc.

6) An Escrow agreement will be subject to approval by the City Engineer and City Attorney and an escrow account shall be established prior to obtaining any permits being issued for the properties or plat being recorded. Installation of required improvements or an escrow account shall be established prior to recordation of the Final Plat as outlined in § 12-4-6 of the City Code.

Commissioner McAllister seconded the motion. The motion carried upon the following vote: Voting AYE – Commissioners Jones, Bigelow, Murray, Browning, Uccardi, and McAllister. Voting NO – None.


Brad McIlrath, Senior Planner, opened the discussion with background information:

- Development was located in the T-R (Town Residential) zone of the Downtown Clearfield Form Based Code (FBC) Area.
- It was subject to all development standards of the FBC.
- Construction was required to begin within 12 months of approval.

He further explained if the applicant did not begin construction within twelve months of approval, there needed to be a request for an extension from staff within 30 days of the original time. The extension could be up to an additional twelve months. He described the property and identified how the developer tried to be creative given the constraints associated with the site and its existing structures. He described how most of the landscaping fit within the confines of the FBC and showed the floor plans and details pertaining to the step-backs and elevations.

Commissioner Bigelow asked whether or not the power lines were going to be buried. Mr. McIlrath replied City staff would need to address the power lines. He indicated they were
required to be buried in the FBC. Commissioner Bigelow then asked for clarification on the
design of the first floor apartments facing State Street and making sure the design promoted the
safety to those living there. Mr. McIlrath replied that there would be a retaining wall, with a
separation between the wall and the building by landscaping. Commissioner Bigelow then stated
that she was concerned about the porches being accessible to those walking on the public
sidewalk. Mr. McIlrath then said that to meet the City’s public works standards, there would have
to be some sort of a railing to prevent people from falling down into the porches.

Commissioner Uccardi asked if there had been any discussion with the business owner in front of
the aforementioned property to improve the sidewalk in that area. Mr. McIlrath stated that staff
was open to speaking with the business owner on improving that area to meet the FBC, but
nothing had been agreed upon as of yet. Commissioner Uccardi then asked whether the parking
along State Street in front of City Centre Apartments was legal. Mr. McIlrath explained that
during the Winter, there was a Winter parking law that stated vehicles could not park on the street
between the hours of midnight and 5:00 a.m. however, when UDOT approved the project in
question, it was decided that people could park in that area.

Commissioner McAllister moved to approve as conditioned, SP 1905-0006, a site plan
review request by Marvin Murri to construct a 106-unit, two building residential multi-
family development for the properties addressed 452 & 530 South State Street (12-003-
0174, 12-003-0194, & 12-003-0196). This recommendation was based on the discussion and
findings in the Staff Report and was subject to the following conditions of approval:

1) The subject properties shall be combined through the subdivision process and the
final plat shall be recorded prior to the issuance of any building or civil permit as
required by Title 12 Subdivision Ordinance of the City Code.
2) The building step back for the fourth story shall be increased from five feet (5’) to
six feet (6’) to comply with the Form Based Code.
3) As required by the Form Based Code, all floors of a residential building shall have a
minimum transparency of 25 percent. The first and fourth floors shall be revised to
include additional or larger windows to meet this requirement.
4) Additional information shall be provided to indicate the eave for the flat roof meets
the minimum width requirement of eight inches (8”) and projects out a minimum of
fourteen inches (14”).
5) The plans shall be revised to indicate the primary and secondary building materials.
The materials must comply with those allowed by the Form Based Code as outlined
on page 46 of the FBC.
6) As required by the Form Based Code, all upper story residential windows will need
to be double hung. Due to water leakage issues, the windows do not need to be
recessed provided that there is an architectural element for each window as shown
on the submitted plans.
7) The site and landscape plans shall be revised to include the following standards:
   a) The sidewalk and furnishing zone along State Street shall be a minimum of
    seven feet (7’) wide each.
   b) The furnishing zones along each street frontage shall be provided with street
trees spaced twenty (20) to forty (40) feet apart on center and planted within
5’x 5’ tree grates. The tree grates were to be the approved material and
   design provided by Clearfield City.
c) The State Street trees shall be Chanticleer Flowering Pear trees, and the trees along 550 South shall be selected from the approved list of medium street trees found on page 59 of the FBC.

8) Benches shall be provided and shown on the plans no greater than 200 feet apart and placed at the back of the sidewalk or within the furnishing zone and facing the street. The benches shall be a decorative street benches approved by Clearfield City.

9) The plans shall be revised to provide the double acorn street lights along State Street and single acorn street lights along 550 South. The lights shall be located within the furnishing zone on each street and spaced between sixty (60) to ninety (90) feet on center to match the existing distances within the downtown area.

10) The landscaping for the development shall be revised to include the following changes for compliance with the Form-Based Code:

a) The frontage buffer landscaping along 550 South between the sidewalk and the parking lot shall be a minimum of seven feet (7’) wide.

b) All dumpster locations shall be a minimum of ten feet (10’) from all property lines and include a six foot (6’) tall wall. The plans shall be revised to meet this standard.

11) The plans shall be revised to provide a minimum of five (5) ADA parking spaces as required by federal regulations. Only one (1) of the five (5) was required to be ADA van accessible.

12) The plans shall be revised to provide a minimum of fourteen (14) bicycle parking spaces which shall be split between the two buildings. The design of the bicycle parking shall comply with the standards outlined on page 69 of the FBC.

13) The project shall comply with all North Davis Sewer District standards.

14) The project shall comply with all North Davis Fire District standards as outlined in the attached review letter and as otherwise required.

15) The project shall comply with all City Engineer standards as outlined in the review letter and as otherwise required.

Commissioner Bigelow seconded the motion. The motion carried upon the following vote:

Voting AYE – Commissioners Murray, Jones, Uccardi, Bigelow, Browning, and McAllister.

Voting NO – None.

Chair Jugler asked that there be a motion for a three-minute recess. Commissioner Browning moved to recess for three minutes. Commissioner Jones seconded the motion. All voting AYE.

Following the recess, Chair Jugler called the meeting to order.

DISCUSSION ITEMS

Staff Discussion

Nick Porter, Management Intern, presented information on possible amendments to the ordinances regulating Conditional Use Permits, Subdivision Plat Exemptions, as well as the possibility of establishing regulations that allowed Accessory Dwelling Units.

- Conditional Use Permits (CUP)
  - Compliance with State Statute updates to CUPs
Simplify language and application review procedure
- Subdivision Plat Exemptions
  - Simplify process to consolidate or adjust parcel boundary lines
- Accessory Use Dwellings (ADU)
  - Housing affordability and supply

**Conditional Use Permits:**
- History
  - A way to “discriminate” against certain uses by imposing (sometimes) arbitrary conditions before a permit was granted.
- State Statute
  - A land use authority **shall approve** a conditional use if reasonable conditions were proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use **in accordance with applicable standards.**
- New Ordinance Language
  - Revised Purpose:
    - There were certain uses that, because of unique characteristics or the potential for detrimental impacts, may not be compatible in some areas of a zone or may be compatible only if certain conditions were imposed. A conditional use permit shall be required for all uses listed as conditional uses in the zone regulations or elsewhere in this title. The planning and zoning administrator will evaluate all conditional use permit applications and may recommend to the planning commission compliance with certain standards for approval of conditional use permit applications.
  - Restructured Standards
    - Each condition was connected to a standard in the code.

Commissioner Browning asked if Mr. Porter could define “applicable standards”, and whether or not that was a legislative term. Mr. Porter replied that applicable standards would vary depending on the municipality, and Mr. McIlrath added that they must be a written standard, not an aspirational standard, such as just wanting the city to look nice.

**Subdivision Plat Exemptions**
- Purpose of ordinance
  - Simplify the process for simple boundary line adjustments
    - State Statute specifies that a parcel or lot boundary line adjustment was not a subdivision.
    - Clearfield’s current code would require the full plat process for simple changes.
- Examples
  - Dawson Homes
  - Syracuse Water Towers
  - Morgan Pavement

Commissioner Browning asked if City Plaza Apartments was one property, or multiple properties. Mr. McIlrath replied that it was three properties, and a condition was that those
properties must be combined, per City Code. He went on to say that a building permit could not be issued until the three lots were combined to be one, with a parcel ID and address assigned. Commissioner Browning then asked if the plat process counted as part of the 12-month time frame requirement pertaining to beginning construction, and Mr. McIlrath replied that it did.

Accessory Dwelling Units (attached and detached)

- Purpose of ordinance
  - Encourage and provide standards for ADUs as part of the City’s housing affordability plan.
  - Allow home owners an avenue for improvements and revenue.
- Details of ordinance
  - Owner & unit occupancy
  - Size, lot coverage, setbacks, appearance
  - Second kitchen

Commissioner Uccardi expressed his opinion that the City had focused too much on the type of housing rather than the people inhabiting them, and that the people were the most important component when it came to housing types. He suggested priority be given to establishing regulations for Accessory Dwelling Units. Mr. McIlrath responded he hoped to move all three consideration quickly through the process after discussion with the Planning Commission and City Council.

Commissioner Browning stated that he hoped to see more owner-occupied properties. Mr. Porter referenced an audit that was done in Oregon regarding Accessory Dwelling Units that recommended no requirement for owner occupancy, but the City was interested in continuing to preserve its sense of community by encouraging owner-occupied properties.

Commissioner Bigelow asked if Air BnB would be affected by the proposed ordinances. Mr. Porter replied no, it would be permitted because the guests were temporary. Commissioner Bigelow then asked what the difference would be between an owner-occupied property with a basement of the same size as the main unit, and a duplex. She also asked if the Commission and staff thought that the owner-occupied portion of the residence should be larger than the rented unit. Commissioner Uccardi replied that he didn’t see an issue with the renter having the larger space, as long as the owner lived on the property. He also asked about the modular homes and whether or not they would be permitted. Mr. Porter replied they would not under the current drafting.

PLANNING COMMISSIONERS’ MINUTE

Commissioner Bigelow: Nothing

Commissioner Jones stated that she had the opportunity to attend the Memorial Day ceremony at the Clearfield City Cemetery and she thought that it was a wonderful opportunity to recognize those that had served.

Commissioner Browning said that he had made a comment in a work session meeting that could have been perceived as disparaging to city staff, and apologized if he offended anyone.
Commissioner Murray: Nothing

Commissioner Uccardi said that he was excited to declare candidacy for City Council and that there were ten candidates looking to be a part of the City.

Commissioner McAllister: Nothing

Commissioner Jugler
1. Wished the City Council candidates luck, and expressed his appreciation for the Commission and staff.
2. Commented he was unable to attend the earlier work session. He asked why one set of minutes was denied. One of the commissioners had asked that additional detail be given to one of the discussions. Mr. Jugler reviewed the purpose of the minutes was to provide enough detail to justify the body’s actions. He suggested there not be an expectation that they should be verbatim. There was further discussion about the minutes needing to have enough detail to describe how the body arrived at its decisions.

STAFF COMMUNICATIONS

Brad McIlrath, Senior Planner told the Commission that he had sent out an email regarding the Land Use Academy of Utah training and that the members were welcome to attend if they were interested.

With there being no further business to come before the Planning Commission, Commissioner Murray moved to adjourn at 9:22 P.M. Seconded by Commissioner Jones. All voting AYE.