

CLEARFIELD PLANNING COMMISSION MEETING

April 6, 2005

7:00 P.M. - Regular Session

PRESIDING:	Mark Shepherd	Vice-Chairman
PRESENT:	Cornell Griffeth	Commissioner
	Paul Poorte	Commissioner
	Robert Osborne	Commissioner
	Matt Hartvigsen	Commissioner
	Marilyn Fryer	Council Liaison
EXCUSED:	Victor Olson	Chairman
	Ligia Muñoz	Commissioner
	Larry Waggoner	City Attorney
	Kay Chandler	Economic Development Director
UNEXCUSED:	Mark Bottema	Alternate Commissioner
	Charles Johnson	Alternate Commissioner
STAFF PRESENT:	Scott Hodge	Director Public Works
	Kent Bush	Planning/Zoning Administrator
	Christine Horrocks	Building Permits Specialist
	Gregg Benson	Planning/Zoning GIS Specialist
VISITORS:	Hyrum Koenig, Victoria Serre, Philip Ranck, Steve Smith, Trevor Hartvigsen, Craig Waite, Mary Waite, David W. Bloomfield, Carol Larkin, Marvin Murri, Robert Gibson, Merrill Sheriff, Blair Wall, Juan Minaya, Manuel Gallegos, Sr., Manuel Gallegos, Jr., Jared Hall, Talen Tremea, Ricky Tubbs, Derek Gunn, Kuyler Thompson, Jaiden Hyme, Ryan Palmer, Jason Hess, Tony Thompson, Stacy Reel	

Pledge of Allegiance was led by Commissioner Hartvigsen

APPROVAL OF MINUTES FROM FEBRUARY 2, 2005 AND FEBRUARY 16, 2005
PLANNING COMMISSION MEETINGS

Commissioner Poorte moved to approve the minutes of February 2, 2005 and February 16, 2005 as written. Seconded by Commissioner Osborne. All Voting Aye.

7:00 P.M. PUBLIC HEARING REZONE OF PROPERTY AT APPROXIMATELY
925 SOUTH 1500 EAST FROM A-1 TO R-1 OPEN

Commissioner Shepherd read the public hearing notice and declared the public hearing open at 7:01 P.M.

Mr. Marv Murri explained they are proposing to rezone the property in order to build single family homes. They have submitted plans for 7 different homes that may be built in the area.

Kent Bush showed the commissioners a proposed layout of the subdivision. Mr. Murri said one common area will provide a playing area large enough to play football. He said they will also make a public access onto the proposed legacy trail along the canal.

FOR:

None

AGAINST:

None

QUESTIONS:

Carol Larkin, mother of Ray Larkin homeowner at 1070 South 1650 East. Mrs. Larkin said 1650 East is now a dead end and she was interested to know if the road will be opened up. She liked the fact that residential homes would be built. Commissioner Shepherd told her that a site plan or subdivision approval has not been submitted at this time and that this was request is for a rezone only. She was shown the preliminary subdivision plan.

Craig Waite, 1061 South 1500 East, was concerned about the zoning of his property. He was told the zoning of his property will not change.

Commissioner Osborne moved to close the public hearing at 7:06 P.M. Seconded by Commissioner Poorte. All Voting AYE.

Commissioner Poorte moved to send this request for rezone of property at approximately 925 South 1500 East from A-1 to R-1 Open to the City Council with recommendation of approval from the Planning Commission. Seconded by Commissioner Griffeth. All Voting AYE.

7:00 P.M. PUBLIC HEARING AMENDMENTS TO THE GENERAL PLAN

Commissioner Poorte moved to move this public hearing to the end of the agenda so it will not detain the citizens who may be here for the some other items. Seconded by Commissioner Hartvigsen. All Voting AYE.

APPROVAL OF REVISED DEVELOPMENT AGREEMENT FOR QUINCI PARK

Robert Gibson, developer, said he is changing from ramblers to two story homes. He feels it will give more green space around the project. When the original development agreement was written,

a previous agreement was used and Mr. Gibson would like to remove stucco as a required finish. He would like to go with a more traditional look. He would like to go with brick and siding. He stated it is not a major change.

Commissioner Poorte moved to send this request for amendment to the development agreement for Quinci Park to the City Council with recommendation of approval from the Planning Commission. Seconded by Commissioner Griffeth. All Voting AYE.

SITE PLAN APPROVAL FOR A RETAIL BUILDING AT 995 EAST 700 SOUTH

Mr. Blair Wall was present representing Wasatch West. Commissioner Osborne said this is the gateway to the city and asked if there would be anyway the building could be moved to the front of the property, dress it up and put the parking in the rear. Mr. Wall said this site plan has been to Autozone's corporate headquarters and received approval. Mr. Wall said originally there was parking along 1000 East however, they have added more landscaping. Gregg Benson said there are some issues with the water lines and if the building is moved, it could affect the water line. Mr. Wall said they are waiting to get approval from UDOT for the entrance on 700 South. Commissioner Osborne would like to see something a little more fancy in the gateway to the city. He said another problem with this type of business is that they have a greasy parking lot, and after a while the look deteriorates. Mr. Wall said there will be a concrete apron where the cars will park to make it easier to clean. Commissioners Shepherd and Osborne said they would like to see the site plan reworked to see what it would look like and if it could be done. Commissioner Poorte mentioned that the building will face south and he isn't sure if moving it forward would make any difference. The building close to the road may create a look that is undesirable. The landscaping will be there to add to the attractiveness of the lot.

Commissioner Hartvigsen moved to approve this request for site plan approval for a retail building at 995 East 700 South. Seconded by Commissioner Poorte. All Voting AYE.

David Bloomfield a resident on 1000 East asked if the road was wide enough for retail development. He was told the road was wide enough for the development and there will be curb, gutter, and sidewalk installed to their property line. He was also concerned with the irrigation ditch. Kent Bush said the irrigation line issue will be resolved with a new headgate.

Scout Troop 396 from West Point was recognized in attendance at the meeting.

SITE PLAN APPROVAL FOR A FAST FOOD RESTAURANT AT 1090 WEST 300 NORTH

Mr. Merrill Sheriff said he would like to build a Pace's Drive In. The building will face south and will be on the lot next to the storm drain retention. Mr. Sheriff said the cattails will be coming down, grass will be planted and the retention area will be connected to the storm drain system.

Commissioner Osborne moved to approve this request for site plan approval for a fast food restaurant at 1090 West 300 North. Seconded by Commissioner Griffeth. All Voting AYE.

SITE PLAN APPROVAL FOR AN ADDITION TO EL BURRITO RESTAURANT AT 1145 SOUTH STATE STREET

Manuel Gallegos Jr. and Hyrum Koenig, contractor, said they will do a face lift to give the building a more modern look. The patio will be enclosed to allow more dining area. The parking will be expanded. The entire building will be upgraded. Commissioner Osborne asked if there would be adequate lighting in the parking area. He was told they do have proper lighting. The front of the building will have directional lights. Commissioner Hartvigsen asked about the setback from the street. Kent Bush said there is adequate. Commissioner Griffeth asked how many new parking stalls would be added. He was told there will be nine new parking spaces added.

Commissioner Griffeth moved to approve this request for site plan approval for an addition to El Burrito Restaurant at 1145 South State Street. Seconded by Commissioner Poorte. All Voting AYE.

SITE PLAN APPROVAL FOR A CAR LOT AT 235 EAST 700 SOUTH

Juan Minaya said it is a small used car lot with not more than thirty cars. The area will be paved and the existing home will be used as the office. A new building will be constructed for the mechanic and for use in detailing. Mr. Minaya said they will only start with 2 employees. Commissioner Hartvigsen asked about Phase 2. Mr. Minaya said at this time he doesn't have any plans, but he knows he must keep it clean and free from weeds. Commissioner Osborne asked where the sign will be located. Mr. Minaya said it will be probably on the building. The lot will have lighting all around, they will need to be sure lighting doesn't affect the neighbors

Commissioner Poorte moved to approve this request for site plan approval for a car lot at 235 East 700 South. Seconded by Commissioner Osborne.. All Voting AYE.

7:00 P.M. PUBLIC HEARING AMENDMENTS TO THE GENERAL PLAN

Commissioner Shepherd read the public hearing notice and declared the public hearing open at 7:40 P.M.

Kent Bush reviewed the proposed general plan map amendments.

Commissioner Shepherd voiced his concerns about the commercial or residential area. He said he will not support multi-family housing in the middle of the city. Commissioner Hartvigsen asked if

the mixed use is defined as the City Council wants. Kent Bush said the City Council has concerns with "mixed use" as it is written. In a mixed use zone, the commercial is required to be put in first. Scott Hodge said if it is zoned Commercial or Residential then it allows the city flexibility that the C-R zone doesn't. When a development comes in, they will need to have the property rezoned for that use. Commissioner Hartvigsen asked if this to give more options for commuter rail, trying to sway UTA to put rail stop in the downtown. If the land is master planned commercial or residential then the city will have control with zone. Kent Bush asked the commissioners if they had any questions the verbiage changes.

FOR:

None

AGAINST:

None

Commissioner Poorte moved to close the public hearing at 7:58 P.M. Seconded by Commissioner Griffeth. All Voting AYE.

Commissioner Osborne voiced his concern with changing 200 South 1000 West from commercial to manufacturing. If the corner is left commercial, it will show that the intent is for commercial. Kent Bush said the City Council requested this change. Commissioner Osborne wants to keep it commercial to let them know our intention.

Commissioner Osborne moved to send this request for Amendments to the General Plan and Map to the City Council with recommendation of approval from the Planning Commission with the following changes: that the southeast corner of 200 South 1000 West remain as a commercial zone. Seconded Commissioner Poorte. All Voting AYE.

PLANNING COMMISSIONER'S MINUTE

Commissioner Griffeth - Nothing

Commissioner Poorte - Nothing

Commissioner Shepherd - Nothing

Commissioner Osborne - Nothing

Commissioner Hartvigsen - Asked to be excused next meeting, April 20th.

Councilmember Fryer - asked what to take back to the city council. Commissioner Shepherd was concerned that changes were made after the meeting they held with the City Council.

Staff - Kent Bush asked the commissioners where they are on the cat ordinance. Stacy Reel stated that animal control officers have been in several times with problems around the city with multiple cats and the ordinance needs to be presented to the City Council as soon as possible. After some discussion, the commissioners recommended the ordinance to allow a maximum of three animals with no more than two of each (dogs and cats). Kent Bush said that Larry Waggoner will need to write up the ordinance. Commissioner Shepherd said to be sure to include a penalty for violation of the ordinance.

Kent Bush said legislature has changed by SB 60 the Land Use Development and Management Act. He gave the commissioners a copy of these changes. Asked them to review the handout.

No items have been received, therefore, there will not be a meeting on April 20th.

There being no further business to come before the Planning Commission, **Commissioner Poorte moved to adjourn at 8:20 P.M. Seconded by Commissioner Osborne. All Voting AYE.**