CLEARFIELD PLANNING COMMISSION MEETING
December 21, 2005
7:00 P.M. - Regular Session

PRESIDING:	Victor Olson	Chairman
PRESENT:	Cornell Griffeth	Commissioner
	Paul Poorte	Commissioner
	Mark Shepherd	Commissioner
	Robert Osborne	Commissioner
	Ligia Muñoz	Commissioner
	Matt Hartvigsen	Commissioner
	Mark Bottema	Alternate Commissioner
	Marilyn Fryer	Council Liaison
EXCUSED:	Larry Waggoner	City Attorney
STAFF PRESENT:	Scott Hodge	Director Public Works
	Kay Chandler	Economic Development Director
	Kent Bush	Planning/Zoning Administrator
	Christine Horrocks	Building Permits Specialist
	Gregg Benson	Planning/Zoning GIS Specialist
VISITORS:	Sid Haycock, Wayne Belleau	

Pledge of Allegiance was led by Commissioner Olson.

7:00 P.M. PUBLIC HEARING FOR APPROVAL OF PLAZA 700 COMMERCIAL SUBDIVISION AT 730 SOUTH STATE STREET

Chairman Olson read the Public Hearing notice and declared the Public Hearing open at 7:01 P.M.

Mr. Sid Haycock said they are building a used car dealership. It is what is referred to as a "Buy Here, Pay Here." This dealership will be different with respect to service; they will have a full service department. Mr. Haycock said they look and act like a new car dealership, only on a smaller scale. They sell, finance and service the autos.

Kent Bush said 550 East will be realigned. It will be widened, further away from 700 South and perpendicular to State Street. This change will affect the Hair Works property line, therefore that property is included in the subdivision plat. It may take from Hair Works some sidewalk, curb, gutter to start the radius. The property owners of Hair Works are okay with the changes.

FOR:
None

AGAINST:
None

Commissioner Shepherd moved to close the Public Hearing at 7:04 P.M. Seconded by Commissioner Muñoz. All Voting AYE.

Commissioner Poorte moved to approve this request for subdivision approval for Plaza 700 Commercial Subdivision at 730 South State Street. Seconded by Commissioner Shepherd. All Voting AYE.

SITE PLAN APPROVAL FOR AN OFFICE/EDUCATION BUILDING AT 1366 LEGEND HILLS DRIVE

Wayne Belleau said this is the site plan for the building that University of Phoenix will use. They plan to begin construction in January with the University of Phoenix occupying three fourths of the top floor in September. The remainder of the building will be leased out as office space. He has a seven year lease with the University of Phoenix with another seven year option. Commissioner Osborne questioned if the parking is adequate. Mr. Belleau said there would be 233 parking spaces and they have an easement for parking in the three story buildings that are used primarily during the day.

Commissioner Shepherd moved to approve this request for site plan approval for an office/education building at 1366 Legend Hills Drive. Seconded by Commissioner Griffeth. All Voting AYE.

PLANNING COMMISSIONER'S MINUTE

Chairman Olson - Happy Holidays

Commissioner Griffeth - Nothing

Commissioner Poorte - Merry Christmas to everyone

Commissioner Shepherd - Merry Christmas and a reminder he won't be at the meeting on January 4th.

Commissioner Osborne - Will also be absent on January 4th

Commissioner Muñoz - Merry Christmas, Happy New Year , will be absent on January 4th

Commissioner Hartvigsen - Nothing

Commissioner Bottema - He will also be gone on January 4th

Councilmember Fryer - Merry Christmas and with the change in the Mayor this may be her last time with the Planning Commission.

Staff - Kent Bush told the commissioners that the agenda for the next meeting would include a site plan for the car lot, and a public hearing for the General Plan amendment.

Gregg Benson wished the commissioners a Merry Christmas and Happy New Year and thanked them for all the work they do.

There being no further business to come before the Planning Commission, **Commissioner Shepherd moved to adjourn at 7:14 P.M. Seconded by Commissioner Muñoz. All Voting AYE.**