

CLEARFIELD PLANNING COMMISSION MEETING

February 2, 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	Alternate Commissioner
	Bronson Smart	Alternate Commissioner
	Marilyn Fryer	Council Liaison
EXCUSED:	Kent Bush	Planning/Zoning Administrator
STAFF PRESENT:	Larry Waggoner	City Attorney
	Scott Hodge	Director Public Works
	Kay Chandler	Economic Development Director
	Christine Horrocks	Building Permits Specialist
	Gregg Benson	Planning/Zoning GIS Specialist
VISITORS:	Dan Vanzeben, Brad Lasater, Larry Ray, Matthew Vanzeben, Wayne Belleau, Brooke Simmons	

Pledge of Allegiance was led by Commissioner Osborne

APPROVAL OF MINUTES FROM JANUARY 19, 2005 PLANNING COMMISSION MEETING

Commissioner Poorte moved to approve the minutes of January 19, 2005 as written. Seconded by Commissioner Muñoz. All Voting AYE.

REVIEW OF CONDITIONAL USE PERMIT FOR A BATTING CAGE AT 129 SOUTH STATE SUITE #100

Brooke Simmons, an owner of Players Choice Hockey and Baseball, said they have a conditional use permit for the batting cage. Gregg Benson stated that he and Kent Bush surveyed the surrounding businesses and none of them were aware of the cage and no complaints have been received. Mr. Benson said their banner sign is the only issue. Mrs. Simmons stated they have received bids for a permanent sign and within a month they should have the sign in place.

Commissioner Shepherd moved to approve this request for an extension of the conditional use permit for a batting cage at 129 South State Suite #100 with the condition that the permanent sign is in place within 45 days. Seconded by Commissioner Griffeth. All Voting AYE.

SITE PLAN APPROVAL FOR A COMMERCIAL BUILDING AT 1649 EAST 1400 SOUTH

Mr. Wayne Belleau said this is a retail building adjacent to the first 3 story building. Construction probably won't start for about 60 days, but wants to get approval in place. He isn't building it for a specific tenant, it is spec space. The building is between 7,000 and 8,000 square feet. Mr. Belleau said they need services for the businesses that are in the development.

Commissioner Poorte moved to approve this request for site plan approval for a commercial building at 1649 East 1400 South. Seconded by Commissioner Muñoz. All Voting AYE.

SITE PLAN APPROVAL FOR A COMMERCIAL BUILDING AT 1669 EAST 1400 SOUTH

Mr. Wayne Belleau said this is strictly an office building and will be like an existing 8,000 sq ft. building. This is also a spec building.

Commissioner Osborne moved to approve this request for site plan approval for a commercial building at 1669 East 1400 South. Seconded by Commissioner Shepherd. All Voting AYE.

SITE PLAN APPROVAL FOR A COMMERCIAL BUILDING AT 938 SOUTH 2000 EAST

Mr. Dan Vanzeben, architect for the project, said he was representing the developer and owner of the project. He showed the commissioners what they are proposing for Phase 1. He said he has met with staff and they were asked to approach TRW about a fire lane that goes into the parking lot. TRW has some concern because of their secure building, however, they were positive with their first response as to identifying the paved area and putting in a crash gate.

Mr. Vanzeben said they will be starting at the top of the hill and the plans include a temporary retention area. Long term they will provide access into the city property for the future park. The first building will be office space. One of the owners is an oral surgeon, and the primary use of this building would be medical related services. Chairman Olson asked about the retention pond that he referred to as temporary. Mr. Vanzeben said they are creating a temporary detention area that goes into a storm drain. Calculations have been given to an engineer and depending on how the remainder of the site is developed will determine if it will be permanent or temporary.

They would like to plan for future retail, targeting students attending the university. They would also like to create some on-site services for the workers in the offices. Commissioner Shepherd asked what their long term buildup time frame you are anticipating for this project. Mr. Vanzeben said they aren't sure at this time, however, there has been a lot of interest in this site.

Commissioner Shepherd moved to approve this request for site plan approval for a commercial building at 938 South 2000 East. Seconded by Commissioner Poorte. All Voting AYE.

PLANNING COMMISSIONER'S MINUTE

Chairman Olson - said he attended the retreat and was impressed with the City Council and the Mayor. He feels they have a great vision for the city. His opinion is that the City Council wants to work with the Planning Commission. You will see a lot of stress on the economic development and the rail stop is probably the highest priority

Commissioner Griffeth - Nothing

Commissioner Poorte - Nothing

Commissioner Shepherd - Nothing

Commissioner Osborne - Nothing

Commissioner Muñoz - Asked to be excused in April.

Commissioner Hartvigsen - Nothing

Commissioner Smart - Nothing

Councilmember Fryer - Nothing

Staff - Gregg Benson said there is a need to move the joint meeting with City Council. After discussion. March 1st was the preferred date for the meeting.

There being no further business to come before the Planning Commission, **Commissioner Osborne moved to adjourn at 7:21 P.M. Seconded by Commissioner Shepherd. All Voting AYE.**