

## CLEARFIELD PLANNING COMMISSION MEETING

January 5, 2005

7:00 P.M. - Regular Session

PRESIDING:	Victor Olson	Chairman
PRESENT:	Cornell Griffeth	Commissioner
	Paul Poorte	Commissioner
	Dave Hultgren	Commissioner
	Mark Shepherd	Commissioner
	Robert Osborne	Commissioner
	Ligia Muñoz	Commissioner
	Matt Hartvigsen	Alternate Commissioner
	Marilyn Fryer	Council Liaison
EXCUSED:	Bronson Smart	Alternate Commissioner
	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:	Kevin McFall, Steve Pollock, Steve Meyer	

Pledge of Allegiance was led by Commissioner Olson.

### APPROVAL OF MINUTES FROM NOVEMBER 17, 2004 PLANNING COMMISSION MEETING

**Commissioner Poorte moved to approve the minutes of November 17, 2004 as written. Seconded by Commissioner Hultgren. All Voting AYE.**

### SITE PLAN APPROVAL FOR A MOBILE CONSTRUCTION AND ENGINEERING OFFICE AT 1250 SOUTH STATE STREET

Steve Pollock with Salt Lake City Commuter Rail Constructors said they want to build a temporary construction office for the commuter rail project from Salt Lake City to Ogden. It will be the main office for the entire project and all information will be maintained there. Union Pacific and UTA will also use the facility. The building will be there for about three years. Mr. Pollock said they are waiting on federal paperwork and hope to be able to start sometime in March.

**Commissioner Shepherd moved to approve this request for site plan approval for a temporary mobile office building for Salt Lake City Commuter Rail Constructors at 1250 South State Street. Seconded by Commissioner Poorte. All Voting AYE.**

PLANNING COMMISSIONER'S MINUTE

Chairman Olson - Nothing

Commissioner Hultgren - Nothing

Commissioner Griffeth - Nothing

Commissioner Poorte - Asked if there was any word on the sign for Just a Buck. He was told the sign was approved, however, they were fined for installing the sign prior to receiving approval. He asked what is taking place with the Sonic building on 1700 South. Gregg Benson told him they had heard the developers are anticipating reopening when problems are resolved. Commissioner Poorte also encouraged members to attend the EDT meeting at 4:00 on January 13<sup>th</sup> at the seniors center.

Commissioner Shepherd - Nothing

Commissioner Osborne - Nothing

Commissioner Muñoz - Happy New Year to everyone

Commissioner Hartvigsen - Asked to be excused for the next meeting.

Councilmember Fryer - Nothing

***At 7:10 P.M. the Planning Commission Meeting moved to the Executive Conference Room for the yearly goal setting meeting.***

Kent Bush reviewed with the commissioners a report listing the vacant properties in the city at the end of 2004 and the number of building permits issued during 2004.

Kent Bush had commissioners look at the general plan map. He said the City Council wants to reevaluate the general plan and look at the C-R zone. The property they are concerned with is the 60 acre parcel now owned by UTA. Commissioners feel that it will be more compatible as a commercial property than a residential. Kay Chandler mentioned that the city is looking at developing the area between the railroad tracks and State Street. They would like to make a commuter rail stop area and want to clean up the area. Chairman Olson asked Mr. Chandler what Clearfield City wanted. It was noted that apartments are not in the City's plan, but UTA feels that the more apartments there are the bigger ridership they will have. Commissioner Osborne asked what control the Planning Commission would have over the development of the 60 acre parcel. Kent Bush said any development will come to the Planning Commission for approval. Kent Bush mentioned that a developer has approached the city in regard to the Matheson property on Pacific Street next to Rose Electric. He feels it is not good for commercial because of the poor access. Kent Bush said in order to develop that property into residential, a general plan change

would be required. It would not be a good location for a business that would have retail or walk business. If the general plan is reopened for discussion then we need to look at these properties

Mr. Goupios wants to develop the property behind the dental facility. There has been some consideration given to letting him put in a park and a parking lot . The last request he brought in for a rezone was tabled.

Kent Bush asked if March 29<sup>th</sup> would be acceptable for a combined meeting with the City Council. The commissioners said they would like to have at least two meetings a year.

Chairman Olson said he feels this is a critical year with commuter rail and the Planning Commission needs to be a major player in that development. He said we need to continue interaction with the City Council. He also stated that when denying a request, the commissioner making the motion needs to quote the ordinance and state why the request is being denied. The applicant deserves a good, well documented explanation.

Kay Chandler said if an agenda item is denied by the Planning Commission, an explanation is necessary. If the item passes by majority, an explanation is not required.

Commissioner Griffeth would like to receive the agenda two weeks before the meeting. He would like to receive the agenda sooner, especially if there is a critical item. Commissioner Osborne asked if they could have the phone number of the applicants so they could be contacted if they have questions. He was told that any conversation made with an applicant prior to the meeting would need to be made public knowledge. Chairman Olson feels that the commissioners need to make the time to review the agendas. Controversial items may need more time, however with site plan approval staff already knows that they have met zoning. Rezones don't usually have too much to review.

Commissioner Griffeth commented on the Barneck preschool being a dangerous area for children with the amount of traffic. They may need to increase their parking area.

Commissioner Hultgren felt the goals should be the same as last year.

Commissioner Shepherd said they have talked about the topics he wanted to discuss. He said an outlet mall would be great for the railstop area.

Commissioner Osborne said he felt they need to change the railstop zoning on master plan.

Kent Bush told the commissioners there will site plan approval for three more buildings at Legend Hills on the next agenda.

There being no further business to come before the Planning Commission, **Commissioner Shepherd moved to adjourn at 8:09 P.M. Seconded by Commissioner Poorte.** All Voting AYE.