

CLEARFIELD PLANNING COMMISSION MEETING

January 19, 2005

7:00 P.M. - Regular Session

PRESIDING:	Victor Olson	Chairman
PRESENT:	Paul Poorte	Commissioner
	Robert Osborne	Commissioner
	Ligia Muñoz	Commissioner
	Bronson Smart	Alternate Commissioner
	Marilyn Fryer	Council Liaison
EXCUSED:	Cornell Griffeth	Commissioner
	Mark Shepherd	Commissioner
	Matt Hartvigsen	Alternate Commissioner
UNEXCUSED:	Dave Hultgren	Commissioner
STAFF PRESENT:	Larry Waggoner	City Attorney
	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:	Wayne Belleau	

Pledge of Allegiance was led by Commissioner Olson

APPROVAL OF MINUTES FROM JANUARY 5, 2005 PLANNING COMMISSION MEETING

Commissioner Poorte moved to approve the minutes of January 5, 2005, as written. Seconded by Commissioner Muñoz. All Voting AYE.

SITE PLAN APPROVAL FOR COMMERCIAL BUILDINGS AT 1725, 1755 AND 1785 EAST 1450 SOUTH

Kent Bush told the commissioners that the addresses for this project listed on the agenda have been changed. Mr. Wayne Belleau said this is another phase of Legend Hills. These buildings will be a duplicate layout of the existing two 2 story buildings and one story building. Mr. Belleau gave an overview of future plans in this development. He said he will put in as much retail as he can.

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Commissioner Osborne moved to approve this request for site plan approval for three commercial buildings at 1725, 1755 and 1785 East 1450 South. Seconded by Commissioner Poorte. All Voting AYE.

PLANNING COMMISSIONER'S MINUTE

Chairman Olson - Said last meeting there was some discussion on the C-R zone. He said he will talk to the city council at the retreat Friday to see what they want. He also mentioned there is a possibility that the Goupios property could be on the agenda next time.

Commissioner Poorte - Apologized to the commissioners because he had missed the EDT meeting on January 13th. He asked what was discussed. Chairman Olson told him they went through an exercise and the results of the exercise can be found on the web at www.teamedt.com.

Commissioner Osborne - Nothing

Commissioner Muñoz - Nothing

Commissioner Smart - Said his home is for sale, and he will be moving to Kamas. He has enjoyed time serving on the Planning Commission and will serve until a replacement is found.

Councilmember Fryer - Said she spoke to the City Council about holding a joint meeting with the Planning Commission in March. She was told to have the meeting scheduled.

Staff - Kent Bush said that the general plan needs to be addressed. Because of the public meetings that need to be held, he will start the process in February. The agenda for the next meeting will have three site plan approvals: two more buildings in Legend Hills and a building south of TRW.

There being no further business to come before the Planning Commission, **Commissioner Poorte moved to adjourn at 7:15 P.M. Seconded by Commissioner Osborne. All voting AYE.**