

**CLEARFIELD PLANNING COMMISSION MEETING**

**June 1, 2005**

7:00 P.M. - Regular Session

PRESIDING:	Victor Olson	Chairman
PRESENT:	Paul Poorte	Commissioner
	Mark Shepherd	Commissioner
	Robert Osborne	Commissioner
	Ligia Muñoz	Commissioner
	Matt Hartvigsen	Commissioner
	Mark Bottema	Alternate Commissioner
	Marilyn Fryer	Council Liaison
EXCUSED:	Cornell Griffeth	Commissioner
	Scott Hodge	Director Public Works
UNEXCUSED:	Charles Johnson	Alternate Commissioner
STAFF PRESENT:	Larry Waggoner	City Attorney
	Kay Chandler	Economic Development Director
	Kent Bush	Planning/Zoning Administrator
	Christine Horrocks	Building Permits Specialist
	Gregg Benson	Planning/Zoning GIS Specialist
VISITORS:	Rick Nielson, Lisa Nielson, Craig Olson, Steve Smith, Mike Egbert, Raj Tata, Paul Anderson, Juan Minaya, Stephen Fackrell	

Pledge of Allegiance was led by Commissioner Olson

APPROVAL OF MINUTES FROM MAY 4, 2005 PLANNING COMMISSION MEETING

**Commissioner Shepherd moved to approve the minutes of May 4, 2005 as presented. Seconded by Commissioner Muñoz. All Voting AYE.**

APPROVAL OF MINUTES FROM MAY 18, 2005 PLANNING COMMISSION MEETING

**Commissioner Osborne moved to approve the minutes of May 18, 2005 as written. Seconded by Commissioner Muñoz. All Voting AYE.**

7:00 PUBLIC HEARING RE-ZONE OF PROPERTY AT APPROXIMATELY 800 SOUTH 1000 WEST FROM A-1 TO M-1

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

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Raj Tata representing Utility Trailer said they are requesting the re-zone of this property from A-1 to M-1. He stated they need parking space for trailers and employees. They have purchased the existing homes and now they are asking that the property be re-zoned so the zoning will be consistent with the general plan.

Paul Anderson, Great Basin Engineering, explained the layout of the proposed area. The truck entrance will be changed. It will give them more stacking room and keep the trucks off the street. There will be four lanes, two going in and two going out. There will be a buffer between these lanes and the street of 80' that will be a retention area. Chairman Olson asked what type of fence would be installed. He was told it would be chain link with slats or with a fabric similar to what was used before. They will take the water that comes off the street and run it through the retention area. The roadway will be widened and there will be a sidewalk at the back of the curb line from their entry to the end of their property to the north. The traffic pattern will not change. They will put in a berm with landscaping and fence to try to buffer sound and visual aspect of the trailers. There will be a 10' landscape buffer at the back of the sidewalk. Chairman Olson asked about lighting in the parking area of the trailers. Mr. Anderson said it is storage only of trailers and will not be lighted.

FOR:  
None

AGAINST:

Lisa Nielson, lives on the corner of 700 South 1000 West. She said she wished they could have spent the night in their home before they purchased it because of the noise of the manufacturing. They can hear the moving of the trailers. She also has difficulty getting out of her driveway during rush hour traffic. She doesn't feel the chainlink fence will buffer the noise. She knows that the property has been purchased, but she doesn't want additional noise in her neighborhood.

**Commissioner Shepherd moved to close the Public Hearing 7:10 P.M. Seconded by Commissioner Poorte.**

**Commissioner Poorte moved to send this request for re-zone of property at approximately 800 South 1000 West from A-1 to M-1 to the City Council with recommendation of approval from the Planning Commission. Seconded by Commissioner Hartvigsen. All Voting AYE.**

FINAL SUBDIVISION APPROVAL OF MINAYA SUBDIVISION AT 235 EAST 700 SOUTH

Juan Minaya said he had received approval for a car lot. However, he decided to subdivide the property and sell part of it. He will keep Lot #2 and will sell Lot #1. Commissioner Hartvigsen mentioned that when he originally came he would be building a shop for maintenance and have storm drain retention. His plans to build have changed and a new site plan has been submitted and will be presented for approval.

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**Commissioner Shepherd moved to send this request for final subdivision approval of the Minaya Subdivision at 235 East 700 South to the City Council with recommendation of approval from the Planning Commission. Seconded by Commissioner Osborne. All Voting AYE.**

PLANNING COMMISSIONER'S MINUTE

Chairman Olson - There was training at 6:00 tonight, however, it will need to be rescheduled due to lack of participation. It may be best to schedule training after the next meeting.

Commissioner Poorte - Nothing

Commissioner Shepherd - Thanks for invite to pool grand opening.

Commissioner Osborne - Asked to be excused next meeting.

Commissioner Muñoz - Nothing

Commissioner Hartvigsen - Nothing

Commissioner Bottema - Nothing

Councilmember Fryer - Nothing from City Council.

Staff - Training will be next meeting after the meeting. Commissioners were asked for their e-mail addresses so the City Council agenda could be sent to them. Kent Bush said there will three or four items on the next agenda.

There being no further business to come before the Planning Commission, **Commissioner Poorte moved to adjourn at 7:22 P.M. Seconded by Commissioner Shepherd. All Voting AYE.**