

CLEARFIELD PLANNING COMMISSION MEETING

June 15, 2005

7:00 P.M. - Regular Session

PRESIDING:	Mark Shepherd	Vice-Chairman
PRESENT:	Cornell Griffeth	Commissioner
	Paul Poorte	Commissioner
	Ligia Muñoz	Commissioner
	Matt Hartvigsen	Commissioner
	Mark Bottema	Alternate Commissioner
	Charles Johnson	Alternate Commissioner
	Marilyn Fryer	Council Liaison
EXCUSED:	Victor Olson	Chairman
	Robert Osborne	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:	Steve Smith, Ryan Prows, Bruce Burningham, Mike Egbert, Craig Olson, Juan Minaya, Paul Anderson	

Pledge of Allegiance was led by Commissioner Shepherd

APPROVAL OF MINUTES FROM JUNE 1, 2005 PLANNING COMMISSION MEETING

Commissioner Griffeth said he had asked to be excused from the June 1st meeting. **Commissioner Poorte moved to approve the minutes of June 1, 2005 with amendment to excuse Commissioner Griffeth. Seconded by Commissioner Muñoz. All Voting AYE.**

PUBLIC HEARING RE-ZONE OF PROPERTY AT 219 NORTH PACIFIC FROM B-1 TO R-1 OPEN

Commissioner Shepherd read the public hearing notice and declared the public hearing open at 7:01 P.M.

Mr. Bruce Burningham said he is working with Dwayne Matheson to develop an eight lot subdivision and would like to have the property re-zoned so it can be subdivided. Commissioner Shepherd mentioned that this property was part of the recent changes to General Plan.

FOR:
None

AGAINST:
None

Commissioner Poorte moved to close the public hearing at 7:02 Seconded by Commissioner Griffeth. All Voting AYE.

Commissioner Poorte moved to send this request for re-zone of property at 219 North Pacific from B-1 to R-1 Open to the City Council with recommendation of approval from the Planning Commission. Seconded by Commission Griffeth. All Voting AYE.

PUBLIC HEARING AMENDMENT TO SUBDIVISION PLAT FOR CHRISSAM MEADOWS PHASE 6

Commissioner Shepherd read the public hearing notice and declared the public hearing open at 7:03 P.M.

Ryan Prows, GMW Development, said this request is to amend the lot lines of Lots 168 and 169. The foundation for one lot in was off by 2' and the amendment will keep the distance from the home to the walkway easement as required with the subdivision setbacks. Commissioner Hartvigsen asked if the lot line was being moved or just the easement for the walkway. He was told the lot lines are being moved.

FOR:
None

AGAINST:
None

Commissioner Poorte 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 plat amendment of ChrisSam Meadows Phase 6. Seconded by Commissioner Muñoz. All Voting AYE.

SITE PLAN APPROVAL FOR PARKING LOT EXPANSION FOR UTILITY TRAILER AT 1111 SOUTH 1000 WEST

Paul Anderson, Great Basin Engineering, said he was prepared to answer any questions the commissioners may have. Utility Trailer is ready to get going. Gregg Benson mentioned that

Councilmember Anderson wanted to be sure the commissioners saw the drawing they were shown last night at City Council. There was discussion about the noise and they are hopeful that the berm and trailers in the parking lot will work as a buffer to help decrease the noise level for the neighbors.

Commissioner Poorte moved to approve this request for site plan approval for the expansion of the parking lot at 1111 South 1000 West for Utility Trailer. Seconded by Commissioner Muñoz. All Voting AYE.

SITE PLAN APPROVAL FOR A CAR LOT AT 235 EAST 700 SOUTH

Juan Minaya, owner of the car lot, said he was requesting approval of the new site plan. The lot was recently split necessitating the approval of a new site plan.

Commissioner Muñoz moved to approve this request for site plan approval for a car lot at 235 East 700 South. Seconded by Commissioner Griffeth. All Voting AYE.

PLANNING COMMISSIONER'S MINUTE

Commissioner Griffeth - nothing

Commissioner Poorte - nothing

Commissioner Shepherd - nothing

Commissioner Muñoz - nothing

Commissioner Hartvigsen - nothing

Commissioner Bottema - nothing

Commissioner Johnson - nothing

Councilmember Fryer - Asked if there was anything to take back to the council. When asked, she said the City Council is wanting to move the rail stop.

Staff - Kent Bush asked if it would be okay to wait for another meeting to have the training because he will be attending some meetings with UTA and could report on that as well.

There being no further business to come before the Planning Commission, **Commissioner Poorte moved to adjourn at 7:19 P.M. Seconded by Commissioner Johnson. All Voting AYE.**