CLEARFIELD PLANNING COMMISSION MEETING
November 16, 2005
7:00 P.M. - Regular Session

PRESIDING:	Mark Shepherd	Vice-Chairman
PRESENT:	Cornell Griffeth	Commissioner
	Paul Poorte	Commissioner
	Matt Hartvigsen	Commissioner
	Marilyn Fryer	Council Liaison
EXCUSED:	Victor Olson	Chairman
	Robert Osborne	Commissioner
	Ligia Muñoz	Commissioner
	Mark Bottema	Alternate 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:	Rebecca Smeraldo, Dennis Eister, Paul Busse, Manuel Gallegos, Sr., Wayne Belleau	

Pledge of Allegiance was led by Commissioner Shepherd.

APPROVAL OF MINUTES FROM OCTOBER 19, 2005 PLANNING COMMISSION MEETING

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

PUBLIC HEARINGS ORDINANCE AMENDMENT TO REPEAL TITLE 12, CHAPTER 5, SMALL SUBDIVISIONS

Commissioner Shepherd read the public hearing notice and declared the public hearing open at 7:02 P.M.

Kent Bush said the small subdivision ordinance was recently used as a guideline for the submission of a new subdivision. State laws have changed and this ordinance is outdated. Therefore, this section should be repealed.

FOR:
None

AGAINST:
None

Commission Hartvigsen moved to close the public hearing at 7:03 P.M. Seconded by Commissioner Poorte. All Voting AYE.

Commissioner Poorte moved to send this request for Ordinance Amendment to repeal Title 12, Chapter 5, Small Subdivisions to the City Council with recommendation of approval from the Planning Commission. Seconded by Commissioner Griffeth. The motion carried on the following vote: Voting AYE - Commissioners Shepherd, Poorte, Hartvigsen, Griffeth.

CONDITIONAL USE PERMIT FOR SIGNAGE AT LEGEND HILLS

Commissioner Shepherd read the public hearing notice and declared the public hearing open at 7:06 P.M.

Gregg Benson told the commissioners the sign ordinance was changed after Mr. Wayne Belleau started construction of the Legend Hills Subdivision. The new sign ordinance would require monuments signs to be placed in the development. However, Mr. Belleau would like to continue with the sign theme he has started in Legend Hills. The new sign ordinance also allows a developer with more than seven acres to request a conditional use permit for signage in the development. Staff feels this is a positive impact on the development and the City.

Mr. Wayne Belleau, Developer, stated the existing three story buildings have signs with all the tenants listed. They are requesting all future three story buildings have the same type of sign. A new 40,000 sq. ft. building will be built and University of Phoenix will occupy18,000 sq. ft. of that building. They are requesting the same type of sign for that building also. The flamingo sign will be for the retail buildings. Mr. Belleau said they still have 10 more acres to develop and they will be back for approval for additional signage.

FOR:
None

AGAINST:
None

Commissioner Poorte moved to close the public hearing at 7:15 P.M. Seconded by Commissioner Hartvigsen. All voting AYE.

Commissioner Poorte moved to approve this request for a conditional use permit for signage at Legend Hills. Seconded by Commissioner Griffeth. All Voting AYE.

REQUEST TO CONVERT OFFICE BUILDING AT 370 SOUTH 500 EAST TO COMMERCIAL CONDOMINIUMS

Paul Busse said they obtained the two story building in July. There has been interest in the tenants to acquire their own unit. Mr. Busse said they would like to improve the property. They would like to turn the offices into commercial condominiums. With rent and commercial property values rising, he feels it is good to have the tenants own their own property.

Commissioner Shepherd said he feels it is a good idea because it ties the business to the community.

Commissioner Hartvigsen moved to approve this request for a commercial condominium plat at 370 South 500 East. Seconded by Commissioner Poorte. All Voting AYE.

SITE PLAN APPROVAL FOR AN ADDITION TO BUILDING H-7, FREEPORT CENTER

Dennis Eister, Facility Engineer for ATK Thiokol, said their main entry is in Building H-7. He showed the commissioners pictures of the current building and the proposed addition. He said they are currently doing the working drawings. They will put a sign on the building. Commissioner Shepherd said this project will do a lot for the look at Freeport Center. The addition will include a visitor's lobby and a couple of offices. That area now is congested, trying to make it look more professional.

Commissioner Griffeth moved to approve this request for Site Plan Approval for an addition to Building H-7, Freeport Center. Seconded by Commissioner Hartvigsen. All Voting AYE.

REVIEW SITE PLAN FOR AN ADDITION TO EL BURRITO RESTAURANT AT 1145 SOUTH STATE

Mr. Manuel Gallegos, Sr. said they are still working on financing for the project and at this time they are requesting an extension of the site plan approval.

Commissioner Poorte moved to approve this request for a six month extension of the Site Plan approval for El Burrito Restaurant at 1145 South State. Seconded by Commissioner Griffeth. All Voting AYE.

PLANNING COMMISSIONER'S MINUTE

Commissioner Griffeth - Nothing

Commissioner Poorte - Nothing

Commissioner Shepherd - Meetings going well with the rail stop meetings. There will be another meeting tonight.

Commissioner Hartvigsen - Nothing

Councilmember Fryer - Told the commissioner there would be a meeting at 8:00 P.M. on the rail stop.

Staff - Kent Bush - Said the request to amend the General Plan is still in the process. It was determined that the request needs to be on the agenda to discuss scheduling the opening of the General Plan. Commissioners would like to have the public meetings on Planning Commission meeting nights.

There being no further business to come before the Planning Commission, **Commissioner Poorte moved to adjourn at 7:32 P.M. Seconded by Commissioner Griffeth. All Voting AYE**.