

**CLEARFIELD PLANNING COMMISSION MEETING**

**December 20, 2006**

7:00 P.M. - Regular Session

PRESIDING:	Victor Olson	Chairman
PRESENT:	Mark Shepherd	Commissioner
	Cornell Griffeth	Commissioner
	Robert Osborne	Commissioner
	Matt Hartvigsen	Commissioner
	Bill Moore	Alternate Commissioner
	Darren Carpenter	Alternate Commissioner
	Doyle Sprague	Council Liaison
UNEXCUSED	Mark Bottema	Commissioner
	Kenneth Jeppesen	Alternate Commissioner
STAFF PRESENT:	Kay Chandler	Economic Development Director
	Kent Bush	Planning/Zoning Administrator
EXCUSED:	Scott Hodge	Public Works Director
	Larry Waggoner	City Attorney
	Christine Horrocks	Building Permits Specialist
UNEXCUSED:	Gregg Benson	Planning/Zoning GIS Specialist
VISITORS:	Austin Shepherd, Craig Widmier, Blake Isakson, Cole Smith, Danny Bridenstine, Kathryn Murray.	

Pledge of Allegiance was led by Chairman Olson.

**PRELIMINARY SUBDIVISION APPROVAL OF TANNER HERITAGE PARK LOCATED  
AT 1480 WEST 1100 SOUTH**

Craig Widmier, U.S. Development, handed out a concept plan to the commissioners for their review. Mr. Widmier said one of the important components of this project is the revamping of the existing neighborhood park. U.S. Development met onsite with Tracy Heun, Community Services Director, to review her concerns and discuss things she would like to see done with the park. The concept for the park on the west side of the park was geared towards children ages 5 to 12 years. Tracy asked if additional equipment could be provided for children 1 to 4 years. They plan on expanding the south of this existing basin, which would allow for a multi-level park. In addition, a new sand volleyball court would be added on the east side of the park.

Tracy also requested a pavilion, which they plan on providing, to allow for two picnic tables. In addition to these tables, benches will be added to the park. Mr. Widmier stated there will be great access into the park for everyone around this neighborhood.

Commissioner Olson asked if they were going to raise the existing park. Mr. Widmier said the existing park will stay at its current elevation since there are so many amenities already in place. He also explained they are going to work with a civil engineering to lessen the grade into the park. Commissioner Olson expressed his concern with the detention basin always being full of water. Kent Bush said the reason why it was always full was because there was no outlet. However, a new storm drain line was installed during the summer, which will now allow the water to flow out. It will become a detention basin instead of a retention basin. Commissioner Olson also asked about the water pressure once they are hooked up to the water line. Kent said he does not know how it is going to affect the water pressure. Both of the water lines tie in on the north side of the project; one connecting to 1480 West and one going through the park to 1045 South.

Commissioner Olson expressed his concern with the accessibility into the subdivision and was wondering if a third access could be installed. Mr. Widmier said with the 59 homes in this subdivision they are meeting the requirement with the two accesses. They are also stubbing a street to the east. U.S. Development has agreed to the installation of the park amenities, in turn the park will be maintained by the city. Mr. Widmier stated that 1,000 of sewer line on the west side will be replaced in order to develop this project. Commissioner Olson asked about the lighting concept for the subdivision. Mr. Widmier said this is usually addressed during the final subdivision approval. There was a discussion regarding the open space of the subdivision and why it is all included in the existing park, versus throughout the subdivision. Commissioner Olson continued to express his concerns with the water pressure once these homes are constructed. Kent Bush said this issue will be addressed during the fire flow analysis. The developer explained the water connections to the commissioners and the requirements of the fire flow test.

**Commissioner Shepherd moved to approve this request for Preliminary Subdivision Approval for Tanner Heritage Park at 1480 West 1100 South. Seconded by Commissioner Carpenter. All Voting AYE.**

#### DISCUSSION ITEM: ANNUAL BUSINESS MEETING

Kent Bush said the annual business meeting has been scheduled for January 3, 2007 at 6:00 p.m. A few of the items we will discuss are the bi-laws and Title 3, establishing the planning commission. Kent asked what other items the commission would like to discuss. The commission would like to address goals for next year. In addition, they will need to address the position of the chairman and vice-chairman. Kent said the Planning Commission also needs to address the dates for the 2007 meeting schedule. The Planning Commission decided to remove November 21<sup>st</sup> from the agenda since it is the day before Thanksgiving.

PLANNING COMMISSIONER'S MINUTE

Commissioner Olson – wished everyone Happy Holidays and Merry Christmas.

Commissioner Griffeth - nothing

Commissioner Shepherd – Merry Christmas

Commissioner Osborne – Merry Christmas

Commissioner Hartvigsen - Thanks for a real fun year.

Commissioner Carpenter - nothing

Commissioner Moore - nothing

Councilmember Sprague - nothing

Staff - nothing

There being no further business to come before the Planning Commission, **Commissioner Shepherd moved to adjourn at 7:47 P.M. Seconded by Commissioner Osborne.**