

CLEARFIELD PLANNING COMMISSION MEETING

November 1, 2006

7:00 P.M. - Regular Session

PRESIDING:	Victor Olson	Chairman
PRESENT:	Mark Shepherd	Commissioner
	Robert Osborne	Commissioner
	Matt Hartvigsen	Commissioner
	Mark Bottema	Commissioner
	Darren Carpenter	Alternate Commissioner
	Bill Moore	Alternate Commissioner
	Doyle Sprague	Council Liaison
EXCUSED:	Cornell Griffeth	Commissioner
	Kenneth Jeppesen	Alternate Commissioner
STAFF PRESENT:	Chris Hillman	City Manager
	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:	Leland Bird, Brian B., Dustin MacGillivray, Darla (Harris) Saucedo, Becki & Chris Webb, Rick Bastian, John Ragan, Rob Storey, Austin Shepherd, Chris Slocum, Dale Pruett, Larry Myler, Mike LeBaron, Denis Thurgood, Lesli Bucher, John Heater, Marilyn Fryer, Antone Clark (Standard Examiner), Kathryn Murray, Don Wood, Mark Stoker, Mike LeBaron	

Pledge of Allegiance was led by Commissioner Olson.

APPROVAL OF MINUTES FROM SEPTEMBER 20, 2006 PLANNING COMMISSION MEETING

Commissioner Hartvigsen said it was hard for him to understand Commissioner Carpenter's comments. He was told they were written word for word. **Commissioner Shepherd moved to approve the minutes as presented. Seconded by Commissioner Bottema. All Voting AYE.**

Minutes of the October 4, 2006 meeting were not available for approval.

PUBLIC HEARINGS RE-ZONE OF PROPERTIES LOCATED AT 843, 869, 905, 929 AND 937 EAST 700 SOUTH FROM R-1-8 TO C-2

Chairman Olson read the Public Hearing Notice and declared the Public Hearing open at 7:02 P.M.

Chris Webb said he was speaking on behalf of Afton, Brown, Jacquelyn Pickett and Jennie Winter. His grandmother, Afton Brown, wants to put her property up for sale. Over the years they have been approached to sell the property. They are surrounded by commercial property; therefore, they are requesting the properties be rezoned to commercial. Commissioner Carpenter asked what they would be putting in this area. Mr. Webb told him they don't have a buyer at this time. Kent Bush said this is the only section on 700 South that is not being used or zoned as commercial. All property owners in this area decided to do it at one time. Sometimes it is easier for a developer if the entire area is zoned commercial. He said if it was one property in the middle of residential it isn't a good thing to do, but in this case it finishes off what already exists. Behind this property is the church and park. There is no impact on residential zones with this change. When he asked, Commissioner Carpenter was told all the properties west of College for Tots were zoned C-2.

Commissioner Shepherd moved to close the Public Hearing at 7:08 P.M. Seconded by Commissioner Osborne. All Voting AYE.

Commissioner Osborne moved to send this request for re-zone of properties at 843 East, 869 East, 905 East, 929 East and 937 East 700 South from R-1-8 to C-2 to the City Council with recommendation of approval from the Planning Commission. Seconded by Commissioner Carpenter. All Voting AYE.

GATHER INFORMATION FOR POSSIBLE AMENDMENTS TO THE GENERAL PLAN

Chairman Olson read the Public Hearing Notice and declared the Public Hearing open at 7:09 P.M.

Kent Bush explained the process to change the General Plan and stated it is mandated by State Law and notice was sent to affected entities surrounding Clearfield, such as: utility companies, school districts, any special districts, surrounding cities, the County and the State. The notice was sent to them two weeks ago and it gives them time to make any comments. We have not received any comments. This meeting is still to gather information. There are several here to make comments for proposed amendments and staff has some areas to consider. The decision will be made in two weeks at another Public Hearing.

Larry Myler gave a presentation on Midtown Village, a mixed use project. The project will have a Tuscan feel. It has three wings, a center courtyard and 1.2 million sq. ft. under roof. Rob Storey, Project Manager, talked about the conceptual diagram of how the project fits on the lot.

He said there will be plenty of surface parking. A cinderblock wall will be built on the property line between this project and Northrop Grumman. Larry Myler showed an aerial photo of a similar project currently under construction in Orem. They feel the location in Clearfield is good, it increases the image. Mr. Myler listed the potential concerns with the project.

Chairman Olson asked if they had approached UDOT about access. Mr. Myler said they have requested two accesses; however, they know that it is possible they will only receive one. They will do a traffic study, which will address one or two accesses. Commissioner Carpenter asked about the parking. Mr. Myler said they plan for residents to park on the lowest level, employees on the second level, and the surface parking would be for customers. Commissioner Bottema asked the time table for the project. Mr. Myler said it would be 2-2 ½ years from ground breaking. Commissioner Osborne stated there are other areas in the city this would be good. Mr. Myler said this area is better demographically. The jury is still out what will happen at the rail stops. Commissioner Shepherd asked if concern had been voiced about the height of the buildings. Mr. Myler said it will probably be a concern. Chairman Olson asked how the project in Orem was going with occupancy. Mr. Myler said 200 units are sold. There are some time shares. The commercial is filling up and the first wing offices are leased, retail will probably finish about three months before occupancy. Chairman Olson asked Kent Bush what would need to be done before this project could proceed. The property would need to be zoned C-R. Commissioner Moore asked if there would be any 24 hour businesses. Mr. Myler said the latest running business would probably be theatre or restaurant. Businesses that are open late are not conducive to residential.

Denis Thurgood, Engineering Contractor for Rocky Mountain Developers, said they propose to construct a project that caters to the senior citizen and the disabled. They are proposing to build on the property north of the Pinnacle apartments. Their plan is for 30 residential, rambler style homes in the rear and commercial in the front. The homes are custom built for each individual; the lots are landscaped front and rear. They have found that seniors and disable persons make good citizens. Chairman Olson asked Mr. Thurgood if he thought the development to the north would drive commercial development in that area. Mr. Thurgood said he feels their project will help drive the development to the north. They only want to build residential to the rear. The property in front would remain commercial. There would be a road down the south boundary to the park and the residential area in the rear. Mr. Thurgood said lots 7 & 8 are not part of his development. Chairman Olson feels that commercial will be driven to the area with the new development to the north. Mr. Thurgood said the residents in the development would want to be close to shopping. He said baby boomers are approaching retirement and feels the city should look to accommodate their needs. Commissioner Shepherd said because of the slope on this property, as long as frontage remains commercial, putting high quality housing behind may not be a bad idea. Mr. Thurgood said they would really like put a restaurant on the front piece of property. Chairman Olson asked Mr. Thurgood if he was also seeking to have a C-R zone.

Mayor Don Wood said the C-R zone for the Midtown Village project makes sense because the footprint is commercial. The residential component is taking air space, not ground level. The other development that was being discussed has the entire footprint in single family units. This is some of the last remaining commercial property in the city. Mayor Wood said the City is working to gain commercial in the area. The project with single family homes is counter productive to what the City is trying to do to the south of this property.

Mike LeBaron said he did research on the developer of Midtown Village. He found Mr. Myler has a great reputation with previous city developments. Mr. LeBaron said it is a win-win situation.

Kent Bush referred the Commissioners to an area on 700 South and 1000 West. He said with the new high school to the west, this area becomes a logical place for potential commercial use. He also said the property where Chelemes Farms will be developed is now designated on the General Plan as C-R. He said this area should be changed back to residential because the subdivision is being developed.

Commissioner Osborne moved to close the Public Hearing at 7:57 P.M. Seconded by Commissioner Shepherd. All Voting AYE.

DISCUSSION ITEM: CHANGES TO THE C-R ZONE

Kent Bush said at the October 4th meeting there was some discussion on changes to the C-R zone. The revised C-R zone was sent along with the notice of cancellation for the October 18th meeting. Mr. Bush asked the Commissioners if they were okay with the changes. Commissioner Shepherd said it was what they had discussed in the last meeting. Commissioner Carpenter had some concerns. Kent Bush answered his questions. Commissioner Osborne asked if it needed to be added that it would be required to have a SP overlay. Larry Waggoner said the C-R zone would be a contract zone so every project would require a contract. Commissioner Carpenter wanted to have twin homes removed. Councilmember Sprague asked how we safeguard ourselves against a development that we don't want. Larry Waggoner said the contract zone allows the City the right to control what is built in that zone. Chairman Olson asked if the C-R zone could be discussed at a workshop before the next meeting to take care of the issues. If there are any comments or questions, please call Kent Bush. It was decided to meet at 6:00 P.M. before the next meeting.

PLANNING COMMISSIONER'S MINUTE

Chairman Olson - Nothing

Commissioner Shepherd – thanked those who came to present and bring up concerns that may be brought up.

Commissioner Osborne - Nothing

Commissioner Hartvigsen - Nothing

Commissioner Bottema - Nothing

Commissioner Carpenter - Nothing

Commissioner Moore - Nothing

Councilmember Sprague – Excited about Midtown Village. He also told the Commissioners to speak their mind.

There being no further business to come before the Planning Commission, **Commissioner Shepherd moved to adjourn at 8:17 P.M. Seconded by Commissioner Osborne. All Voting AYE.**