

**CLEARFIELD PLANNING COMMISSION MEETING**

**September 20, 2006**

7:00 P.M. - Regular Session

PRESIDING:	Victor Olson	Chairman
PRESENT:	Cornell Griffeth	Commissioner
	Paul Poorte	Commissioner
	Robert Osborne	Commissioner
	Matt Hartvigsen	Commissioner
	Mark Bottema	Commissioner
	Darren Carpenter	Alternate Commissioner
	Bill Moore	Alternate Commissioner
	Doyle Sprague	Council Liaison
EXCUSED:	Mark Shepherd	Commissioner
UNEXCUSED:	Kenneth Jeppesen	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
STAFF EXCUSED:	Scott Hodge	Director Public Works
VISITORS:	Jim Rasmussen, Amy Lefevre, Kathryn Murray, Steve Meyer, Don Wood	

Pledge of Allegiance was led by Commissioner Olson.

APPROVAL OF MINUTES

Minutes were not available for approval.

REVIEW OF CONDITIONAL USE PERMIT TO SELL FIREARMS AT 320 NORTH MAIN

Chairman Olson asked Jim Rasmussen if he was still selling firearms. He said they were and would like to continue. No complaints have been received about this business.

**Commissioner Poorte moved to approve this request for continuation of the Conditional Use Permit to sell and transfer firearms at 320 North Main St. Seconded by Commissioner Griffeth. All Voting AYE.**

SITE PLAN APPROVAL FOR THE COMMUTER RAIL STOP AT 1250 SOUTH STATE

Steve Meyer, project manager for UTA for the commuter rail, said they are requesting site plan approval because the intergovernmental agreement requires them to get approval in each city. There will be seven park and ride lots for the commuter rail. Mr. Meyer said the layout of the Clearfield location is unique because of the nature of the site. Mr. Meyer discussed the existing layout of the 70 acres. They need to construct facilities for the park and ride lot with about 1,000 parking stalls. This rail stop will be about half-way on the corridor. They feel they have good draw from Hill Air Force Base and Freeport Center. This is one of the largest undeveloped pieces of property in Clearfield City. They are trying to come up with a plan, working with City Staff to develop this site. Currently they have Requests for Proposals out for planners to help them design and develop the area. They do not plan to fix the infrastructure; they will leave the flexibility for future development. The original platform will be 550'. As demand increase the platform will be expanded. There will be an access road with a concrete bus loop and six bus stalls. They have laid out parking with the existing parking. They anticipate quick stop businesses near the platform and parking area. They hope to be operating by Spring 2008. Another reason they aren't developing the site at this time, is a possible change to the access along State Street. They want to make the best use of the taxpayers' dollars. They plan to open initially and then they will make improvements. They are asking Clearfield City for something different than at other stations, where most station are in tight locations. This project can be a win win for Clearfield City and UTA.

Commissioner Carpenter asked if UTA will develop the land or sell it to a developer. Steve Meyer said they are not sure at this time. If issues don't resolve, they may go to lease option rather than sell the property. Chairman Olson asked what they planned to do with the existing buildings. Mr. Meyer said they will come down as project is completed. Chairman Olson asked what we are approving tonight. Kent Bush said it is the platform, parking and street access and accessories they are putting in such as lighting, garbage cans. As the remainder of the property is sold and develops additional site plan approvals will be required. Commissioner Bottema asked about the existing lights. Mr. Meyer said they may turn some of the lights off. A few will be left on for security. Kent Bush said some lights along the entrance way will be required. If it becomes a concern with the Police Department they can be turned on with denser watt. Commissioner Poorte said he is opposed to removing lights, as not too many good things happen in dark wide open spaces. Gregg Benson said there is a standard that is pedestrian oriented. As more development comes in they will lower the lights. The lighting will be changed as needed. Mr. Meyer said at this time the only lights to be added would be at the platform. When there is a permanent development design the lighting could change. Chairman Olson asked what the operational times would be. Mr. Meyer told him currently they are planning for 5:30 A.M. to 11:00 P.M. The current plan shows 20 minutes between trains in both directions; however, they are reviewing the schedule at this time. There will be about 58 trains a day and three cars on the train. The number of cars will increase as needed. Commissioner Carpenter asked what was involved at the Farmington rail stop. Mr. Meyer said most of property was owned by a private developer; however, there will be some shared use of the parking area. Commissioner Bottema asked what about expected auto traffic onto State Street. Mr. Meyer said they anticipate the peak hours for rail users may be earlier than the vehicle traffic.

Kent Bush said the City requested an area for pedestrian and bike traffic, plus an area with bike racks. Mr. Meyer said they can take bikes on train. He also said they are working with Oakstone Apartments on an access to the development. They feel people will want to live there to ride the train. Mr. Meyer said this site is the best opportunity in the corridor. Commissioner Osborne asked if parking would be allowed overnight. Mr. Meyer said it would be permissible.

Chairman Olson asked if they had discussed with Freeport Center the possibility of a bridge to Freeport Center. Mr. Meyer said not specifically about that, however, they have shown some interest in trying to serve their employees from that site. They could have shuttles or UTA may have bus service. Mr. Meyer said it would be a great place to go over the top. He also feels this would be a great site to have the front office of a business at this location and the factory on the other side. Mr. Meyer said it is quite difficult to build over that many tracks and it isn't cheap.

**Commissioner Hartvigsen moved to approve this request for Site Plan Approval for the Commuter Rail Stop at 1250 South State. Seconded by Commissioner Osborne. All Voting AYE.**

#### DISCUSSION ITEMS:

Kent Bush said there needs to be continued discussion from the workshop regarding the PF Zone because at the October 4<sup>th</sup> meeting there will be a public hearing. Mr. Bush asked the Commissioners if there were any changes besides removing the conditional use, and using the SP overlay. He continued, other than those changes it is the same as a couple of weeks ago. Changes will need to be made to other zones to remove these facilities from those zones. Kent Bush said all zone changes are included in the public hearing. He said only the last three items on the list will be required to have the SP overlay.

#### R-1 OPEN ZONE

Kent Bush said there was to be discussion during the prior workshop however, they ran out of time. He proposed that the commissioners read carefully the R-1 Open Zone, and have any changes requested for next meeting. Kent Bush gave a history of "R" zones. He stated the R-1 Open zone was created to provide open space in the city. He said there is not open space when lots are 10,000 sq. ft. Developers were asked to provide open space and given the option to put in open space and have smaller lots. Since the R-1 Open Zone was created, there have been several open/park spaces added through the city. Commissioner Hartvigsen said sometimes the open space isn't very useful to the public, it is being used for storm water retention and it isn't a park. Chairman Olson said we limit the developers with open space, the size of house, and the size of lot; something has to give. Evidently we don't have the right equation yet. Chairman Olson continued, we can't have the developers bouncing all over trying to meet our wish for that week. Kent Bush said we need to remember the location of the subdivisions. The subdivision we discussed a couple of weeks ago is next to the power lines, and half-million dollar homes will not be built there even if the lots are three acres. Kent Bush reminded them that the property under

the power lines was not included in his density. Under the power lines is a logical place to put open space and storm water retention because you can't build there. Commissioner Carpenter asked what the difference is between power lines and tanks. Kent Bush told him the power line would be more hazardous. Commissioner Poorte said there is an electrical magnetic force; there is a greater hazard in an electrical field. Councilmember Sprague said there is a need to have an area where there are larger homes. Kent Bush said if you want to increase the size of the house; then increase the setbacks that will bring about the bigger lots. He said if you go to minimum lot size, you will lose your open space. There was some discussion on the use of the open space. The Commissioners were concerned that the open space was only used for storm retention and didn't provide park space. Larry Waggoner said we are calling it open space, not park space. Kent Bush said open space, green space is still better than having all the property in houses.

Kay Chandler told the Commissioners they need to decide what they want at the rail stop. A decision needs to be made on what Clearfield City wants to do with the 63 acres. The Commissioners discussed the need to take a look at the specifics in the C-R zone. Kent Bush said he would have it on the agenda for the next meeting.

#### CONDITIONAL USES:

Kent Bush said at classes at the Utah League Meetings they discussed Conditional Uses. He feels we need to look at conditional use and tighten up some of those uses a little bit. If they are a conditional use, and they meet all the requirements, you may have to approve it even if you don't think it is the right location.

#### TRAINING:

Kent Bush said he attended a conference last month, last week and will attend one next week. He has information to give to the Commissioners so they can make better decisions.

Chairman Olson said he likes training at 6:00 P.M. before the regular Planning Commission Meeting. There was discussion about the joint meeting with the City Council on October 3, 2006, 6:00 P.M.

#### PLANNING COMMISSIONER'S MINUTE

Chairman Olson - Nothing

Commissioner Griffeth - Nothing

Commissioner Poorte – Really happy to be back

Commissioner Osborne - Nothing

Commissioner Hartvigsen - Nothing

Commissioner Bottema - Nothing

Commissioner Carpenter – at the last meeting, Mr. Gooch thought he was crazy about the rock walls around Dan Gardner’s development. Commissioner Carpenter approached Mr. Gardner personally, and he did say yes, that those walls were to be rock all the way on 300 and 1000, this is for the record, so I wasn’t remembering. But every one else told me I was crazy. So we didn’t do that, but now he says tough luck I’m putting in vinyl, no stone. He said at last meeting he was told all the cities around us had PF zones. He did some browsing and couldn’t find that to be the case. He asked if we knew what city had a PF zone. Gregg Benson said Ogden, Uintah.

Commissioner Moore - Nothing

Councilmember Sprague – apologized for getting all wound up, he said it feels like we never get anywhere.

Staff – Gregg Benson said there was a work session with City Council regarding betterments at the UTA Rail Stop. There will be some money to improve the look of the platform area. Rather than leaving it up to staff to decide what it will look like, he would like two volunteers from the Planning Commission to be on a committee along with two members of the City Council and City Staff. A representative from UTA will present some things and then there will be some meetings to decide what direction the City would like to go. Commissioner Osborne and Commissioner Bottema volunteered to be on the committee.

There being no further business to come before the Planning Commission, **Commissioner Poorte moved to adjourn at 8:25 P.M. Seconded by Commissioner Osborne. All Voting AYE.**