

CLEARFIELD PLANNING COMMISSION MEETING

February 21, 2007

7:00 P.M. - Regular Session

PRESIDING:	Mark Shepherd	Vice-Chairman
PRESENT:	Cornell Griffeth	Commissioner
	Matt Hartvigsen	Commissioner
	Darren Carpenter	Alternate Commissioner
	Bill Moore	Alternate Commissioner
	Kathryn Murray	Council Liaison
EXCUSED:	Victor Olson	Chairman
	Robert Osborne	Commissioner
	Mark Bottema	Commissioner
	Kenneth Jeppesen	Alternate Commissioner
	Doyle Sprague	Council Liaison
STAFF PRESENT:	Kay Chandler	Economic Development Director
	Kent Bush	Planning/Zoning Administrator
	Christine Horrocks	Building Permits Specialist
	Gregg Benson	Planning/Zoning GIS Specialist
STAFF EXCUSED:	Larry Waggoner	City Attorney
	Scott Hodge	Director Public Works
VISITORS:	Mike Seach, Jr., Lee Schaffer, Ken Adamson, Yates Dunaway, Bruce Cook, Anthony Shepherd, Sharon Hinckley	

Pledge of Allegiance was led by Commissioner Shepherd.

APPROVAL OF MINUTES FROM PLANNING COMMISSION MEETING

Commissioner Moore said in the February 7, 2007 minutes the comments of Mr. Tippets were conflicting. Commissioners Carpenter and Shepherd said the minutes were accurate to the discussion.

Commissioner Hartvigsen moved to approve the minutes of February 7, 2007 and November 15, 2006 workshop as presented. Seconded by Commissioner Moore. All Voting AYE.

7:00 PUBLIC HEARING – VACATE LOT 5 FROM HILLSIDE PARK SUBDIVISION AT

1900 EAST 700 SOUTH

Commissioner Shepherd read the Public Hearing Notice and declared the Public Hearing open at 7:01 PM

Commissioner Shepherd if there were any questions or concerns from the Commissioners. There were none. A member of the audience asked to see what the development would be on this property. Gregg Benson said he would show them the conceptual drawing after the meeting if they would be interested.

FOR:
None

AGAINST:
None

Commissioner Hartvigsen moved to close the Public Hearing at 7:02 P.M. Seconded by Commissioner Griffeth. All Voting AYE.

Commissioner Carpenter moved to approve this request to Vacate Lot 5 from Hillside Park Subdivision. Seconded by Commissioner Moore. All Voting AYE.

SITE PLAN APPROVAL FOR A RETAIL STORE AT 780 SOUTH STATE STREET

Ken Adamson, representing Family Connection Center, said there were questions at the last meeting. Mr. Adamson told the Commissioners there will be eight parking spaces. Commissioner Shepherd asked if there was sufficient room to turn around with the present layout. Mr. Adamson stated they held a meeting and there were seven cars in the parking lot and they had no difficulty leaving at the same time. Commissioner Shepherd asked how many employees they would have on a regular basis. Mr. Adamson said there would be two. He added that hopefully business will increase at this new location and they may have to increase the number of employees. Commissioner Shepherd asked what happens when the business grows and all the parking spaces are filled. Mr. Adamson stated they meet City ordinance with the number of parking spaces. Gregg Benson said there is additional on street parking on 550 East. Mr. Adamson said there is an area in the back of the building for loading and unloading. Mr. Adamson said the ballards will be put in place to protect the power pole and the wire. The current signage will be removed and a new monument sign will be installed. Commissioner Shepherd was concerned with the parking on the north side of the lot. There is no park strip between the parking and the street. Commissioner Shepherd recommended they put cement barriers to limit parking and not park on the sidewalk. Commissioner Hartvigsen asked if they were required to have a dumpster. Kent Bush said they do not feel they will need a dumpster. If they use a can, they do not need to show it on the site plan. Commissioner Moore asked what they would do with the cardboard containers. Mr. Adamson said they recycle the boxes.

Commissioner Hartvigsen moved to approve this request for Site Plan Approval for a Thrift Store at 780 South State Street with the addition of the parking bumpers. Seconded by Commissioner Carpenter. All Voting AYE.

SITE PLAN APPROVAL FOR A MOBILE TRAILER TO BE USED FOR A BREAK ROOM NEXT TO BUILDING Y-16, FREEPORT CENTER

Bruce Cook, Freeport Center Associates, said U S Foods needs a larger break room for their employees. They are looking for land for a larger building. The trailer is only temporary until they can find additional space. Commissioner Carpenter said it doesn't appear to obstruct the flow of traffic. Commissioner Moore asked where it would be in relation to the windows in the building. Mr. Cook said it would be right off the corner and go to the windows. Commissioner Carpenter asked if this request should be reviewed. Commissioner Shepherd it isn't a conditional use and a time frame can't be placed on it. He hopes U S Foods will stay in Clearfield City.

Commissioner Carpenter moved to approve this request for Site Plan Approval for a mobile trailer adjacent to Building Y-16. Seconded by Commissioner Griffeth. All Voting AYE.

PLANNING COMMISSIONER'S MINUTE

Commissioner Griffeth - Nothing

Commissioner Shepherd - Nothing

Commissioner Hartvigsen - Nothing

Commissioner Carpenter - Nothing

Commissioner Moore - Nothing

Councilmember Murray – Nothing

Staff - Nothing

There being no further business to come before the Planning Commission, **Commissioner Carpenter moved to adjourn at 7:20 P.M.**