

CLEARFIELD PLANNING COMMISSION MEETING

January 3, 2007

7:00 P.M. - Regular Session

PRESIDING:	Victor Olson	Chairman
PRESENT:	Cornell Griffeth	Commissioner
	Mark Shepherd	Commissioner
	Robert Osborne	Commissioner
	Matt Hartvigsen	Commissioner
	Mark Bottema	Commissioner
	Kenneth Jeppesen	Alternate Commissioner
	Darren Carpenter	Alternate Commissioner
	Bill Moore	Alternate Commissioner
	Doyle Sprague	Council Liaison
STAFF PRESENT:	Larry Waggoner	City Attorney
	Scott Hodge	Director Public Works
	Kay Chandler	Economic Development Director
	Kent Bush	Planning/Zoning Administrator
	Gregg Benson	Planning/Zoning GIS Specialist
STAFF EXCUSED:	Christine Horrocks	Building Permits Specialist
VISITORS:	Wilma Bowen, James McIntire, David Rasmussen, Rob Storey	

Pledge of Allegiance was led by Commissioner Olson.

APPROVAL OF MINUTES FROM DECEMBER 20, 2006 PLANNING COMMISSION MEETING

Commissioner Jeppesen said his absence was excused and requested the minutes be amended to reflect that.

Commissioner Osborne moved to approve the minutes of December 20, 2006 as amended. Seconded by Commissioner Shepherd. All Voting AYE.

7:00 P.M. PUBLIC HEARING TO CONSIDER REZONE OF PROPERTY AT 1900 EAST 700 SOUTH FROM C-2 TO CR (SP)

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

Rob Storey, Midtown Development, said they are proposing to build a 1.2 million sq. ft. mixed

use project on this property. There will about 100,000 sq. ft. of retail space on the ground level, 150,000 sq. ft. of commercial, 285 residential condos units on levels 3 thru 5, some potential timeshare ownership on level 6 and residential on levels 7 and 8. The building will be in height about 120'. Condo units will range in size from about 1,000 sq. ft. to 3,500 sq. ft., ranging in price from about \$250.00 per sq. ft to \$280.00 per sq. ft.

Chairman Olson asked what type of commercial businesses would be in the development. Mr. Storey said they want to do some unique shops, restaurants, grocery, dry cleaner, bank. He said some of the businesses in their Orem project are interested in following them to other project. Chairman Olson asked if there would be a theatre. Mr. Storey said they have been in early negotiation with the Hale Center Theatre for a potential 520 seat theatre.

FOR:

None

AGAINST:

None

QUESTIONS:

Wilma Bowen lives on 700 South and is concerned about what this development will do to her property and wondered if it would need to be rezoned and the impact it will have on traffic and how soon will it take place and what is the length of the building process. Mr. Storey said they are in the early stages on finalizing the traffic analysis, they are not sure what the impact will be; however, they know there will be an impact with that many people living there on site. UDOT has rigorous requirements as to egress and ingress and they will try to get people off the street and into the project as quickly as possible. There will be some stipulations for that, which is out of their control. From a height perspective, the building will be 8 stories high; it will be stepped back from the street in 20' increments. Mrs. Bowen asked what it will do to their property along 700 South. She was told this will not affect other properties in the area. Mrs. Bowen also asked when they would start construction. Mr. Storey said they plan to break ground in the spring of this year. He said it will take approximately 30 months to complete. They will build the west tower first, then the south and then the east tower.

Gregg Benson said there will be some park space that will be added with pedestrian trails that will service the community, not just those living there. There will be access to the canal trail and two new parks in that area. Commissioner Osborne asked if the parking lot will be on the west side of the structures so the tower portion will not be next to the residential area. Mr. Storey said, yes, the parking would be a buffer before the building begins.

James McIntire asked what it meant to have the SP overlay. Larry Waggoner, City Attorney, said it means the City has a development contract requiring them to do what they said they will do. He asked if the houses would be along University Boulevard. He was told the buildings would be in a U shape with access on 700 South.

Commissioner Shepherd moved to close the Public Hearing at 7:10 P.M. Seconded by Commissioner Osborne. All Voting AYE.

Commissioner Shepherd moved to send this request for rezone of property at 1900 East 700 South from C-2 to CR(SP) to the City Council with recommendation of approval from the Planning Commission. Seconded by Commissioner Hartvigsen. All Voting AYE.

PLANNING COMMISSIONER'S MINUTE

Chairman Olson – Nothing

Commissioner Griffeth – Nothing

Commissioner Shepherd – Nothing

Commissioner Osborne – Nothing

Commissioner Hartvigsen – Nothing

Commissioner Bottema – Nothing

Commissioner Carpenter – Requested a copy of the CR Ordinance amendments. Kent Bush handed out a copy of the CR zone in ordinance form. If the Commissioners have any questions, get back to Kent Bush by tomorrow. The ordinance approval will be on next meeting's agenda.

Commissioner Jeppesen – Nothing

Commissioner Moore – Nothing

Councilmember Sprague – Nothing

Staff – Gregg Benson apologized for being unexcused at the last meeting.

There being no further business to come before the Planning Commission, **Commissioner Shepherd moved to adjourn at 7:16 P.M. Seconded by Commissioner Osborne. All Voting AYE.**