

## CLEARFIELD PLANNING COMMISSION MEETING

June 20, 2007

7:00 P.M. - Regular Session

PRESIDING:	Victor Olson	Chairman
PRESENT:	Mark Shepherd	Commissioner
	Robert Osborne	Commissioner
	Matt Hartvigsen	Commissioner
	Darren Carpenter	Commissioner
	Bill Moore	Commissioner
	Kenneth Jeppesen	Alternate Commissioner
	Tyler Gibson	Alternate Commissioner
	Josh Taylor	Alternate Commissioner
	Doyle Sprague	Council Liaison
EXCUSED:	Cornell Griffeth	Commissioner
UNEXCUSED:	Phillip Hoggan	Alternate Commissioner
STAFF PRESENT:	Scott Hodge	Director Public Works
	Kent Bush	Planning/Zoning Administrator
	Christine Horrocks	Building Permits Specialist
	Gregg Benson	Planning/Zoning GIS Specialist
STAFF EXCUSED:	Larry Waggoner	City Attorney
	Kay Chandler	Economic Development Director
VISITORS:	G. Norman George, Ralph Barneck, Norma Barneck, Tom Patterson, Austin Shepherd, Jay Thalman, Wayne Belleau	

Pledge of Allegiance was led by Commissioner Olson.

### APPROVAL OF MINUTES FROM JUNE 6, 2007 PLANNING COMMISSION MEETING

**Commissioner Shepherd moved to approve the minutes of June 6, 2007 as written. Seconded by Commissioner Carpenter. All Voting AYE.** Commissioner Osborne was not present for the vote.

### PUBLIC HEARING TO CONSIDER SUBDIVIDING PROPERTY AT 64 WEST 300 NORTH

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

Russell Jay Thalman, representing Dwayne Matheson, said there is a rambler on 300 North and they

would like to build another Rambler on the new lot. The new home will have three bedrooms and a two car garage. Chairman Olson told Mr. Thalman that Mr. Matheson has some issues with off premise signs and he has been advised by the City to remove the signs. Mr. Thalman said he would take care of the problem.

FOR:

Ralph Barneck said he and his wife own the business across the street. He gave some history of the lot and said this property was two lots until the Holt's died.

AGAINST:

None

**Commissioner Shepherd moved to close the Public Hearing at 7:07 P.M. Seconded by Commissioner Osborne. All Voting AYE.**

**Commissioner Carpenter moved to approve this request to subdivide property at 64 West 300 North. Seconded by Commissioner Shepherd. All Voting AYE.**

PUBLIC HEARING TO CONSIDER SUBDIVIDING PROPERTY AT 1900 EAST 700 SOUTH

Chairman Olson read the Public Hearing Notice.

No one was present representing Midtown. Kent Bush said the representatives of Midtown Village had been notified of the meeting.

**Commissioner Osborne moved to table this until Mr. Myler can be present. Seconded by Commissioner Shepherd. All Voting AYE.**

FINAL SUBDIVISION APPROVAL FOR MIDTOWN VILLAGE AT 1900 EAST 700 SOUTH

**Commissioner Shepherd moved to table this request for Final Subdivision Approval until Larry Myler or his representatives are here. Seconded by Commissioner Osborne. All Voting AYE.**

FINAL SUBDIVISION APPROVAL FOR CLEARFIELD HOLT PARK AT 64 WEST 300 NORTH

**Commissioner Shepherd moved to send this request for Final Subdivision approval for Clearfield Holt Park at 64 West 300 North to the City Council with recommendation of approval from the Planning Commission. Seconded by Commissioner Moore. All Voting AYE.**

FINAL SUBDIVISION APPROVAL FOR HART FREEPORT CENTER AT D-2 AND D-3, FREEPORT

Mr. Norman George was representing the Hart Family and said they want to subdivide the property. Commissioner Carpenter asked the reasoning behind the subdivision. Mr. George said they had a tenant that would only take D-3 on an ownership position. The subdivision will enable them to sell one building.

**Commissioner Hartvigsen moved to send this request for Final Subdivision Approval for Hart Freeport Center at buildings D-2 and D-3 to the City Council with recommendation of approval from the Planning Commission. Seconded by Commissioner Osborne. All Voting AYE.**

SITE PLAN APPROVAL FOR A RETAIL BUILDING AT 20 NORTH MAIN

Mr. Tom Patterson said they are ready for a new building. Commissioner Shepherd asked about the entrance on Center Street. Mr. Patterson said the access would be widened. Mr. Patterson said he didn't know who would also occupy the building, but he has had conversations with potential tenants. Commissioner Carpenter said he was glad to have their business in the City. Mr. Patterson said they have been there about 27 years. He said the plan is to tear down most of the building except the shop in the rear and they will reface the building.

**Commissioner Shepherd moved to approve this request for Site Plan Approval for a retail building at 20 North Main. Seconded by Commissioner Carpenter. All Voting AYE.**

PLANNING COMMISSIONER'S MINUTE

Chairman Olson – Said that two icons in Clearfield City will be retiring, Kay Chandler and Larry Waggoner. He told the Commissioners the time and dates of their open houses and said if they were available to go wish them well. The next meeting will be July 18<sup>th</sup> and the agenda will have all the rezones. He told the Commissioners to plan to be in attendance.

Commissioner Shepherd - Nothing

Commissioner Osborne – Read a letter of his resignation from the Planning Commission effective June 30<sup>th</sup>.

Commissioner Hartvigsen – Said he appreciates Commissioner Osborne.

Commissioner Moore – Nothing

Commissioner Carpenter – talked about a meeting last week about the proposed tank to be placed in the Autumn Ridge area. He feels it is one of the most important decisions that will be made in the

City. He felt it is necessary to have a work session with the City Council to discuss the proposed tank. He feels an informed decision needs to be made. Chairman Olson said the discussion of the water tank should be held at the next Planning Commission meeting.

Commissioner Jeppesen – Well wishes to Commissioner Osborne

Commissioner Gibson – Nothing

Commissioner Taylor – Nothing

Councilmember Sprague – Said he will miss Commissioner Osborne and his opinion. He also said he appreciates all the Commissioners do for the City.

FINAL SUBDIVISION APPROVAL FOR LEGEND HILLS 4 AT APPROXIMATELY 1900 EAST 1450 SOUTH

Mr. Wayne Belleau was requesting Final Subdivision Approval for Phase 4 at Legend Hills. Commissioner Shepherd said the office buildings are nice. Commissioner Carpenter asked what would be in this area. Mr. Belleau said they will build another building like University of Phoenix for general offices, two buildings similar to the Coldwell Banker building and two smaller buildings. The 31 acres are commercial and they have been seeking someone to be an asset to the City. The subdivision being presented tonight for approval will have mostly office space.

**Commissioner Shepherd moved to send this request for Final Subdivision Approval for Legend Hills Phase 4 at approximately 1900 East 1450 South to the City Council with recommendation of approval from the Planning Commission. Seconded by Commissioner Moore. All Voting AYE.**

COMMENTS:

Staff – Kent Bush gave a reminder about the land use institute meetings tomorrow.

There being no further business to come before the Planning Commission, **Commissioner Osborne moved to adjourn at 7:46 P.M.**