

## CLEARFIELD PLANNING COMMISSION MEETING

March 21, 2007

7:00 P.M. - Regular Session

PRESIDING:	Victor Olson	Chairman
PRESENT:	Mark Shepherd	Commissioner
	Cornell Griffeth	Commissioner
	Robert Osborne	Commissioner
	Bill Moore	Commissioner
	Darren Carpenter	Commissioner
	Tyler Gibson	Alternate Commissioner
(NON-VOTING)	Kenneth Jeppesen	Alternate Commissioner
(NON-VOTING)	Phillip Hoggan	Alternate Commissioner
	Doyle Sprague	Council Liaison
EXCUSED:	Matt Hartvigsen	Commissioner
UN-EXCUSED:	Josh Taylor	Alternate Commissioner
STAFF PRESENT:	Scott Hodge	Public Works Director
	Kay Chandler	Economic Development Director
	Gregg Benson	Planning/Zoning GIS Specialist
	Stacy Reel	Recording Secretary
STAFF EXCUSED:	Larry Waggoner	City Attorney
	Kent Bush	Planning/Zoning Administrator
	Christine Horrocks	Building Permits Specialist
VISITORS:	Christian Hess, Hiroki Marumoto, E.T. Lewis, Keith Sorensen, Kathryn Murray, Dale Kruitbosch.	

### APPROVAL OF MINUTES FROM MARCH 7, 2007 PLANNING COMMISSION MEETING

**Commissioner Shepherd moved to approve the minutes of March 7, 2007 as written. Seconded by Commissioner Moore. All Voting AYE.**

### SITE PLAN APPROVAL FOR A MEDICAL OFFICE BUILDING LOCATED AT 1460 SOUTH 1500 EAST, CLEARFIELD, UTAH

Mr. E.T. Lewis, representative for Dr. Washburn and Dr. Hess, was present to explain the proposed medical building to be located at 1460 South 1500 East, Clearfield, Utah. The lease at their current location is up within a year and this building is contingent on the site plan approval. The two-story building is approximately 6,500 square feet in which they will occupy the first level. Chairman Olson asked how many doctors will occupy this building. Mr. Lewis said there are currently three doctors who will occupy the first level and the second level will be set up for

speculation space. Chairman Olson also asked why there is only one handicap parking stall. Mr. Lewis said there is only one stall required; however, the whole building will be ADA accessible. Commissioner Carpenter asked how many parking stalls were required. Mr. Lewis said they constructed the site plan with 2 stalls per 1,000 square feet and what they have actually exceeds the required amount by two additional stalls. Commissioner Griffeth expressed his concerns with the amount of parking spaces needed, especially if there are going to be dentists occupying this building. Mr. Lewis said they have met and exceeded what the ordinance requires. He also explained the option of sharing the parking lot with the State of Utah, Workforce Services. Commissioner Shepherd said they have met the ordinance and have a plan in place if they need additional parking.

There was a discussion on the installation of the curb and gutter and the flow of traffic. Gregg Benson said this development will clean up this corner, with the trees being gone it will allow for greater visibility, and it will allow for more space when the curb and gutter is in place. Commissioner Shepherd asked Mr. Lewis if they could increase the number of handicap accessible stalls since this building is occupied by doctors. Mr. Lewis said they will be able to accommodate his request.

**Commissioner Shepherd moved to approve this request for Site Plan Approval for a Medical Office Building at 1460 South 1500 East. Seconded by Commissioner Osborne. All Voting AYE.**

SITE PLAN APPROVAL FOR AN ADDITION TO CHANCELLOR GARDENS LOCATED AT 1425 SOUTH 1500 EAST, CLEARFIELD, UTAH

Mr. Keith Sorensen, representative for Chancellor Gardens, was present to explain their desire to construct a 30,000 square foot addition to the East side of the building and it will look as though it was built when the main building was constructed. The main part of the addition will house those with dementia, as well as expanding the kitchen facility. Commissioner Carpenter expressed his concern with being so close to the freeway. Mr. Sorensen said the residents do not have problems with the sound, lights or freeway. Chairman Olson asked if they were going to have to hook up to the storm drain system. Mr. Sorensen said they will be doing the work and the City will be reimbursing some of the fees.

**Commissioner Osborne moved to approve this request for Site Plan Approval for an addition to Chancellor Gardens at 1425 South 1500 East. Seconded by Commissioner Shepherd. All Voting AYE.**

ORDINANCE TO DELETE EASEMENTS FOR MINAYA SUBDIVISION LOT 1

Mr. Dale Kruitbosch has purchased Lot 1 of Minaya Subdivision, which has a 10' easement on the west side of the property. He said they would like to build two office buildings, which will consist of warehouse/office lease. Gregg Benson explained the location of this subdivision to the Commissioner's, but in order to change the easements recorded at the County, we have to have a resolution from the City Council.

**Commissioner Osborne moved to send this request with recommendation from the Planning Commission to the City Council to develop an ordinance. Seconded by Commissioner Shepherd. All Voting AYE.**

PLANNING COMMISSIONER'S MINUTE

Chairman Olson- reminded the commissioner's to notify staff if they would not be able to attend, which does not include leaving a message on the voice mail. Also, Mark Bottema has resigned and we now have three new alternate members.

Commissioner Griffeth- nothing

Commissioner Shepherd- Asked Scott Hodge about Dan Gardner's property off of 1000 West. Scott Hodge explained the status of the project and said the new developer is aware of the development agreement.

Commissioner Osborne- nothing

Commissioner Moore- nothing

Commissioner Carpenter- Asked if we have heard anything about the UTA land. Kathryn Murray said it is not set in stone, but they are going to move it to Salt Lake City.

Commissioner Jeppesen- nothing

Commissioner Gibson- nothing

Commissioner Hoggan- expressed his concern with the traffic flow for the upcoming projects. Gregg Benson said this is addressed with the staff before it comes to Planning Commission.

Councilmember Sprague- told the Planning Commission if there is anything that needs to be changed, such as the number of parking stalls, then lets review those and get them changed. There was a lengthy discussion on number of parking stalls required, however, nothing was decided on this issue.

Staff - nothing

There being no further business to come before the Planning Commission, **Commissioner Shepherd moved to adjourn at 7:45 P.M.**