

## CLEARFIELD PLANNING COMMISSION MEETING

November 7, 2007

7:00 P.M. - Regular Session

PRESIDING:	Mark Shepherd	Vice- Chairman
PRESENT:	Cornell Griffeth Darren Carpenter Bill Moore Josh Taylor Kenneth Jeppesen Tyler Gibson Phillip Hoggan Doyle Sprague	Commissioner Commissioner Commissioner Commissioner Alternate Commissioner Alternate Commissioner Alternate Commissioner Council Liaison
EXCUSED:	Victor Olson Matt Hartvigsen	Chairman Commissioner
STAFF PRESENT:	Brian Brower Kent Bush Christine Horrocks Gregg Benson	City Attorney Planning/Zoning Administrator Building Permits Specialist Planner
STAFF EXCUSED:	Adam Lenhard	Community Development Director
VISITORS:	John Ragan, Rhett Roberts, Anthony Shepherd, Judith Edens, Karma Edens, Lee Schaffer, Brad Lasater, Uriah Kennedy, Kathryn Murray, Con L. Wilcox, Nita Smith	

Pledge of Allegiance was led by Commissioner Shepherd.

### APPROVAL OF MINUTES FROM SEPTEMBER 19, 2007 AND OCTOBER 17, 2007 PLANNING COMMISSION MEETINGS

**Commissioner Carpenter moved to approve the minutes of September 19, 2007 and October 17, 2007 as written, seconded by Commissioner Hoggan. All Voting AYE.**

### PUBLIC HEARING TO GATHER INFORMATION FOR POSSIBLE GENERAL PLAN AMENDMENTS

Chairman Shepherd read the Public hearing notice and declared the Public Hearing Open at 7:02 P.M.

Kent Bush explained the main reason for the review of the General Plan at this time is for the

annexation of the west side of Hill Air Force Base. The area is in the Annexation Declaration Policy; however, the State requires it to be included in the General Plan. Mr. Bush said there have been requests for other areas to be discussed. At the December 5<sup>th</sup> Planning Commission Meeting we will hold the Public Hearing to recommend changes and then the changes to the General Plan will go to City Council on December 11<sup>th</sup>.

#### PUBLIC COMMENT:

Rhett Roberts said he and his brother, Lloyd Roberts, are business partners and they are requesting the property behind their business, Set Price Auto at 555 North Main, be reflected in the General Plan as Commercial. They have purchased the house on the property and would like to be able to expand their business. There are problems on North Villa with traffic congestion. If they are able to park larger vehicles on the new site, it will help traffic on Villa. Commissioner Carpenter asked about the existing property. Mr. Roberts said the property is L shaped. There are two parcels, one behind the car lot and one behind the new garage. The parcel with the car lot is now zoned C-2, the parcels that he would like considered are currently zoned R-1-8.

Brad Lasater from Commerce Property said Uriah Kennedy is buying the 10½ acres south of Northrup Grumman. Mr. Lasater said Mr. Kennedy is interested in building a couple of 7 story buildings with mixed use, similar to Midtown. Gregg Benson stated the Planning Commission recommended the property be Commercial-Residential on the General Plan; however, the City Council changed it to Commercial. Mr. Benson stated this is a different developer than the last time there was a change to the General Plan.

*The Planning Commission was advised by Mr. Lasater that Uriah Kennedy was on his way, but had not yet arrived and wanted to discuss the 10½ acres he was purchasing. They agreed to consider the remaining agenda items until he arrived; however, Mr. Kennedy did not arrive before the end of the regular meeting.*

**Commissioner Carpenter moved to close the Public Hearing at 7:26 p.m. Seconded by Commissioner Griffeth. All Voting AYE.**

#### APPROVAL OF DEVELOPMENT AGREEMENT FOR MIDTOWN VILLAGE

John Ragan was representing Midtown Development. City Attorney, Brian Brower, said when the Planning Commission makes a motion it should be noted that this is only one component of the Development Agreement. It should probably be stated: "approval of Exhibit K to the Development Agreement..." Commissioner Shepherd said he was confused with the use of the word generally. Mr. Ragan said it comes from the unique shape of the buildings. The tenants will have the opportunity to change the exterior façade; they don't want to lock them into the Tuscan look. John Ragan said what the Davis Arts Council wants may meet generally, but their architectural needs may be different. Gregg Benson said the design of each tower will be presented to the Planning Commission. Mr. Ragan said in the Midtown Orem they have a

general architectural style, each tenant is able to change. Gregg Benson said on page 12, under signage the word “sign” will be added to be consistent. Minor typos that need correction are:

Page 14, G.1, end of the 5<sup>th</sup> line should read: including improvements listed

Page 9, 7a, should read: All streets within the interior of “the Property”

Commissioner Shepherd asked how many parking spaces would be in the development. Gregg Benson answered he counted 1,009 parking spaces. There will about 336 units, however, that can change and so it will be capped at 350 units. The parking in lot 3 has not been included.

Commissioner Shepherd asked for clarification on the wording with the signs. On page 13, #3, the last sentence will be changed to read: “... signs that project more than eighteen inches (18”) from ...” Commissioner Moore asked for clarification on 5f on page 8. He was told the wording referred to the type of roofing. John Ragan said the roof they are using in Orem is a plastic tile that looks like slate tile. Mr. Ragan said it would be a quality roof on a quality product.

Commissioner Shepherd asked the purpose in restricting the height. Gregg Benson said the original contract for Orem had a height restriction and this contract is adapted from the Orem contract. Commissioner Moore said page 11, #15 referred to wrecked vehicles, he asked if that meant there could not be any dented cars parked there. John Ragan said it referred to abandoned vehicles. Commissioner Shepherd asked why that statement was in the Development Agreement, he thought it should be in the CCNR’s. Mr. Ragan said it will also be in the CCNR’s.

Brian Brower said there are some printer glitches that don’t appear on his computer screen. Those will be addressed when they print out the final copy for execution.

**Commission Taylor moved to send this request for approval of Exhibit K of the Development Agreement for Midtown Village at Legend Hills with noted corrections to the City Council with recommendation of approval from the Planning Commission. Seconded by Commissioner Moore. All Voting AYE.**

#### PLANNING COMMISSIONER’S MINUTE

Commissioner Griffeth – Nothing

Commissioner Shepherd – Nothing

Commissioner Carpenter – Nothing

Commissioner Moore – Nothing

Commissioner Taylor – Nothing

Commissioner Jeppesen – Nothing

Commissioner Gibson – Nothing

Commissioner Hoggan – Nothing

Councilmember Sprague – Nothing

Staff – Kent Bush mentioned the ribbon cutting for Midtown Village Tuesday, November 13<sup>th</sup> and said they need to know who will be in attendance. Commissioners Carpenter, Moore, Shepherd, Jeppesen, and Gibson said they will be attending.

**At 7:28 P.M. the Planning Commission moved to a workshop in the Executive Conference Room.**

DISCUSSION ON POSSIBLE CHANGES TO THE GENERAL PLAN

Gregg Benson referred to a map of the City and Hill Air Force Base and explained the area that the City would be interested in annexing should it become available. The recommendation on this area would be C-R.

The next area discussed was the Villa Drive area. Kent Bush said the City recommends squaring off the commercial area across North Villa and South Villa.

Mr. Bush said the City received two requests in the area of 1100 South State to go to mixed use. Nita Smith with Phoenix Services said they would like to be able to have 1129 South State be zoned so they can have their offices and some apartments. Mr. Bush said a developer came in about 1057 South State. They want to put 4-plexes in the rear and offices in the front. The property is currently zoned R-3. Mr. Bush told them to consider the area from 1035 to 1150 South State to be on the General Plan as C-R. He asked the Commissioners if they want to allow C-R on both sides of State Street.

Mr. Uriah Kennedy was present to discuss his plans for development on 2000 East. He wants to build something similar to Gateway in Salt Lake City. It will have two stories of retail with several stories of residential. Kent Bush said Wayne Belleau and Gary Wright would like the property they own on 2000 East shown as C-R. Staff recommends considering this area, which includes property north and south of the Pinnacle Apartments, as mixed use. Commissioner Carpenter said he feels the Wayne Belleau property should not have residential because it was traded for the water tank property for a possible “big box” location and all as commercial.

Kent Bush said two areas north of the rail stop are being recommended to be designated as mixed use. The first area being at 550 East south of 1000 South. The other area is the south side of 700 South between the railroad and the Masonic Temple. This area will have good access to the rail stop when Depot Street is extended south of 700 South.

Referring to pages 8 and 13 of the City map and properties along 200 South, Kent Bush said there are several properties that are zoned C-1 or C-2, but have residential uses. Some property owners have requested the zone be designated as residential. Also the property at 65 East on 100 North

is zoned C-2. The property owner would like to rezone to R-1-8, but the General Plan designates it as commercial. Also on page 8 there are properties on Lakeview Drive that are zoned C-2, but have residential uses. Staff recommends these three areas be designated as residential.

There being no further business to come before the Planning Commission, **Commissioner Carpenter moved to adjourn at 8:30 P.M.**