

CLEARFIELD PLANNING COMMISSION MEETING

March 5, 2008

7:00 P.M. - Regular Session

PRESIDING:	Victor Olson	Chairman
PRESENT:	Matt Hartvigsen	Commissioner
	Darren Carpenter	Commissioner
	Bill Moore	Commissioner
	Tyler Gibson	Commissioner
	Phillip Hoggan	Alternate Commissioner
	Doyle Sprague	Council Liaison
EXCUSED:	Kenneth Jeppesen	Commissioner
UNEXCUSED:	Josh Taylor	Commissioner
STAFF PRESENT:	Brian Brower	City Attorney
	Adam Lenhard	Community Development Director
	Kent Bush	Planning/Zoning Administrator
	Gregg Benson	Planner
	Christine Horrocks	Building Permits Specialist
VISITORS:	Roger B. Nessen, Chris Johnson, Kathryn Murray, Uriah Kennedy	

Pledge of Allegiance was led by Commissioner Olson.

APPROVAL OF MINUTES FROM JANUARY 2, 2008 PLANNING COMMISSION MEETING

Commissioner Hartvigsen moved to approve the minutes of January 2, 2008 as written, seconded by Commissioner Gibson. All Voting AYE.

PUBLIC HEARING TO RECEIVE COMMENTS FOR POSSIBLE AMENDMENTS TO THE GENERAL PLAN

Chairman Olson declared the Public Hearing open at 7:03 P.M.

Kent Bush said the City did not receive any comments from the surrounding cities or affected entities. Chairman Olson asked if anyone wanted to make a comment. Kent Bush said the City has received a proposal requesting a change for property at 938 South 2000 East to C-R.

PUBLIC COMMENT

Uriah Kennedy said they own 10 ½ acres on 2000 East across from the WSU Layton Campus and adjacent to the Northrop Grumman building. They are proposing a large project similar to the gateway project in Salt Lake City. The project includes about 150,000 sq. ft. of retail space. Mr. Kennedy had a model of the project to show the Commissioners. There will be two levels of retail space with a walkway between and a bridge over. There will be a valet parking area. The plans include a sixteen Cineplex theatre, office space. Underground will have about three stories of parking; there will be no surface parking. There will be a street dedicated to the City. There will be separate tenant and public parking. They have received some interest from some large chains. They do not have a name for the development at this time. Commissioner Carpenter asked how tall the building would be. Mr. Kenney said there would be six to seven floors of residence above the retail. This will be similar to some developments in California. They are working on completing feasibility studies. Gregg Benson said UTA has a proposal for a bus/rapid transit or light rail that would connect Layton, Clearfield, Hill AFB and Ogden by rail or bus / rapid transit and it will also connect to the commuter rail. He said it is just in the preliminary stages and is probably 15 to 20 years down the road. Mr. Kennedy said they are trying to get retailers on board before they break ground. Commissioner Hartvigsen is not against the project, but sees the traffic being crippled on 700 South. Mr. Kennedy said they will be sure the city park is completed if Midtown doesn't. He said they have \$200 million set aside for the project and they are ready to break ground. They are still working on the design trying to make the condo units not mundane as the ones at Gateway. Commissioner Carpenter asked how many units are planned. Mr. Kennedy said 350 condominium units are planned.

The project would have 150,000 sq. ft. of retail space, 350 condominium units, plus the Cineplex, plus about 10,000 to 20,000 sq. ft. of office space, a large day spa. They are willing to dedicate 7,000 to 10,000 sq. ft. for a police station if the City wanted. Kent Bush said City Staff feels this is a legitimate project; however, they have requested a letter of intent before the general plan is changed. Chairman Olson said he likes the project. Mr. Kennedy stated that with the study they did on the Cineplex, that people are willing to drive up to 50 miles to get a decent theatre and shopping center. The combination of the two should attract the customers. Kent Bush said that WSU has projected there will be about 30,000 students in the future at this campus.

Commissioner Hartvigsen moved to close the Public Hearing at 7:28 P.M., seconded by Commissioner Carpenter. All Voting AYE.

SITE PLAN APPROVAL FOR AN OPEN STORAGE BUSINESS AT 990 EAST 1700 SOUTH

Roger Nessen said the property is owned by Don Johnson, the plan is to clean up the property and provide additional storage area. Long terms plans will be for covered storage buildings. Their first goal is to clean up the property to be more presentable. Chairman Olson asked if they were planning on storage units. They are looking long term for inside storage for recreational vehicles. They will have storage for high cost items, that people won't abandon. Commissioner Hoggan said that he has noticed a great improvement in the past year. Mr. Nessen said eventually they

will remove the existing buildings. The next stage will be to the west of the warehouse and cleaning that area up. Commissioner Carpenter asked where the access would be. Mr. Nessen said it would stay the same. Chairman Olson asked if they would only have RV's. Mr. Nessen said they have allowed a few automobiles, however they are discouraging those. They have a variety of space sizes for rent. Commissioner Carpenter asked if there would be maintenance done on the vehicles. Mr. Nessen said there would be no work done on the vehicles and the owners sign a contract that there will be no flammable materials. He said one concern they have is the weed control with UTA and the commuter rail area. Mr. Nessen said he has called several times, but has had no response from UTA. Chairman Olson had some bad examples of other storage areas. Mr. Nessen said they want to provide a better storage area. Commissioner Carpenter asked if they planned to continue with the road base. Mr. Nessen said the road base is good for weed control, dust control, it provides a drivable surface and helps with the drainage issue. Commissioner Hartvigsen asked if the signage would be Layton City because the improvements on 1000 East are in Layton. Gregg Benson said because of the location of the signs they would be in Clearfield City. Mr. Nessen said he met with Layton City representative and they have requested a set a drawings from Clearfield, but they didn't want to be involved.

Commissioner Carpenter moved to approve this request for site plan approval for an open storage business at 990 East 1700 South, seconded by Commissioner Hoggan, All Voting AYE.

PLANNING COMMISSIONER'S MINUTE

Chairman Olson – Nothing

Commissioner Hartvigsen – Asked to be excused from the next meeting

Commissioner Moore – Nothing

Commissioner Carpenter – Nothing

Commissioner Gibson – Nothing

Commissioner Hoggan – Nothing

Councilmember Sprague – Nothing

Staff – Kent Bush handed out the tentative agenda for the March 19th and April 2nd meetings. If you have any questions, please call to talk to Kent or Gregg.

Gregg Benson thanked Commissioner Griffeth for all the service he gave to the City over the years and wish him the best.

Chairman Olson asked when the City Council will start interviewing for additional members. Kent Bush told him he had not been informed as to a potential date.

There being no further business to come before the Planning Commission, **Commissioner Hartvigsen moved to adjourn at 7:44 P.M.**