

## CLEARFIELD PLANNING COMMISSION MEETING

March 5, 2008

6:00 P.M. - Workshop

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:	Kathryn Murray	

Kent Bush said he had some training for the Planning Commission members. Commissioner Carpenter would like to know what training is available at the ULCT meetings for the Planning Commission. Kent Bush said he would put together a plan for training. He said he will be attending a national conference in Las Vegas. Chairman Olson suggested there be some additional training scheduled at 6:00 p.m. prior to their regular scheduled meetings.

Chairman Olson mentioned during the discussion of agenda items, that the Commissioners need to keep to the topic and not wander into personal issues and comments. He continued, comments need to be specific, we need to know what we are in charge of, and we need to show that we have done our homework. Kent Bush said some cities declare if there are conflicts at the beginning of the meeting. Brian Brower said if there is a conflict it needs to be publicly raised, how it is done doesn't really matter. He suggested to the Commissioners if they feel they have a conflict on a specific item, to talk to him a few days before the meeting and he will help determine if it is a conflict. If you have a conflict, it must be disclosed. Monetary interest would be one area of conflict. Commissioner Gibson said the agenda is given to the commissioners in plenty of time to make contact with the City Attorney. Chairman Olson recommended discussion on conflicts be by exception only.

There was discussion on the relationship between the Planning Commission and the City Council. Chairman Olson felt there is a good working relationship. Councilmember Sprague feels we are on the same page. Commissioner Hoggan asked if there has been an effort to have a social event with the City Council and the Planning Commission. Brian Brower stated they can have some social gathering, but there can be no discussion on City issues. Commissioner Carpenter feels it is helpful to discuss with the City Council in work sessions. It was suggested that the Planning Commission members could attend City Council meetings when they are able.

Adam Lenhard said City Staff would like to receive input from anyone who is not on the steering committee to make changes to the General Plan. He noted that there can only be 3 members of the Planning Commission in attendance at the meetings. They will be working on the General Plan update and would like to have it updated in a couple of months. Title 11 will have major changes. He told the Commissioners to feel free to be involved. Kent Bush commented that the wording in the Commercial/Residential section may need to be changed before the rest.

Kent Bush told the Commissioners to make sure you state reasons why you are approving or denying a proposal. He told them to not favor one developer over another. Commissioner Hartvigsen said the Commissioners need to have training on Roberts Rules of Order. Brian Brower told them if they had a comment, make it at the time of the motion or vote.

Chairman Olson asked for a synopsis of the projects in the City.

Midtown, according to the newspaper, is going forward. The developers say they will break ground in June. The next step is to get the condo plat approved. The developers want to develop the pads on the edge of the property.

There have been some meetings on the train station. UTA is not on same page as the City. They were sent back to the drawing boards. Their design had too many apartments. The site plan has been approved for a parking lot and some barriers. The commuter rail will be up and running in a few months.

DTEC is a joint economic development with Clearfield, Syracuse and West Point. The goal is to work together. All cities will adopt the same general plan for the area. The next meeting will be held Saturday, March 15<sup>th</sup>. The area they are discussing is where the cities are contiguous. Kent Bush said they feel this will help increase the 200 South / 700 South road get completed sooner.

Falcon Hill on Hill AFB will contain eight million square feet of office space. Phase 1 will be at Clearfield and Roy gate at the same time. The base is working with all the cities to have an interlocal agreement and they have asked for no annexation at this time. There will be more accomplished when the cities work together. The infrastructure may be best through Sunset City. Trade West (trend) has a development over by Midtown. The developer will present an overview of their project at the regular Planning Commission meeting this evening.

The City owns some property downtown and there will an announcement made when plans are more concrete.

Adam Lenhard told the Planning Commissioners the City staff they should work with is Kent Bush and Gregg Benson.

There was some discussion about the nominations for the chairman and vice chairman. The actual nominations will be made at the Planning Commission meeting to be held March 19<sup>th</sup>.

Commissioner Carpenter said he would like a Clearfield City shirt.

The Planning Commission adjourned at 6:53 to the regular meeting.