

CLEARFIELD PLANNING COMMISSION MEETING

June 3, 2009

7:00 P.M. - Regular Session

PRESIDING:	Kenneth Jeppesen	Chairman
PRESENT:	Matt Hartvigsen	Commissioner
	Darren Carpenter	Commissioner
	Tyler Gibson	Commissioner
	Nike Peterson	Commissioner
	Doyle Sprague	Council Liaison
EXCUSED:	Bill Moore	Commissioner
	Nathan Dunn	Commissioner
	Matt Stones	Alternate Commissioner
	Mark Bottema	Alternate Commissioner
STAFF PRESENT:	Adam Lenhard	Community Development Director
	Kent Bush	Planning/Zoning Administrator
	Gregg Benson	Planner
	Christine Horrocks	Building Permits Specialist
STAFF EXCUSED:	Brian Brower	City Attorney
VISITORS:	Kathryn Murray, Dave Murdock, Cory Taylor, Brad Murdock	

Pledge of Allegiance was led by Commissioner Jeppesen.

REQUEST FOR PRELIMINARY SUBDIVISION APPROVAL FOR HILLSIDE PARK AMENDED AT 938 SOUTH 2000 EAST

Dave Murdock said they are requesting preliminary approval. There is an existing building on the property. They had divided the property by metes and bounds for the lender but subdivision approval is necessary to correct the plat at the county. They plan to build a 30,000 sq. ft., 3 story building on lot 8. They have some tenants lined up for the new building and would like to begin construction by the end of the summer. They would also like to develop the other lots soon, but they do want to get this approved to proceed with the new building. Kent Bush explained the private road was added because 1025 South cannot be a dead end due to its length. It will give more access to the rear of the property. Chairman Jeppesen asked what the plans were for landscaping along the road. Mr. Murdock said the landscaping will be put in as the property is developed. Commissioner Hartvigsen asked if the existing parking is on more than one lot. Mr. Murdock said it is all on lot 6. Commissioner Hartvigsen asked if the south property line was adjacent to the Pinnacle apartments. Kent Bush said their carports are along the fence. There will not be access for the apartments through this property. There will be a wider sidewalk along the property line then the curb, gutter and road. That will make it so the road is not next to the apartments.

Commissioner Hartvigsen commented that if 1025 South is not constructed at this time what guarantee will we have they the street will be completed. Kent Bush said there will be a bond in place to cover the cost. Chairman Jeppesen said lots 7 and 8 can be developed without the road being installed. The utilities will be in the street. There is an existing sewer coming out of Northrop Grumman and going to 2000 East and is in an easement. The road placement will be over this utility easement.

Commissioner Hartvigsen moved to approve this request for preliminary approval of Hillside Park Amended at 938 South 2000 East, seconded by Commissioner Carpenter. All Voting AYE.

STAFF REPORTS

Kent Bush gave the Commissioners a list of planning websites and explained other resources that they would be viewing when they went to the Community Development Department. He said Gregg Benson will demonstrate the GIS and mapping.

PLANNING COMMISSIONER'S MINUTE

Commissioner Jeppesen – Nothing

Commissioner Hartvigsen – Nothing

Commissioner Carpenter – Nothing

Commissioner Gibson – Nothing

Commissioner Peterson – Nothing

Councilmember Sprague – Nothing

The meeting moved to the Community Development Office on the 2nd floor at 7:16 p.m.

TOUR OF COMMUNITY DEVELOPMENT DEPARTMENT

Kent Bush showed the Commissioners the resources (pamphlets and publications) that were available in the Community Development office. He also showed them the websites where they can obtain information on planning. Gregg Benson showed them the GIS program and explained the archived maps and plans that were stored in room 205.

There being no further business to come before the Planning Commission, **Commissioner Carpenter moved to adjourn at 8:00 P.M.**