

CLEARFIELD PLANNING COMMISSION MEETING

June 1, 2011

7:00 P.M. - Regular Session

PRESIDING:	Nike Peterson	Chair
PRESENT:	Ron Jones	Commissioner
	Randy Butcher	Commissioner
	Joel Gaerte	Commissioner
	Barbara Perry	Alternate Commissioner
	Brandon Stanger	Alternate Commissioner
	Kathryn Murray	Council Liaison
ABSENT:	Bill Moore	Commissioner
	Darren Carpenter	Commissioner
	Matt Stones	Commissioner
	Adam Lenhard	Interim City Manager
	Brian Brower	City Attorney
STAFF PRESENT:	Valerie Claussen	Acting Community Development Director
	Christine Horrocks	Building Permits Specialist
VISITORS:	Krista Hailey	

Pledge of Allegiance was led by Chair Peterson.

APPROVAL OF AGENDA

Valerie Claussen, Acting Community Development Director, said there was a request for item number 4, the conditional use permit and the site plan approval of the new Wasatch Elementary School, to continue date specific to June 15, 2011. Item numbers 6 and 7 were postponed to be discussed at a later date. **Commissioner Gaerte moved to approve the agenda with the revisions made by staff, seconded by Commissioner Perry. All Voting AYE.** Commissioner Stanger not present for the vote.

APPROVAL OF MINUTES FROM APRIL 20, 2011 AND MAY 4, 2011 PLANNING COMMISSION MEETINGS

Commissioner Butcher moved to approve the minutes of April 20, 2011 and May 4, 2011 as stated, seconded by Commissioner Jones. All Voting AYE. Commissioner Stanger not present for the vote.

PUBLIC HEARING FOR A CONDITIONAL USE PERMIT AND SITE PLAN APPROVAL, CUP 1105-0004, FOR AN ELEMENTARY SCHOOL LOCATED IN THE C-2 ZONING DISTRICT LOCATED AT 210 E CENTER STREET

Chair Peterson declared the public hearing open at 7:04 p.m.

PUBLIC COMMENT:

None

Commissioner Gaerte moved to continue the public hearing for the conditional use permit, CUP 1105-0004, until June 15, 2011, seconded by Commissioner Stanger. All Voting AYE.

PUBLIC HEARING FOR AN AMENDED FINAL SUBDIVISION PLAT, FSP 1105-0002, TO MERGE AND RE-SUBDIVIDE TWO PARCELS, APPROXIMATELY 9.03 ACRES TOTAL. THE SITE IS LOCATED AT THE SOUTHWEST CORNER OF CENTER STREET AND 350 EAST

Valerie Claussen, Acting Community Development Director, explained the amended final subdivision plat allowed Clearfield City and Davis County School District to exchange parcels. The revised staff report stated there would be two parcels and not three. She stated one parcel contained the Elementary School and the second parcel was the location of the Central Park. The property exchange agreement was scheduled for discussion at City Council during the same meeting as the final subdivision approval. Ms. Claussen said the parcel was zoned and master planned commercial and the lots met the minimum lot size requirements. No public comment had been received. Commissioner Stanger asked about the vacant land to the south of the site. Ms. Claussen stated the property was owned by Kier Corporation and the City was not aware of plans for development. Councilmember Murray asked if they would proceed with the building before site plan approval. Ms. Claussen said construction on the school would not begin until all requirements of the City had been met.

Chair Peterson declared the public hearing open at 7:11 p.m.

PUBLIC COMMENT:

None

Commissioner Gaerte moved to close the public hearing at 7:12 p.m., seconded by Commissioner Butcher. All Voting AYE.

Commissioner Butcher moved to recommend approval of FSP 1105-0002, to the City Council, a Preliminary and Final Subdivision Plat for New Wasatch Elementary School, based on the discussion and findings provided by staff, seconded by Commissioner Stanger. All Voting AYE.

STAFF COMMUNICATIONS

Valerie Claussen, Acting Community Development Director, reviewed the upcoming project listed on the summary of action. She said Burrito Grande is waiting for approval from UDOT, and the City is in contact weekly with the owners. Ms. Claussen said the case numbering had changed to adapt to a computer program. She gave the commissioners examples of landscape screening.

PLANNING COMMISSIONERS' MINUTE

Commissioner Peterson – Nothing

Commissioner Jones – Nothing

Commissioner Butcher – Nothing

Commissioner Gaerte – Said he was glad to be reinstated on the Planning Commission.

Commissioner Perry – Happy to be reappointed to the Planning Commission.

Commissioner Stanger – Nothing

Councilmember Murray – Nothing

There being no further business to come before the Planning Commission, **Commissioner Stanger moved to adjourn at 7:20 P.M.**