

## CLEARFIELD PLANNING COMMISSION MEETING

June 15, 2011

7:00 P.M. - Regular Session

PRESIDING:	Nike Peterson	Chair
PRESENT:	Bill Moore	Commissioner
	Matt Stones	Commissioner
	Ron Jones	Commissioner
	Randy Butcher	Commissioner
	Joel Gaerte	Commissioner
	Barbara Perry	Alternate Commissioner
NON-VOTING	Brandon Stanger	Alternate Commissioner
	Doyle Sprague	Council Liaison
ABSENT:	Darren Carpenter	Commissioner
STAFF PRESENT:	Brian Brower	City Attorney
	Valerie Claussen	Acting Community Development Director
	Christine Horrocks	Building Permits Specialist
VISITORS:	Curt McLinstrom, Ryan Cathey, Bryan Turner, J D Tyrell	

Pledge of Allegiance was led by Chair Peterson.

Chair Peterson announced that Commissioner Darren Carpenter has tendered his resignation and will be stepping down from the Planning Commission.

### APPROVAL OF AGENDA

Chair Peterson said there was one change to the agenda, the minutes for June 1, 2011 meeting were not available for approval. **Commissioner Butcher moved to accept the agenda with the changes as noted, seconded by Commissioner Perry. All Voting AYE.**

### APPROVAL OF MINUTES FROM JUNE 1, 2011 PLANNING COMMISSION MEETING

This item was removed from the agenda.

Valerie Claussen, Acting Community Development Director, stated the files on the electronic download were large so she reviewed the documents that were before the Planning Commission that were not available online.

### PUBLIC HEARING, CUP 1105-0004, FOR A CONDITIONAL USE PERMIT AND SITE

PLAN APPROVAL FOR AN ELEMENTARY SCHOOL LOCATED IN THE C-2 (COMMERCIAL) ZONING DISTRICT AT 210 EAST CENTER STREET

The public hearing was continued from the June 1, 2011.

PUBLIC COMMENT:

None

**Commissioner Gaerte moved to close the public hearing at 7:04 p.m., seconded by Commissioner Moore. All Voting AYE.**

PUBLIC HEARING FOR FSP 1105-0001 FOR AN AMENDED FINAL SUBDIVISION PLAT TO MERGE FOUR PARCELS INTO ONE PARCEL AT 772 EAST 700 SOUTH

Chair Peterson declared the public hearing open at 7:06 p.m.

PUBLIC COMMENT:

None

**Commissioner Moore moved to close the public hearing at 7:07 p.m., seconded by Commissioner Jones. All Voting AYE.**

CONDITIONAL USE PERMIT AND SITE PLAN APPROVAL, CUP 1105-0004, FOR AN ELEMENTARY SCHOOL LOCATED IN THE C-2 (COMMERCIAL) ZONING DISTRICT AT 210 EAST CENTER STREET

Valerie Claussen, Acting Community Development Director, said the project was consistent with both the Master Plan and the commercial zoning, specifically with an approved conditional use permit. She stated the subdivision plat was approved by City Council and the property exchange agreement was being reviewed by City Council. Ms. Claussen said the general standards for the conditional use permit were met and she discussed the review considerations for the site plan. She said the traffic on the road was anticipated to be the same and the addition of dual drive entrances and additional parking spaces would likely decrease traffic congestion on Center Street at peak times. Ms. Claussen said the traffic patterns were well delineated with dual parking lots for parent drop-off/pick-up and bus entrances. The off-street parking met minimum requirement and the loading and unloading service entrance had a turn-around provided. Ms. Claussen said the landscaping exceeded the 10 percent minimum required. She said the screen planting was appropriate and adequate for this use and fencing was proposed along the entire southern property line.

Ms. Claussen stated the submitted drainage and utilities drawings indicated capacity for changes proposed to the site which would be approved prior to recordation of the final plat. She said the building was located on the western side of the property with the parking lot and drop-off areas to the east and setbacks were met on all sides. The playgrounds and grass fields were more

internally located on the site. Ms. Claussen said the exterior design of the building consisted of honed, split, filled and polished masonry block in varying earth tones. She said glass and metal frames were in a more or less vertical pattern directed for the architectural feature of the building. The sample board was available for review by the Commissioners. Ms. Claussen said signage was not proposed as part of this application.

Ms. Claussen said staff recommended the following conditions of approval:

- Final plat and property exchange agreement approval,
- Civil Improvement Plan approved by the City Engineer and engineer's estimate of public improvements prior to recordation of plat.
- Prior to the Certificate of Occupancy landscape improvements and park improvements completed or an escrow account established,
- Screening of roof and ground mounted mechanical equipment.

Ms. Claussen said no public comment had been received. Staff recommended approval for the new Wasatch Elementary School based on the findings and discussion in the staff report.

Commissioner Butcher said he was surprised that there was not a monument sign or marquee. Ms. Claussen said it is not uncommon at this point of the project to not have the signage plan in place. She said there is some wall signage shown. Chair Peterson asked if the school district had a schedule for the completion of the new building and demolition of the old building. Bryan Turner, Director of Architectural Services for Davis School District, said the bid date for the project was June 30, 2011. Mr. Turner said the plan was to complete the building by end of the next school year, move books, computers, etc. to the new building and complete the demolition of the old building, and then finish the parking lot and City Park by November 2012.

Chair Peterson asked what the intent was for any historical preservation. Mr. Turner said the school was gathering the history of the school as they celebrated its 63<sup>rd</sup> year and will do some memorabilia. He stated the lettering from the existing school may be used on the new building.

Commissioner Butcher was concerned with safety during construction when school was in session. Ms. Claussen said there were currently safety measures in place. Commissioner Moore asked if the school was large enough for the future. Mr. Turner said the new building was larger than the current school and boundary changes would be made to bring additional students to Wasatch Elementary. He said the school district was not anticipating portables for quite some time.

**Commissioner Gaerte moved to approve as conditioned, CUP 1105-0004, a Conditional Use Permit and Site Plan approval for the new Wasatch Elementary School located at 210 East Center Street, based on the finding and discussion in the Staff Report, seconded by Commissioner Stones. All Voting AYE.**

FINAL SUBDIVISION PLAT APPROVAL, FSP 1105-0001, AN AMENDED FINAL

SUBDIVISION PLAT TO MERGE FOUR PARCELS AT 772 EAST 700 SOUTH

Valerie Claussen said the proposed Tyton Center plat was not in the packet but was provided on the Dias for the commissioners to review. The plat was a combination of four existing lots that were less than one acre. Site Plan approval was received on April 6, 2011, for the development of a commercial strip center. The project was consistent with the Master Plan and zoning. The impacts to the City were reviewed and ensured through the site plan approval process. The conditions of approval addressed the establishment of an escrow account for the public improvements and the landscape improvements.

**Commissioner Moore moved to recommend to the City Council approval as conditioned, FSP 1005-0001, an Amended Final Subdivision Plat for Tyton Center, based on the discussion and findings provided in the Staff Report, seconded by Commissioner Jones. All Voting AYE.**

SITE PLAN APPROVAL, SP 1106-0003, FOR A WAREHOUSE ADDITION AT FUTURA INDUSTRIES LOCATED AT FREEPORT CENTER, BUILDING H-11

Valerie Claussen said the request was for a warehouse addition of 1,150 square feet to a 132,000 square foot industrial building. The addition is located outside of the pedestrian walkways and vehicular traffic areas. She said the landscaping is not being altered and the addition to the building is back in the northwest corner of the existing building with minimal visibility. Ms. Claussen said Title 11, Chapter 18 stated that minor structures added to a site may deviate from strict adherence to Design Standards. She said based on the findings the building was consistent with the purposes of Title 11, Chapter 18. Ms. Claussen stated it was a minor addition and an accessory structure only, it did not adversely affect neighboring property owners or residents and the metal building addition was consistent with typical heavy industrial developments and other materials in the immediate vicinity. Staff recommended approval based on the findings and discussion in the staff report.

Commissioner Stones recused himself from action on this item due to personal acquaintances and business interests with Futura Industries.

**Commissioner Jones moved to approve as conditioned, SP 1106-0003, a Site Plan for Futura Industries Warehouse addition, based on the findings and discussion in the Staff Report, seconded by Commissioner Moore. Voting AYE: Commissioners Moore, Jones, Butcher, Gaerte, and Perry. Voting Nay: None.** Commissioner Stones did not vote.

STAFF REPORTS

Valerie Claussen reviewed the projects that would be forthcoming.

Brian Brower, City Attorney, said there was a problem with landscape maintenance of open space and establishment of a Homeowners Association (HOA) for some subdivisions. The lack of

landscape maintenance had created unsightly areas in the City. Mr. Brower said some residents want action, some want to take action and some ask why they should be required to participate. He said there were options the City could take, one was to pursue the creation of a special assessment area or contact could be made with the developer of the one subdivision and aggressive action taken to organize the HOA. He said in his opinion an HOA could maintain the property more cost effective than the City. Chair Peterson thanked Mr. Brower for the information on this issue.

PLANNING COMMISSIONERS' MINUTE

Commissioner Peterson – expressed appreciation to Commissioner Carpenter, he will be missed.

Commissioner Moore - Nothing

Commissioner Stones – Nothing

Commissioner Jones - Nothing

Commissioner Butcher – said he has a new email address. He asked where the Maverik parking lot expansion would be. Ms. Claussen said it was to the east and plan to add landscaping and a bowery.

Commissioner Gaerte – Nothing

Commissioner Perry – Nothing

There being no further business to come before the Planning Commission, **Commissioner Moore moved to adjourn at 7:54 P.M.**