

**CLEARFIELD PLANNING COMMISSION MEETING**

August 15, 2012

7:00 P.M. – Special Scheduled Meeting

PRESIDING: Randy Butcher Vice-Chair

PRESENT: Becky Brooks Commissioner  
Joel Gaerte Commissioner  
Norah Baron Alternate Commissioner

ABSENT: Nike Peterson Chair  
Ron Jones Commissioner  
Lance Brown Alternate Commissioner  
Michael LeBaron Council Liaison

STAFF PRESENT: Brian Brower City Attorney  
Valerie Claussen Development Services Manager  
Christine Horrocks Building Permits Specialist

VISITORS: Eric Rice, Corbin Bennion, Linda Butcher

Pledge of Allegiance was led by Commissioner Butcher.

APPROVAL OF AGENDA

**Commissioner Gaerte moved to approve the agenda as presented. Seconded by Commissioner Baron. The motion carried on the following vote: Voting AYE: Commissioners Butcher, Brooks, Gaerte, and Baron. Voting NO: None.**

PUBLIC HEARING FOR A PRELIMINARY SUBDIVISION PLAT (PSP 1207-0005) NINIGRET FIELD, A 4.619 ACRE PARCEL ZONED M-1 (MANUFACTURING) AND A-1 (AGRICULTURAL), A 99-FOOT DIAGONAL STRIP BETWEEN 1000 WEST AND 700 SOUTH (TIN: 12-026-0016)

Vice Chairman Butcher declared the public hearing open at 7:02 p.m.

PUBLIC COMMENT:

None

**Commissioner Brooks moved to close the public hearing at 7:03 p.m. Seconded by Commissioner Gaerte. The motion carried on the following vote: Voting AYE: Commissioners Butcher, Brooks, Gaerte, and Baron. Voting NO: None.**

PUBLIC HEARING FOR A FINAL SUBDIVISION PLAT (FSP 1207-0007) NINIGRET FIELD, A 4.619 ACRE PARCEL ZONED M-1 (MANUFACTURING) AND A-1 (AGRICULTURAL), A 99-FOOT DIAGONAL STRIP BETWEEN 1000 WEST AND 700 SOUTH (TIN: 12-026-0016)

Vice Chairman Butcher declared the public hearing open at 7:04 p.m.

PUBLIC COMMENT:

None

**Commissioner Brooks moved to close the public hearing at 7:05 p.m. Seconded by Commissioner Gaerte. The motion carried on the following vote: Voting AYE: Commissioners Butcher, Brooks, Gaerte, and Baron. Voting NO: None.**

Valerie Claussen, Development Services Manager, said the requests were for preliminary plat and final plat approval for a 4.619 acre, two lot industrial subdivision. The majority of the industrial subdivision was a 72.2 acre parcel located in Syracuse City. She said Syracuse City Council and Planning Commission had approved the subdivision. Ms. Claussen said the property is master planned industrial and was currently zone A-1 (Agricultural). She said at the time of actual development, the property owner would request rezoning and site plan approval. The subdivision plat meets city standards and an engineering review had been completed. An escrow account would be established prior to recordation of the plat. Ms. Claussen said no public comment had been received and staff recommended approval.

PRELIMINARY SUBDIVISION PLAT (PSP 1207-0005) NINIGRET FIELD, A 4.619 ACRE PARCEL ZONED M-1 (MANUFACTURING) AND A-1 (AGRICULTURAL), A 99-FOOT DIAGONAL STRIP BETWEEN 1000 WEST AND 700 SOUTH (TIN: 12-026-0016)

**Commissioner Gaerte moved to approve (as conditioned) PSP 1207-0005, a Preliminary Subdivision Plat known as Ninigret Field, based on the discussion and findings in the Staff Report. Seconded by Commissioner Baron. The motion carried on the following vote: Voting AYE: Commissioners Butcher, Brooks, Gaerte, and Baron. Voting NO: None.**

FINAL SUBDIVISION PLAT (FSP 1207-0007) NINIGRET FIELD, A 4.619 ACRE PARCEL ZONED M-1 (MANUFACTURING) AND A-1 (AGRICULTURAL), A 99-FOOT DIAGONAL STRIP BETWEEN 1000 WEST AND 700 SOUTH (TIN: 12-026-0016)

**Commissioner Baron moved to recommend to the City Council approval of FSP 1207-0007, a Final Subdivision Plat known as Ninigret Field, based on the discussion and findings provided in the Staff Report. Seconded by Commissioner Brooks. The motion carried on the following vote: Voting AYE: Commissioners Butcher, Brooks, Gaerte, and Baron. Voting NO: None.**

There were no staff reports or comments from the commissioners in attendance.

There being no further business to come before the Planning Commission, **Commissioner Gaerte moved to adjourn at 7:13 P.M.**