

CLEARFIELD PLANNING COMMISSION MEETING

December 5, 2012

7:00 P.M. - Regular Session

PRESIDING: Nike Peterson Chair

PRESENT: Becky Brooks Commissioner
 Randy Butcher Commissioner
 Ron Jones Commissioner
 Brandon Stanger Commissioner
 Norah Baron Alternate Commissioner
 Michael LeBaron Council Liaison

ABSENT: Joel Gaerte Commissioner

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

VISITORS: Brandon Bills, Bonnie Foote, Kathryn Murray, Scott Holt

Pledge of Allegiance was led by Chair Peterson

APPROVAL OF AGENDA

Commissioner Butcher moved to accept the agenda as written. Seconded by Commissioner Jones. The motion carried on the following vote: Voting AYE: Commissioners Brooks, Butcher, Jones, Stanger and Baron. Voting NO: None.

APPROVAL OF MINUTES FROM OCTOBER 3, 2012 PLANNING COMMISSION MEETING

Commissioner Jones moved to approve the minutes of the October 3, 2012 meeting as written. Seconded by Commissioner Brooks. The motion carried on the following vote: Voting AYE: Commissioners Brooks, Butcher, Jones, Stanger and Baron. Voting NO: None.

APPROVAL OF MINUTES FROM NOVEMBER 7, 2012 PLANNING COMMISSION MEETING

Commissioner Butcher moved to accept the minutes of the November 7, 2012 meeting. Seconded by Commissioner Baron. The motion carried on the following vote: Voting AYE: Commissioners Brooks, Butcher, Jones, Stanger and Baron. Voting NO: None.

DISCUSSION OF SP 1211-0008 A SITE PLAN FOR A CHANGE IN USE AND

OCCUPANCY FROM WHOLESALE/RETAIL USE TO A THEATER USE FOR THE PROPERTY LOCATED AT 455WEST 1700 SOUTH IN THE C-2 ZONING DISTRICT

Valerie Claussen, Development Services Manager, said the site plan request was for a change in use and occupancy from wholesale/retail to theater. The request was consistent with the master plan and zoning. She said the proposal demonstrated the minimum standards were met with parking, landscape and the screened trash enclosure. Ms. Claussen said no public comment had been received to date and staff recommended approval as conditioned.

Commissioner Stanger asked about the percentage of landscaping. Ms. Claussen said the applicant indicated there was 19 percent landscaping. Commissioner Stanger asked about landscaping materials and if city code gave guidelines for the amount of trees and shrubs. Ms. Claussen said there were guidelines but this request didn't need to be specific. The Commissioners had concerns about the exterior lighting and parking requirements.

Brandon Bills, applicant and Scott Holt, property owner, addressed the commissioners. Mr. Holt said the building was previously Chad's Sprinklers and had been vacant for a year. Mr. Holt said the property was developed 20 years ago. He said there was excess parking on adjacent property he owned. Mr. Holt said there were lights on an adjacent building and the area was well lit. Mr. Bills said there were two poles in front with lights and the awning was backlit but would be changed with the lights shining down. There was discussion on the dumpster. Mr. Holt said the dumpster had been in the front, but would be moved to the west of the property. Chair Peterson said the dumpster was required to be screened.

Commissioner Brooks asked if the performances were live. Mr. Bills said he had worked with the Syracuse City Arts Council and it needed a larger facility. He said it was adaptable to different types of sets. Mr. Bills said there would be live performances, orchestra, jazz, and family friendly activities. He said the Arts Council was working on getting a non-profit status. Mr. Bills said there was something scheduled most every night. Chair Peterson asked what hours the business would be open. Mr. Bill said the lobby would probably open at 5:00 p.m. and close at midnight at the latest. He said concessions would be offered and a small boutique.

Mr. Bills explained the layout of the building and stated the stage area was versatile to accommodate the different performances. Commissioner Butcher asked where the emergency exits were located. Mr. Bills said there was an emergency exit door plus a large barn door in the theater part and the front area had a double sliding glass door plus a double swing door. Mr. Bills said the sets would be stored in storage units, not onsite.

Chair Peterson reviewed the conditions of the approval. Commissioner Stanger said he wanted to have more detail with the type of landscaping material used. It was determined to add to condition 1) a ... and will include tree and shrub guidelines.

APPROVAL OF SP 1211-0008 A SITE PLAN FOR A CHANGE IN USE AND OCCUPANCY FROM WHOLESALE/RETAIL USE TO A THEATER USE FOR THE PROPERTY LOCATED AT 455 WEST 1700 SOUTH IN THE C-2 ZONING DISTRICT

Commissioner Stanger moved to approve SP 1211-0008, Site Plan approval of a theater use, known as Playbills Center for the Arts located at 455 West 1700 South, with the following conditions of approval:

- 1. A revised site plan that is appropriately dimensioned and to scale will be submitted to Community Development no later than the submittal of building plans for building permits and shall include a minimum the following information:
 - a. Percentage of on-site landscape including tree and shrub guidelines.**
 - b. Location of the garbage dumpster and current guidelines for screening met.****
- 2. The applicant shall obtain necessary review and approvals from the City's Building Official for the change in occupancy.**
- 3. Site Plan approval is subject to North Davis Fire District review and approval.**
- 4. The applicant shall provide proof of having obtained and of having maintained, as may be periodically requested by the City, all applicable local, state, and federal permits.**

Seconded by Commissioner Baron, The motion carried on the following vote: Voting AYE: Commissioners Brooks, Butcher, Jones, Stanger and Baron. Voting NO: None.

PUBLIC HEARING AND DISCUSSION ON ZTA 1208-0004, AMENDMENTS TO THE LAND USE ORDINANCE TITLE 11 CHAPTER 11 AND CHAPTER 12 FOR THE ESTABLISHMENT OF NEW ZONING AND OVERLAY DISTRICTS WITHIN THE CITY

Chair Peterson reconvened the public hearing at 7:35 p.m.

PUBLIC COMMENT:

None

Commissioner Jones moved to close the public hearing at 7:36 p.m. Seconded by Commissioner Brooks. The motion carried on the following vote: Voting AYE: Commissioners Brooks, Butcher, Jones, Stanger and Baron. Voting NO: None.

Valerie Claussen said there was a work session December 4, 2012 with City Council on the text amendment. She reviewed the changes and clarifications that had been made. Ms. Claussen said peer review recommendation eliminated the design standards.

APPROVAL ZTA 1208-0004, AMENDMENTS TO THE LAND USE ORDINANCE TITLE 11 CHAPTER 11 AND CHAPTER 12 FOR THE ESTABLISHMENT OF NEW ZONING AND OVERLAY DISTRICTS WITHIN THE CITY

Commissioner Butcher moved to recommend approval of ZTA 1208-0004 to the City Council, an amendment to the Clearfield City Land Use Ordinance Title 11 Chapter 11 and Chapter 12. Seconded by Commissioner Stanger. The motion carried on the following vote:

Voting AYE: Commissioners Brooks, Butcher, Jones, Stanger and Baron. Voting NO: None.

STAFF REPORTS

Valerie Claussen said there were two letters of interest for the alternate commissioner positions. The interviews were held and an invitation would be extended at the December 11, 2012 City Council meeting. Site plan applications had been received from Betos and Stone Creek. Ms. Claussen said the City Council would hold the public hearing for the text amendment at the December 11, 2012 meeting and then adopt the ordinance in January 2013.

Ms. Claussen said elections for the Chair and Vice Chair along with the yearly planning session would be held at the meeting in January. Ms. Claussen said she met with the consultant for the UTA site and they planned to start submissions at the first of 2013.

PLANNING COMMISSIONERS' MINUTE

Commissioner Peterson – Merry Christmas.

Commissioner Brooks – Attended the meeting with the contractor for SR193 at Syracuse High and they were aggressively working on the project.

Commissioner Butcher – Merry Christmas to everyone.

Commissioner Jones – Thanks for a good year.

Commissioner Stanger – It was great to see code enforcement at work. Thanked the Commission for the work with Victors Tires. Ms Claussen said the landscaping had been escrowed.

Commissioner Baron – Merry Christmas.

Councilmember LeBaron – Nothing

There being no further business to come before the Planning Commission, **Commissioner Stanger moved to adjourn at 8:04 P.M.**