

CLEARFIELD PLANNING COMMISSION MEETING

January 9, 2013

7:00 P.M. - Regular Session

PRESIDING:	Nike Peterson	Chair
PRESENT:	Becky Brooks	Commissioner
	Randy Butcher	Commissioner
	Joel Gaerte	Commissioner
	Ron Jones	Commissioner
	Norah Baron	Commissioner
(Non-voting)	Timothy Roper	Alternate Commissioner
(Non-voting)	Keri Benson	Alternate Commissioner
	Michael LeBaron	Council Liaison
ABSENT:	Brandon Stanger	Commissioner
STAFF PRESENT:	Brian Brower	City Attorney
	JJ Allen	Assistant City Manager
	Valerie Claussen	Development Services Manager
	Christine Horrocks	Building Permits Specialist
VISITORS:	Cary Roane, Ricardo Castillo, Thair H. Blackburn, Kathryn Murray	

Pledge of Allegiance was led by Chair Peterson.

Kim Read, Deputy City Recorder, administered the Oath of Office to Commissioner Roper and Commissioner Benson.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES FROM DECEMBER 5, 2012 PLANNING COMMISSION MEETING

Commissioner Brooks moved to approve the minutes of December 5, 2012 as written. Seconded by Commissioner Jones. The motion carried on the following vote: Voting AYE: Commissioners Brooks, Butcher, Gaerte, Jones and Baron. Voting NO: None.

ELECTION OF CHAIR AND VICE-CHAIR FOR THE 2013 YEAR

Commissioner Butcher nominated Commissioner Peterson for Chair. Seconded by Commissioner Brooks. There were no further nominations. Commissioner Jones moved to

close the nominations for Chair. Seconded by Commissioner Gaerte. The motion carried upon the following vote: Voting AYE: Commissioners Butcher, Gaerte, Brooks, Jones and Baron. Voting NO: None.

Commissioner Peterson was elected Chair upon the following vote: Voting for Commissioner Peterson: Commissioners Butcher, Brooks, Gaerte, Peterson, Jones and Baron.

Commissioner Jones nominated Commission Butcher for Vice-chair. Seconded by Commissioner Gaerte. There were no further nominations. Commissioner Gaerte moved to close the nominations for Vice-chair. Seconded by Commissioner Baron. The motion carried upon the following vote: Voting AYE: Commissioners Butcher, Brooks, Gaerte, Jones and Baron. Voting NO: None.

Commissioner Butcher was elected Vice-Chair upon the following vote: Voting for Commissioner Butcher: Commissioners Butcher, Brooks, Gaerte, Peterson, Jones and Baron.

DISCUSSION ON SP 1209-0004 A SITE PLAN REQUEST BY SILVER CREEK ENGINEERING FOR A CARWASH AND AN OFFICE/RETAIL BUILDING LOCATED AT 460 EAST 1700 SOUTH AND 1765 SOUTH 400 EAST

Valerie Claussen, Development Services Manager, said the request for site plan approval was for a new development located in the vicinity of 400 East and 1700 South. The plan included a retail/office building plus a car wash. Ms. Claussen said Phase 1 of the development was directly to the east. She said design standards were consistent with Title 11, Chapter 18. The development contained 11.4 percent landscaping. Ms. Claussen said the property was surrounded by developed commercial uses and no further fencing was recommended at this time. She said staff recommended approval as conditioned and no public comment had been received to date.

Cary Roane, Silver Creek Engineering, asked if the cross access agreement was necessary as they were the property owner to the east. Ms. Claussen said she would check with the city engineer. Mr. Roane asked about the storm water retention. Ms. Claussen said the city engineer would make final comments when the construction documents were received. Councilmember LeBaron asked about the requirement for the design of the storm water retention. Mr. Roane said Silver Creek Engineering engineered the project for a 50 year storm which exceeded the requirements of the City.

APPROVAL OF SP 1209-0004 A SITE PLAN REQUEST BY SILVER CREEK ENGINEERING FOR A CARWASH AND AN OFFICE/RETAIL BUILDING LOCATED AT 460 EAST 1700 SOUTH AND 1765 SOUTH 400 EAST

Commissioner Butcher moved to approve as conditioned, SP 1209-0004, Site Plan approval for a car wash and an office/retail building at 460 East 1700 South and 1765 South 400 East in the C-2 zoning district, based on the findings and discussion in the Staff Report.

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

DISCUSSION ON SP 1211-0007 A SITE PLAN FOR BETO'S RESTAURANT LOCATED AT 293 NORTH MAIN STREET

Valerie Claussen said the request was for a site plan for proposed exterior changes and other tenant improvements. It was a small addition of 144 square feet under an existing cantilevered roof. She said the property was master planned for mixed used and was currently zoned C-2 (Commercial). Ms. Claussen said Chapter 18 provided deviations from strict compliance based on certain findings. She said the exterior changes were consistent with the design standards and the work was mostly interior remodeling. Ms. Claussen said the site required a minimum of 11 spaces, and they had provided 12. With the approval, the commercial corner would have the much needed building façade upgrades and improvements. Ms. Claussen said staff recommended approval as conditioned based on the findings and discussion in the staff report.

Thair Blackburn, Architect, said the owner wanted to extend the inside eating area. The existing building had a six foot cantilevered roof and the addition would extend to that point. Chair Peterson asked about the neon lights shown on the drawings. Mr. Blackburn said there would not be neon lighting. Chair Peterson asked if the stone wainscot would extend the entire length of the drive-thru. Mr. Blackburn said there would not be an addition to the stone wainscot and the rest of the building would be painted.

Chair Peterson said staff recommended deviation from strict compliance to the design standards set forth in Chapter 18 and the Commissioners needed to determine whether or not those findings could be met.

APPROVAL OF SP 1211-0007 A SITE PLAN FOR BETO'S RESTAURANT LOCATED AT 293 NORTH MAIN STREET

Commissioner Jones moved to approve as conditioned, SP 1211-0007, Site Plan approval for Beto's Restaurant in the C-2 zoning district located at 293 North Main Street, based on the findings and discussion in the Staff Report. Seconded by Commissioner Baron. The motion carried upon the following vote: Voting AYE: Commissioners Butcher, Brooks, Gaerte, Jones and Baron. Voting NO: None.

YEAR IN REVIEW

Valerie Claussen gave the commissioners a list of the projects reviewed by the Planning Commission during 2012. She also included the administrative items that were completed. Ms. Claussen reviewed the goals set by the Planning Commission for 2012 and asked for suggestions for goals for 2013. She asked the commissioners to list the top three goals they wanted to accomplish during 2013.

After discussion of potential goals for 2013, Ms. Claussen reviewed the goals the commissioners

had suggested. They were: keep code enforcement going, motor vehicle sales, tattoo establishments, non-depository institutions, minor site plan review looking at the conditional use permit particularly for the home occupation licenses, outdoor storage, light industrial district and review the master plan.

STAFF REPORTS

Valerie Claussen said the City Council adopted the text amendment for the mixed used zoning ordinance on January 8, 2013. She said she would meet with the applicant for UTA site tomorrow. Ms. Claussen said the sign subcommittee would meet prior to the February meeting.

PLANNING COMMISSIONERS' MINUTE

Commissioner Peterson – welcome to new members.

Commissioner Brooks – nothing

Commissioner Butcher – said Chair Peterson did a good job as chair. Thanked staff for information provided. He may not be at February meeting.

Commissioner Gaerte – thanked Chair Peterson and Commissioner Butcher for continuing to serve as chair and vice-chair.

Commissioner Jones – nothing

Commissioner Baron – welcome to new members. She would be absent at the February meeting

Commissioner Roper – nothing

Commissioner Benson – thank you for opportunity

Councilmember LeBaron– said the comments made during discussion about the MU zone were similar in the City Council and Planning Commission.

There being no further business to come before the Planning Commission, **Commissioner Jones moved to adjourn at 8:17 P.M.**