

CLEARFIELD PLANNING COMMISSION MEETING

May 1, 2013

7:00 P.M. - Regular Session

PRESIDING: Nike Peterson Chair

PRESENT: Becky Brooks Commissioner
Joel Gaerte Commissioner
Ron Jones Commissioner
Norah Baron Commissioner
Keri Benson Commissioner
Timothy Roper Alternate Commissioner
Michael LeBaron Council Liaison

ABSENT: Randy Butcher Commissioner

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

VISITORS: Alex Fuller, Clayton Bateson, Kimber Collins, Kevin Gutierrez, Jason Scanlon, Andrea Scanlon, Hugo Zauala, Ana Garcia, Beatriz Hernandez, Chris Chelemes, Sam Chelemes, Bruce Cardon, Brian Allred, Jim Graham, Ben Graham, Ray Whitchurch, Mike Christensen, Curtis Clayton

Pledge of Allegiance was led by Chair Peterson.

APPROVAL OF AGENDA

Chair Peterson recommended that item 4, a presentation by University of Utah Urban Planning students be given after item 5, a Site Plan for Futura Industries. **Commissioner Jones moved to approve the agenda as noted with the adjustment with items 4 and 5 being changed. Seconded by Commissioner Baron. The motion carried on the following vote: Voting AYE: Commissioners Baron, Benson, Brooks, Gaerte, Jones and Roper. Voting NO: None.**

APPROVAL OF MINUTES FROM MARCH 6, 2013 PLANNING COMMISSION MEETING

Brian Brower, City Attorney, requested the commissioners change on page 9, the last sentence of the first paragraph, on a statement he made that required more context. He asked to have the sentence read, "Mr. Brower said the contractual deed restriction documents indicated that any restricted activity on the property must have approval 30 days prior from BP." **Commissioner Jones moved to accept the minutes of March 6, 2013 with the correction from the City Attorney. Seconded by Commissioner Brooks. The motion carried on the following vote: Voting AYE: Commissioners Baron, Benson, Brooks, Gaerte, Jones and Roper. Voting NO: None.**

CONSIDERATION OF APPROVAL OF THE MINUTES FROM APRIL 3, 2013 PLANNING COMMISSION MEETING

The approval of the minutes from April 3, 2013 would be addressed at the May 15, 2013 meeting.

DISCUSSION ON SP 1304-0005, A REQUEST FOR SITE PLAN APPROVAL OF A WAREHOUSE ADDITION AT FUTURA INDUSTRIES LOCATED AT BUILDING H-11, FREEPORT CENTER

Valerie Claussen, Development Services Manager, said the request was for an expansion for Futura Industries. The addition was on the northwest corner of building H-11. Ms. Claussen said the metal walls were permitted by code if incorporated with significant variation of materials. She said the proposal included a translucent band. Ms. Claussen said findings could be met for deviation of standards. No public comment had been received to date and staff recommended approval.

APPROVAL OF SP 1304-0005, A SITE PLAN FOR A WAREHOUSE ADDITION AT FUTURA INDUSTRIES LOCATED AT BUILDING H-11, FREEPORT CENTER

Commissioner Gaerte moved to approve as conditioned, SP 1304-0005, a site plan for Futura Industries Warehouse addition, based on the findings and discussion in the staff report. Seconded by Commissioner Baron. The motion carried on the following vote: Voting AYE: Commissioners Baron, Benson, Brooks, Gaerte, Jones and Roper. Voting NO: None.

PRESENTATION BY UNIVERSITY OF UTAH URBAN PLANNING STUDENTS ON THEIR FINDINGS AND RECOMMENDATIONS ABOUT A CIRCULATOR ROUTE FEASIBILITY STUDY

University of Utah students, Kimber Collins, Alex Fuller, Clayton Bateson, and Kevin Gutierrez, presented their findings on an assignment to study the feasibility of a circulator route in Clearfield City which included the Frontrunner station and use of public transportation.

PUBLIC HEARING ON FSP 1302-0003, A REQUEST FOR AN AMENDED SUBDIVISION PLAT FOR PACIFIC PARK AMENDED NO. 2. LOCATED IN THE VICINITY OF 200 NORTH AND PACIFIC STREET

Valerie Claussen said the original plat was recorded in October 2006 and an escrow account was established with the initial approval. She said due to lack of performance by the developer and in accordance with the development agreement, escrow monies had been requested by the City and would be used to initiate the completion of the improvements. Ms. Claussen said one important improvement identified was an adequate storm water facility. She said originally a retention pond was planned, but now a detention pond was designed and easements had been obtained from adjacent properties to connect to the City's storm water system. Ms. Claussen said the Home Owners Associations (HOA) was never established and was necessary to maintain the open

space/retention pond. The amended plat took the “common” parcel and divided it between the two adjacent property owners which enabled both properties to have appropriate access and eliminated strange driveway approaches. She said the northern lot would have maintenance responsibilities for the detention pond and the City would maintain the utility easement for the facility.

Ms. Claussen said the amended plat required signatures of all property owners in the subdivision. She said the proposed revisions were consistent with both the master plan and R-1 Open zoning district standards. Ms. Claussen said public comment received inquired about the properties to the south. There were also concerns about the existing sidewalks that were in disrepair. She said the sidewalks were never accepted because the subdivision had not been completed or closed out. She said several residents in the subdivision had asked about the street lighting, even though it is a separate issue, the Public Works Department had been working to resolve that issue. Ms. Claussen said staff recommended approval to the City Council of the amended plat.

Chair Peterson declared the public hearing open at 7:35 P.M.

Chair Peterson stated the staff had talked to most of the residents to establish a neighborhood meeting on a proposed street light and other concerns. It would be a resident only meeting.

PUBLIC COMMENT:

None

Commissioner Jones moved to close the public hearing at 7:36 P.M. Seconded by Commissioner Benson. The motion carried on the following vote: Voting AYE: Commissioners Baron, Benson, Brooks, Gaerte, Jones and Roper. Voting NO: None.

Commissioner Gaerte asked about the Home Owners Association (HOA). Valerie Claussen said an HOA was never established and it would be difficult to do that at this point in time. She said the detention pond would be on one lot and the homeowner would be responsible for its maintenance.

RECOMMENDATION ON FSP 1302-0003, A REQUEST FOR AN AMENDED SUBDIVISION PLAT FOR PACIFIC PARK AMENDED NO. 2. LOCATED IN THE VICINITY OF 200 NORTH AND PACIFIC STREET

Commissioner Gaerte moved to recommend to the City Council approval of FSP 1302-0003, an amended final subdivision plat, known as Pacific Park Amended No. 2, based on the discussion and findings provided in the staff report. Seconded by Commissioner Roper. The motion carried on the following vote: Voting AYE: Commissioners Baron, Benson, Brooks, Gaerte, Jones and Roper. Voting NO: None.

PUBLIC HEARING ON RZN 1303-0004, A REQUEST BY CON WILCOX FOR REZONING FROM C-2 (COMMERCIAL) TO R-3(PD) (MULTIPLE-FAMILY RESIDENTIAL WITH PLANNED DEVELOPMENT OVERLAY) AT 850 WEST 1600 SOUTH

Valerie Claussen said the applicant had requested a continuance to the June meeting.

CONTINUATION OF RZN 1303-0004, A REQUEST BY CON WILCOX FOR REZONING FROM C-2 (COMMERCIAL) TO R-3(PD) (MULTIPLE-FAMILY RESIDENTIAL WITH PLANNED DEVELOPMENT OVERLAY) AT 850 WEST 1600 SOUTH

Commissioner Jones moved to continue RZN 1303-0004, the Wilcox Farms rezoning from C-2 to R-3 PRUD to the June 5, 2013 Planning Commission meeting. Seconded by Commissioner Baron. The motion carried on the following vote: Voting AYE: Commissioners Baron, Benson, Brooks, Gaerte, Jones and Roper. Voting NO: None.

Chair Peterson requested the Commission take a five minute recess.

At 7:41 P.M. Commissioner Jones moved to adjourn for a five minute recess. Seconded by Commissioner Baron. The motion carried on the following vote: Voting AYE: Commissioners Baron, Benson, Brooks, Gaerte, Jones and Roper. Voting NO: None.

The meeting reconvened at 7:48 P.M.

PUBLIC HEARING ON RZN 1304-0007, A REQUEST OF THACKERAY COMPANY FOR A REZONE FROM C-2 (COMMERCIAL) AND M-1 (MANUFACTURING) TO MU (MIXED USE) FOR APPROXIMATELY 72 ACRES LOCATED AT 1250 SOUTH STATE

Valerie Claussen said there were eight objectives for the Mixed-Use (MU) zone. She said the master development plan was the key element to the MU zone. Ms. Claussen said the applicant listed the specific provisions for the development of the property. She said the MU zone had ten requirements that needed to be reviewed and given consideration through the Development Agreement. Ms. Claussen said several inquiries had been made about the development of the site and the questions were answered using the Clearfield Station MDP. She said there were ten findings that needed to be reviewed, considered and an analysis provided prior to approval of the rezone to the MU district.

Chair Peterson declared the public hearing open at 7:54 P.M.

PUBLIC COMMENT:

Jim Graham, Layton, asked if there was a plan to change the entrance to the frontrunner station. The proposed changes were explained to Mr. Graham.

Commissioner Roper moved to continue the public hearing for RZN 1304-0007, the Clearfield Station rezoning to the June 5, 2013 Planning Commission meeting. Seconded by Commissioner Benson. The motion carried on the following vote: Voting AYE: Commissioners Baron, Benson, Brooks, Gaerte, Jones and Roper. Voting NO: None.

Chair Peterson said discussion was needed about public versus private roads. Mike Christensen said if there were a public road it would be the main entrance. Ray Whitchurch said the narrow roads would not have room for overflow parking onto the street. Chair Peterson asked the commissioners if the entrance and other main roads should be public or private and could those roads be narrower than City standards. Commissioner Roper said the main road needed to be a public road. He also said he didn't have an issue with the width of the road. Commissioner Brooks said she agreed the main road should be a public road and that it could be narrower than City standards. Commissioner Jones said he liked the narrower aspect of the roads. He said it was a unique project and if the road were too wide it would look more commercial; he also liked the addition of landscaping along the street. Commissioner Gaerte said his concern was when the width of the street was reduced by snow. Mr. Whitchurch said snow shouldn't be an issue, because the snow would be pushed onto the grass area. Commissioner Benson asked what the concerns were with the narrow roads. Ms. Claussen said the problem was that private roads were not accepted for public use and were not maintained by the City. She said typically, in the past, the private roads had been substandard and the brunt of the cost to repair the road was the burden of only a few residents. Commissioner Baron said she lived on a narrow street and if the parking on street could be prevented she was fine with the narrower road. Mr. Christensen said nothing fronted the road; it was more of a collector for those going to the transit platform, the business park or the residential area. Councilmember LeBaron said the roads were built to accommodate the area. It was a good design for the area. Mr. Whitchurch said the width of the street was the only part that was not to City standards.

STAFF REPORTS

Valerie Claussen said a request was received for special meeting on May 15th. She asked if there would be a quorum. Commissioner Gaerte said he would not be able to attend. Ms. Claussen told the commissioners to watch for the agenda around May 10th. She said there was a great turnout at the webinar. Ms. Claussen said at the last City Council meeting the UDOT street dedication plat was approved, the Davis North Dental Plat was approved and no action was taken on the ag-rec text amendment. She said the June meeting would continue the discussion on Clearfield Station, Wilcox Farms and a conditional use permit for Jim's Tires.

PLANNING COMMISSIONERS' MINUTE

Commissioner Jones – said he was impressed with how far the Commission had come.

Commissioner Brooks – said she was also impressed with the progress made. She said the webinar was informative.

Commissioner Roper – said the webinar was good. He said the City was in line with the rest of the nation.

Commissioner Gaerte – nothing

Commissioner Benson – thanks for the webinar, it was very informative.

Commissioner Baron – thanks for the webinar.

Councilmember LeBaron– thanked the Commissioners for the invaluable work they did.

Commissioner Peterson – asked if the Commissioners could have some type of identification badge for site visits. She asked if the undeveloped areas of the City could be master planned. Councilmember LeBaron said the CDRA approved a retail leakage study that would determine what type of business would make sense for Clearfield. He said the information would come about June or July. Chair Peterson said the information could give direction for the master plan and how to develop some areas of the City.

There being no further business to come before the Planning Commission, **Commissioner Jones moved to adjourn at 8:26 P.M.**