

CLEARFIELD PLANNING COMMISSION MEETING

October 2, 2013

7:00 P.M. - Regular Session

PRESIDING: Nike Peterson Chair

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

ABSENT: Brian Brower City Attorney

STAFF PRESENT: JJ Allen Assistant City Manager
 Scott Hess Development Services Manager
 Christine Horrocks Building Permits Specialist

VISITORS: Koral Vasquez, Anthony Vasquez, Amber Huntsman, Mike Christensen,
 Peter Beeton, Brendon Thorpe, Kathryn Murray, Chris J. Chelemes, Con
 L. Wilcox

Pledge of Allegiance was led by Chair Peterson.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES FROM SEPTEMBER 4, 2013 PLANNING COMMISSION MEETING

Commissioner Benson said she was not present at the July 10, 2013 meeting and didn't vote on the approval of the minutes for that meeting. She asked to have her name removed from the voting members. **Commissioner Gaerte moved to approve the minutes of September 4, 2013 with the change noted. Seconded by Commissioner Baron. The motion carried on the following vote: Voting AYE: Commissioners Baron, Benson, Brooks, Butcher, Gaerte and Jones. Voting NO: None.**

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

Scott Hess said RZN 1304-0007 was continued from the September 4, 2013 Planning Commission meeting. He stated the recommended action was to open the public hearing, take any public comment and continue the public hearing to the November 6, 2013 meeting. Mr. Hess said City Code Title 11 Chapter 11 required properties requesting rezone to the Mixed-Use (MU) zone submit a Master Development Plan (MDP). He said the applicant had submitted and staff had reviewed the MDP dated July 2013. A revised MDP would be given to the Commissioners for their review.

Chair Peterson declared the Public Hearing open at 7:07 p.m.

PUBLIC COMMENT:

Koral Vasquez, Clearfield, said she owned property adjacent to the subject property. She said the General Plan showed a road on the west side of her property which was next to the railroad tracks. Ms. Vasquez said she built an accessory building in 2012 on the west portion of her property. She requested the City consider other options; she did not want to sell her property and there wasn't room for the road. She said she wasn't opposed to the development, but would like consideration of another place for the extension of the road.

Chris Chelemes, Clearfield, said the plan proposed a road through the pasture next to his house. It was his opinion that the road should not go through the pasture. Mr. Chelemes didn't like the idea of the road 100 feet from his bedroom. He was concerned with the safety in the area. Mr. Chelemes said he had been in Clearfield since 1944 and he didn't want the road placed close to his house.

Commissioner Jones moved to continue the public hearing until the November 6, 2013 Planning Commission meeting. Seconded by Commissioner Baron. The motion carried on the following vote: Voting AYE: Commissioners Baron, Benson, Brooks, Butcher, Gaerte and Jones. Voting NO: None.

Chair Peterson asked if the commissioners had questions prior to the presentation by Thackeray Company. Commissioner Butcher asked if 550 East would extend through to the rail station property, because currently 550 East was a dead end. Mr. Vasquez said there was a lot of work that needed to be done for the road extension. JJ Allen, Assistant City Manager, said previous drawings of the site plan for the project showed a connection to 550 East, however, the current drawing did not. He said it could still be discussed. Commissioner Butcher asked where Mr. Chelemes house was located in relation to the new proposed road. Mr. Chelemes said his house was south of Wendy's and the pasture where the proposed road was shown.

Mike Christensen with Thackeray Garn Company said he was unaware that Mr. Chelemes was not in favor of the road because his brother had accepted a letter of intent for the purchase of the

property. He also said he was not aware of the new building on the adjacent property on 550 East and would explore other options for the placement of Depot Street.

Mr. Christensen reviewed the changes made from the previous submittal. He stated this was not a request for site plan approval, just the master plan. He said the change to the orientation of the flex space buildings was required because of the topography.

Copies of the Master Development Plan (MDP) were given to the commissioners. Concern was voiced by the commissioners about the realignment of 1000 East and the access to State Street. Mr. Christensen said the existing road would be used for access to the rail stop and until there was enough activity on the site. He said the signal would be moved as needed. It was noted that State Street was a UDOT road and all accesses or intersections required UDOT approval. There was discussion about increased traffic on all roads including 1700 South.

Chair Peterson said she wanted the MDP to more clearly define what could be expected as the final product. Mr. Christensen said these were general guidelines and there would be a site plan approval for each phase of the project. JJ Allen said this document was conceptual and a foundation for the development; every aspect of the project would have a site plan and approval wouldn't be given if not in conformance.

Chair Peterson asked, other than the charter school, what other civic type uses would be included in the development. Mr. Christensen said there were areas for plazas but other structures were not included. Chair Peterson said she had received comments regarding the preservation of the State Street area for commercial build out as noted in the General Plan. Mr. Christensen said UTA wanted ridership and Clearfield City wanted business and the development was a compromise. Commissioner Benson asked if the residential development needed to be adjacent to State Street. Chair Peterson said she liked the product, but her concern was the project was strikingly similar to other multi-family housing in the City. She wasn't opposed to multi-family on the site; she just wanted a more urban traditional TOD. Chair Peterson said the population of Clearfield City doubled each day with workers going to Freeport Center. Mr. Christensen said UTA was aware of the rider demand into Freeport Center. JJ Allen said there was a UTA circulator study that looked at connecting the rail stop to key activity centers in Clearfield and one of those was Freeport Center. He said there should be some findings from that study that would be relevant to the development of Clearfield Station.

Mr. Allen asked the Commissioners to have review comments on the MDP to staff by next Wednesday. He said the applicant would give a presentation to the City Council in a work session next week. Mr. Allen said staff hoped the Planning Commission would take action on the rezone at the meeting in November.

STAFF REPORTS

Scott Hess said items for future discussion were administrative approval for minor changes to a site plan and change in use, code changes and zoning text amendments. He said next month there were a few items on the agenda.

PLANNING COMMISSIONERS' MINUTE

Councilmember LeBaron – Nothing

Commissioner Brooks – Nothing

Commissioner Butcher – Nothing

Commissioner Gaerte – Nothing

Commissioner Baron – Nothing

Commissioner Benson – Nothing

Commissioner Jones – said he looked forward to the work session. He thought the rail stop project had come a long way.

Commissioner Peterson – Nothing

There being no further business to come before the Planning Commission, **Commissioner Gaerte moved to adjourn at 8:19 P.M.**