Pledge of Allegiance was led by Chair Peterson.

APPROVAL OF MINUTES FROM JANUARY 19, 2011 PLANNING COMMISSION MEETING

Commissioner Stones moved to approve the minutes of January 19, 2011 as noted, seconded by Commissioner Gaerte. All Voting AYE.

APPROVAL OF AGENDA

Chair Peterson explained there were some changes to the items scheduled to be presented. She stated item number five, DA 11-005, has been removed at the request of the applicant. Chair Peterson said there may be some changes to the public hearings depending on public input. Commissioner Butcher moved to accept the agenda with the changes noted, seconded by Commissioner Carpenter. All Voting AYE.

APPROVAL OF SP 11-009, A REQUEST BY THAIR BLACKBURN, ARCHITECT ON BEHALF OF BURRITO GRANDE RESTAURANT FOR SITE PLAN APPROVAL, FOR THE REMODELING AND REDEVELOPMENT OF THE SITE AND BUILDING LOCATED AT 56 E 1700 S (TIN: 12-077-0030). THE PROPERTY IS LOCATED IN THE C-2 (COMMERCIAL)
ZONING DISTRICT.

Valerie Claussen, City Planner, stated the request is for site plan approval to remodel the existing site at 56 East 1700 South. The request is consistent with the General Plan and zoning and the use is compatible with the surrounding properties. The review considerations include vehicle and pedestrian traffic, and the current two way driveway. One of the conditions should be to open the outlet from the drive-thru to allow more maneuverability for the vehicles. The building is located in the center of the parcel providing circulation throughout the entire site. The exterior design is Spanish colonial revival style architecture and is consistent with chapter eighteen. A sample of the proposed building materials was shown to the commissioners. Off-street parking requirements have been met and an existing six foot fence vinyl fence along the southern property line separates the property from the adjacent multi-family development. Lighting for the parking lot is within code. The traffic is not anticipated to be any greater than before. The monument sign shown will need to be moved to be out of the clear vision triangle area. There are no changes to the drainage. Staff recommended approval of the site plan as conditioned based on the findings and the discussion in the staff report.

Commission Butcher was concerned about how close the drive-thru window was in relation to the traffic entering and exiting the property. Chair Peterson asked Commissioner Butcher if he had a recommendation for modification to the site to help with the exit. Commissioner Butcher said he felt if one parking stall was removed it would give the additional space needed. Commissioner Stones said it would possible to remove one parking stall and move some landscaping without adversely affecting the code.

Carlos Soto, owner, and Thair Blackburn, architect, were present to answer questions. Mr. Soto said he has an existing business in Roy. He wanted to do something similar or better in this location. He said he wanted to make this building look nicer. Chair Peterson told Mr. Soto and Mr. Blackburn that the site plan approval would have conditions and require a few changes made to the plan. Mr. Blackburn asked for clarification on the changes that were being requested. Chair Peterson said a slight change to the plans giving additional room at the drive-thru exit would be necessary. Ms. Claussen illustrated options that would be acceptable. Commissioner Butcher suggested removing one parking stall and the landscaping. The Commission said they would leave the final approval of the changes to staff. Commissioner Butcher asked about a second egress in the building. Mr. Soto said there is an emergency exit on the east side of the building by the drive-thru.

Commissioner Stones moved to approve as conditioned a site plan for Burrito Grande Restaurant, SP 11-009, based on the findings of fact and the discussion in the Staff Report with the following conditions of approval noted in page 7 of the packet that 1) The construction documents be submitted for building permits shall be in substantial conformance with the documents submitted with this site plan approval with the exception of the changes made with recommendation of staff for the egress of the drive thru. 2) The monument sign will be moved out of the clear vision triangle area. 3) The drive-thru outlet will be modified to provide more vehicular space to maneuver to the driveway. This may
include angling the outlet more than shown on the site plan exhibit. 4) Approval is subject to any UDOT (Utah Department of Transportation) approvals that may be required for 1700 South driveways. 5) Approval is subject to North Davis Fire District review and approval, seconded by Commissioner Jones. All Voting AYE.

DISCUSSION AND POSSIBLE ACTION ON DA 11-005, AN AMENDMENT TO THE GARDNER PARK VILLAGE DEVELOPMENT AGREEMENT (ADDITION NO. 3), TO MODIFY A REFERENCED PLAT EXHIBIT, TO MODIFY THE PROJECT OPEN SPACE, TO CLARIFY REMAINING PROJECT IMPROVEMENTS AND TIMING, AND OTHER PROPERLY RELATED MATTERS THERETO. THE PROPERTY IS ZONED R-2 AND LOCATED IN THE VICINITY OF THE SOUTHWEST CORNER OF 300 N AND 1000 W.

Removed from the agenda

PUBLIC HEARINGS:


Chair Peterson declared the public hearing open at 7:22 p.m.

PUBLIC COMMENT:
None

Chair Peterson recommended the public hearing be left open and continue to April 20th. Brian Brower, City Attorney, said the developers have requested the discussion be postponed until April 20, 2011.

Commissioner Gaerte moved to continue this public hearing until April 20, 2011, seconded by Commissioner Carpenter. All Voting AYE.

**Removed from the agenda at this time**

PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION ON FSP 11-008, A REQUEST BY CLEARFIELD CITY FOR A PRELIMINARY AND FINAL SUBDIVISION PLAT TO SUBDIVIDE A 43.29 ACRES PARCEL INTO TWO PARCELS LOCATED IN THE H-10 AREA OF THE FREEPORT CENTER. THE PROPERTY IS ZONED M-1 AND LOCATED IN THE VICINITY OF H STREET AND 9TH STREET IN THE FREEPORT CENTER (TIN: 12-065-0139)

**Removed from the agenda at this time**

Brian Brower, City Attorney, explained a definite date had not been determined for the discussion of these two items.

**PLANNING COMMISSIONERS’ MINUTE**

Commissioner Peterson – Nothing

Commissioner Carpenter – Nothing

Commissioner Stones – Nothing

Commissioner Jones - Nothing

Commissioner Butcher – Nothing

Commissioner Gaerte – Nothing

Commissioner Perry – Nothing

Councilmember Sprague – Good to be here!

**STAFF REPORTS**

Valerie Claussen, City Planner, asked about the availability of the commission members for the meeting on April 6th because it is Davis School District’s spring break. Commissioner Carpenter said he would need to be excused. Ms. Claussen explained a project list would be included in future packets reflecting projects that were in progress. She stated a future project would be a site plan for the Tyton Center on 700 South between the Allstate Office and Domino’s Pizza. She said the list would give the Commissioners an idea of what projects would be on a future agenda. The list would also include projects that had gone to council and the action taken by the City Council.

There being no further business to come before the Planning Commission, **Commissioner**
Butcher moved to adjourn at 7:18 P.M. to the Executive Conference Room for Training.

**PRESENTATION ITEM:**

**PLANNING COMMISSION TRAINING**

Chair Peterson called to order the training portion of the meeting at 7:23 P.M.

Valerie Claussen, City Planner, explained how to find the agenda on the city website. Some commissioners requested a printed copy for the meeting.

Ms. Claussen entitled her training, “Planning Commission Power, a Discussion on Discretion.” She explained there were rules to follow and a process in place for each project. She said the Land Use Ordinance was laws of development. The General Plan is the bigger picture. LUDMA (Land Use Development Management Act) is the enabling legislation for local land use authority. Adam Lenhard, Community Development Director, said staff tries to be experts on the ordinances so the Commissioners don’t have to, but he encouraged the Commissioners to be familiar with the state and city ordinances. Ms. Claussen said review comments given to an architect state the chapter and verse of the ordinance where compliance was required. She told the Commissioners to become familiar with the General Plan. Mr. Lenhard said the current General Plan was rewritten in 2008.

Mr. Lenhard said staff makes an effort to get items complete. The role of staff is to be unbiased, present the facts and determine how it matched City Code. You, the Planning Commission, are the decision makers.

There being no further business to come before the Planning Commission, **Commissioner Gaerte moved to adjourn at 8:25 P.M.**