The Pledge of Allegiance was led by Chair Roper

The minutes of the meeting were approved as amended.

Commissioner Murray moved to approve the minutes of the May 4, 2016 meeting as amended. Seconded by Commissioner Jugler. The motion carried on the following vote:

Voting AYE: Commissioners Jones, Mabey, Millard, Murray, Browning and Jugler.
Voting NO: None.
PUBLIC HEARING ON FSP 1605-0003, A REQUEST BY ILGAR KASSOUMOV TO AMEND THE CLEARFIELD VILLA SUBDIVISION, LOT 1, BY COMBINING THREE LOTS INTO A SINGLE 0.379 ACRE PARCEL OF LAND. THE SITES ARE LOCATED 555 NORTH MAIN STREET (TIN: 14-090-0001, 14-090-0070 AND 14-090-0071). THE PROPERTIES ARE LOCATED IN THE C-2 (COMMERCIAL) ZONING DISTRICT

Chair Roper declared the public hearing open at 7:02 p.m.

There were no public comments.

Commissioner Murray moved to close the public hearing at 7:03 p.m. Seconded by Commissioner Jugler. The motion carried on the following vote: Voting AYE: Commissioners Jones, Mabey, Millard, Murray, Browning and Jugler. Voting NO: None.

DISCUSSION ON FSP 1605-0003, A REQUEST BY ILGAR KASSOUMOV TO AMEND THE CLEARFIELD VILLA SUBDIVISION, LOT 1, BY COMBINING THREE LOTS INTO A SINGLE 0.379 ACRE PARCEL OF LAND. THE SITES ARE LOCATED 555 NORTH MAIN STREET (TIN: 14-090-0001, 14-090-0070 AND 14-090-0071). THE PROPERTIES ARE LOCATED IN THE C-2 (COMMERCIAL) ZONING DISTRICT

Spencer Brimley, Development Services Manager, said the applicant received conditional use permit and site plan approval in November 2015 and after the approval Mr. Kassoumov purchased additional lots and was requesting consolidation of the lots. Mr. Brimley said the consolidation increased the commercial viability of the property. He said Mr. Kassoumov currently occupied Lot 1 of the Clearfield Villa Subdivision and the lot would be removed from the Clearfield Villa Subdivision and would be combined with two other lots for the creation of the new subdivision. Mr. Brimley said the additional property allowed additional vehicles for sale. He said staff requested the separation of the commercial property from the residential property with a fence on the southwestern boundary. Mr. Brimley said because he was adding property to the existing parcel site plan approval was required.

Commissioner Murray asked what type of fence would be installed. Mr. Brimley said it could not be chain link. Mr. Kassoumov said the fence would be white vinyl to match the existing fence. Commissioner Murray asked if the landscaping needed to be increased to ten percent. Mr. Brimley said it would be ten percent on the combined parcels and staff would work with the applicant to meet the requirement. Commissioner Murray said the layout of the property would be difficult to landscape with the amount of asphalt and concrete. Mr. Brimley said there would be some raised planter boxes with shrubs and xeriscape landscape.

Commissioner Millard asked if the building was temporary. Mr. Brimley said the building was not temporary and was approved with the site plan.
Commissioner Murray moved to recommend, to the City Council approval, as conditioned, FSP 1605-0003, a request by Ilgar Kassoumov to amend the Clearfield Villa Subdivision, Lot 1, and create a 0.379 acre parcel of land, based on findings and discussion in the staff report with the following conditions:

1) The applicant shall correct the Plat to include all red-lines from Planning, Engineering, and Public Works Departments, including but not limited to necessary easements and other call-outs as required.

2) Applicant will be required to develop the site in compliance with Clearfield City Code and the land use approval provided to the applicant for CUP-SP 1510-0004. Applicant must obtain site plan approval for the new property.

3) The applicant shall install a fence in accordance with section 11-11B-12 of the Clearfield City Code on the western boundary of the subdivision, prior to the plat being recorded. This requirement provides separation for residential zones and uses from any commercial uses.

4) The applicant is responsible for the replacement or repair of deteriorated, damaged or missing surface improvements surrounding the perimeter of the subdivision. This includes, but is not limited to curb and gutter, sidewalk, landscaping park strip improvements, driveways, etc.

5) All work on the state highway (Main Street) will need Utah Department of Transportation written approval forwarded to the City, i.e. changes to driveway approaches and any additional utility connections.

6) 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 Jones. The motion carried on the following vote: Voting AYE: Commissioners Jones, Mabey, Millard, Murray, Browning and Jugler. Voting NO: None.

DISCUSSION: GENERAL PLAN

Spencer Brimley said the General Plan would be reviewed and recommended changes would be discussed. He told the commissioners to bring up any questions or comments they had as the changes were reviewed and input from all commissioners was wanted.

Mr. Brimley said the purpose of the document and the requirement of Utah State Code were added and put at the beginning of chapter one. Commissioner Mabey said her opinion was that beginning with Utah State Code was intimidating. Commissioner Jones suggested switching the first and second paragraphs. Mr. Brimley said “priorities and values” was added to Community Vision statement.
Mr. Brimley said the information in the current land use by type chart had been updated by Payden McRoberts, intern.

Mr. Brimley said at a recent American Planners Association (APA) conference the Property Rights Ombudsman encouraged removal of zones that didn’t have applicability. He said the General Plan was worded in a way that identified the zones that were no longer useable within the City. Mr. Brimley said the General Plan identified two agricultural zones, A-1 and A-2. He asked if there was a need for both zones. He said there was no property in the City zoned A-2 and consolidation of the A-1 and A-2 zones would be considered.

The recommended changes in the residential zone classifications were reviewed. Mr. Brimley asked if it would be advantageous to increase the density for R-2 and R-3 zones so that less property was developed but still get the roof tops necessary to support retail and commercial. Commissioner Murray was concerned that it would give the developers an excuse to build smaller apartments. Commissioner Jones said he was not in favor of increased density because it would take more land with the required additional parking and landscaping. Mr. Brimley said he would recommend that required landscaping be decreased from 25 percent to 10 to 15 percent. He said the City didn’t want a park with each project. Mr. Brimley said the downtown plan included shared landscaping which created park space, connectivity and social areas. He said there would be additional information on the downtown development plan which was intended as an addendum to the General Plan.

Mr. Brimley said the Business Park zone was listed as a new zone and he asked if the zone was needed or if the need had been met. Commissioner Murray said there was a zoning amendment that added light manufacturing and asked if there was an area in the City that would be large enough for a Business Park zone. Payden McRoberts said on the future land use map there was an area north of Freeport Center that was designated as Business Park. Commissioner Mabey said it gave another option to bring something positive to the City.

Mr. Brimley said there were not a lot of changes to the transportation element and updated information for the affordable housing element was provided by the CDBG (Community Development Block Grant) Coordinator.

Mr. Brimley said the goal was to have the updated General Plan ready for adoption at the end of the year.

DISCUSSION: LUAU

Mr. Brimley asked if any of the commissioners were familiar with the Land Use Academy of Utah (LUAU). He said the State of Utah and other entities have joined together and provided land use education. On Saturday, June 11th LUAU in conjunction with Utah League of Cities and Towns (ULCT) would provide training from 9:00 a.m. to noon. Mr. Brimley invited all the commissioners to attend. Commissioners Roper, Jugler, Murray and Millard said they would attend. He said the LUAU website had helpful information for the commissioners.
STAFF REPORTS

Spencer Brimley said at the last meeting there was a vacancy on the dais. He asked the commissioners to come to the dais if there was not a full quorum. Commissioner Roper asked the alternates to sit in the front of the room.

At a recent APA conference Mr. Brimley said there was discussion to have the Planning Commission Chair attend the City Council meeting to present the recommendation of the Planning Commission to the City Council. He said validity was added to the discussion with representation from the commission. Commissioner Jones said he attended some City Council meetings prior to serving on the City Council. He said he learned a lot at those meetings and encouraged the commissioners to attend when possible.

PLANNING COMMISSIONERS’ MINUTE

Commissioner Jones – said he missed last month appreciated those who covered for him.

Commissioner Mabey – thanked staff and the commissioners for their hard work.

Commissioner Millard – nothing

Commissioner Murray – nothing

Commissioner Browning – nothing

Commissioner Jugler – thanked staff for the hard work to make information available to the commissioners.

Commissioner Britton – seconded Commissioner Jugler’s comment.

Commissioner Uccardi – said had seen an increase in community involvement since the open house at Wasatch Elementary.

Chair Roper – said he forgot his binder.

There being no further business to come before the Planning Commission, **Commissioner Jones moved to adjourn at 8:20 P.M. Seconded by Commissioner Murray.**