CLEARFIELD PLANNING COMMISSION MEETING

October 5, 2016
7:00 P.M. - Regular Session

PRESIDING: Timothy Roper Chair

PRESENT: Kathryn Murray Commissioner
Ron Jones Commissioner
Robert Browning Commissioner
Michael Millard Commissioner
Amy Mabey Commissioner
Brady Jugler Commissioner
Michael Britton Alternate Commissioner
Chris Uccardi Alternate Commissioner
Keri Benson Council Liaison

ABSENT: Steve Parkinson Alternate Commissioner

STAFF PRESENT: Stuart Williams City Attorney
JJ Allen Assistant City Manager
Spencer Brimley Development Services Manager
Christine Horrocks Building Permits Specialist

VISITORS: Brett Wiggill, Ken Crockett, Julia Collins, Andy Hubbard

The Pledge of Allegiance was led by Chair Roper.

APPROVAL OF MINUTES FROM SEPTEMBER 7, 2016 PLANNING COMMISSION MEETING

Commissioner Jones moved to approve the minutes of the September 7, 2016, Planning Commission meeting as written. Seconded by Commissioner Mabey. The motion carried on the following vote: Voting AYE: Commissioners Jones, Mabey, Millard, Murray, Uccardi and Browning. Voting NO: None.

PUBLIC HEARING ON ZTA 1609-0004, A REQUEST BY CLEARFIELD CITY STAFF FOR ZONING TEXT AMENDMENTS AND CORRECTIONS SPECIFIC TO THE PROPOSED CHANGES OF TITLE 11 CHAPTER 9 FOR ACCESSORY BUILDING REGULATIONS IN ALL R-1 ZONING DISTRICTS

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

PUBLIC COMMENT:
Brett Wiggill, Clearfield, said the problem he had was with the current size of the structure that could be built on his property. He said the proposed changes would decrease the allowable square footage for accessory structures from 50 percent of the main structure to 40 percent Mr. Wiggill said he could only have an accessory building of 400 square feet because his home was 1,000
square feet. Mr. Wiggill said he was also requesting the Commission consider increasing the allowable height. He asked to have the mid-point of the roof raised from 15 feet to 18 feet. Mr. Wiggle said he didn’t have a garage and would like larger square footage allowed for accessory structures. He asked to have the proposed ordinance amended to allow a larger accessory structure. Spencer Brimley, Development Services Manager, explained to Mr. Wiggill that staff made recommendations for amendments then Planning Commission could make changes and consider a recommendation to the City Council who would then make the final decision on any amendments to the ordinance. He told Mr. Wiggill his comments were important because it helped the Planning Commission understand what the community wanted. Mr. Wiggill said he didn’t understand why the percentage of the footprint of accessory buildings was decreased and recommended no larger than the foot print of the home.

Spencer Brimley said Jerome Curran contacted City Council in June of 2016 and requested the accessory building ordinance be reviewed. Mr. Curran was unable to attend the Planning Commission meeting and sent an email which outlined his concerns. Mr. Brimley read the email. Mr. Curran requested the midpoint measurement be changed from 15 feet to 18 feet which was the same as Layton City. He also asked that the overall lot coverage and the combined footprint of all accessory buildings not be changed.

Commissioner Jones moved to close the public hearing at 7:14 p.m. Seconded by Commissioner Murray. The motion carried on the following vote: Voting AYE: Commissioners Jones, Mabey, Millard, Murray, Uccardi and Browning. Voting NO: None.

PUBLIC HEARING ON CUP 1609-0003, A REQUEST BY ILGAR KASSOUMOV, ON BEHALF OF CARSMART AUTO GROUP, FOR AN AMENDED CONDITIONAL USE APPROVAL FOR AN AUTOMOBILE SALES LOT LOCATED AT APPROXIMATELY 555 NORTH MAIN STREET (TIN: 14-090-0001). THE PROPERTY IS LOCATED IN A C-2 ZONING DISTRICT AND IS APPROXIMATELY 0.38 ACRES IN SIZE

Chair Roper declared the public hearing open at 7:15 p.m.

There was no public comment.

Chair Roper said the item would be discussed at the November 2, 2016 meeting.

Commissioner Mabey moved to continue the public hearing to the November 2, 2016 meeting. Seconded by Commissioner Uccardi. The motion carried on the following vote: Voting AYE: Commissioners Jones, Mabey, Millard, Murray, Uccardi and Browning. Voting NO: None.
PUBLIC HEARING ON THE DOWNTOWN CLEARFIELD SMALL AREA PLAN, A REQUEST BY CLEARFIELD CITY STAFF, FOR A GUIDING DOCUMENT FOR THE DEVELOPMENT OF DOWNTOWN CLEARFIELD

Chair Roper declared the public hearing open at 7:16 p.m.

There was no public comment.

**Commissioner Mabey moved to close the public hearing at 7:17 p.m. Seconded by Commissioner Murray. The motion carried on the following vote: Voting AYE: Commissioners Jones, Mabey, Millard, Murray, Uccardi and Browning. Voting NO: None.**

DISCUSSION ON SP 1609-0001, A REQUEST BY JOHN HANSEN, FOR SITE PLAN APPROVAL FOR A MEDICAL OFFICE BUILDING LOCATED AT APPROXIMATELY 920 SOUTH 2000 EAST (TIN: 09-409-0033). THE PROPERTY IS LOCATED IN THE C-2 ZONING DISTRICT AND IS APPROXIMATELY 0.483 ACRES IN SIZE

Spencer Brimley said the request was for site plan approval for a medical office building. The University Ridge Subdivision was approved earlier in the year and the property was assigned R-2 and C-2 zoning. He said a 4,000 square foot medical office building was proposed for one of the commercial lots that would be split into two separate units for purchase. Mr. Brimley said the proposed site plan identified more landscaping and parking than was required by ordinance. He said the applicant had improved the beauty of the area and provided 30 percent landscaping when only 10 percent was required. The building met Title 11, Chapter 18, Design Standards of the City Code.

Mr. Brimley said the zoning on the property was C-2 and the project was consistent with zoning and the General Plan. He said the mechanical equipment must be screened with walls or landscaping to keep it from public view. The required access was 30 feet but the site plan indicated 25 feet and must be corrected prior to final approval. The City Engineer stated that the storm drain could be part of the landscaping as long as the storm drain was functional. Mr. Brimley said fencing was proposed along the north and west property lines between the commercial and residential zoning. He stated staff recommended approval of the site plan as conditioned.

Commissioner Murray said the building faced University Park Boulevard (2000 East) and the offices would be side by side. Mr. Brimley said the proposed condo plat split the building down the middle. He said there would be extensive landscaping along the north and east sides with a rock retaining wall along the north side. Commissioner Murray asked if the retaining wall could be used as fencing. Mr. Brimley said staff would be okay with the retaining wall used as separation. Commissioner Murray asked for clarification that the fencing to the west was to separate the commercial from the residential. Mr. Brimley said it was.

Ken Crockett, contractor, said there was a 20-foot tiered rock wall on the north property line. Commissioner Jones said with the rock wall on the north a fence was not needed. Chair Roper
asked for an explanation about access to the building. Mr. Crockett said the east side of the building facing University Park Boulevard was for customer access and the employees would enter using the west entrance.

APPROVAL OF SP 1609-0001, A REQUEST BY JOHN HANSEN, FOR SITE PLAN APPROVAL FOR A MEDICAL OFFICE BUILDING LOCATED AT APPROXIMATELY 920 SOUTH 2000 EAST (TIN: 09-409-0033). THE PROPERTY IS LOCATED IN THE C-2 ZONING DISTRICT AND IS APPROXIMATELY 0.483 ACRES IN SIZE

Commissioner Murray moved to recommend approval as conditioned SP 1609-0001 a request by John Hansen, for Site Plan approval for a medical office building located at approximately 920 South 2000 East (TIN: 09-409-0033), based on findings and discussion in the staff report with the following conditions:

1) The Construction Documents submitted for building permits shall be in substantial conformance with the documents submitted in this Site Plan approval, SP 1609-0001; however, they will also include and address the following:
   a. The final engineering design (construction drawings) submitted for site improvements shall meet City standards and be to the satisfaction of the City Engineer.
   b. The final building plans submitted shall meet building standards and be to the satisfaction of the City Building Official.
   c. The final building plans shall meet the minimum standards for building materials as established in the C-2 Zone. The final building plans shall meet all requirements for design standards and guidelines in conformance with City Code, Title 11, Chapter 18, Design Standards.
   d. The appropriate number of parking stalls shall be delineated and designed for the site and shown on submitted construction drawings. An adequate number of stalls must meet ADA standards. Parking Stalls must be 9 X 20 (180 SF). The back-up area on the north side of the parking lot must be deeper to accommodate vehicles turning around.
   e. Site circulation must be designed in such a manner that on site traffic flow is not impeded. Adequate paved markings and/or signage shall be provided and incorporated on the site.
   f. New lighting for the site, either parking lot or exterior to the building shall be shown on the construction documents and shall meet City Code.
   g. A minimum of 10 percent landscaping shall be provided and meet the minimum standards set forth in § 11-13-23 as well as those outlined in § 11-18-4(D) of the City Code.
      i. Applicant will be required to install landscape per approved plan or post bond for future improvements to be installed before certificate of occupancy can be issued.

2) Fencing shall be installed along the western edge of the property between the commercial and residential uses in the subdivision.

3) The garbage dumpster must be screened from residential area. Colors and material shall match that of the main building.
4) Site Plan review fee along with final plans and application must be provided to North Davis Fire District for review and approval.
5) Signs are not included as part of this Site Plan approval. Separate review and approval will be required. 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, Uccardi and Browning. Voting NO: None.

DISCUSSION ON FSP 1609-0001, A REQUEST BY JOHN HANSEN, FOR A FINAL SUBDIVISION PLAT APPROVAL TO AMEND THE UNIVERSITY RIDGE SUBDIVISION PLAT TO CREATE A MEDICAL OFFICE CONDOMINIUM BUILDING LOCATED AT APPROXIMATELY 920 SOUTH 2000 EAST (TIN: 09-409-0033). THE PROPERTY IS LOCATED IN THE C-2 ZONING DISTRICT AND IS APPROXIMATELY 0.483 ACRES IN SIZE

Spencer Brimley said the request was for an amendment to the University Ridge Subdivision. The amendment allowed the lot to be split into two units. He said there would be common area that would be maintained and regulated by CC&R’s. The building proposal was for a 4,000 square foot building which would be divided into two 2,000 square foot units. Mr. Brimley said the request was consistent with the General Plan and the zoning in the area. He said the CC&R’s regulated the common area and would be reviewed by staff and legal counsel to ensure there were no issues that violated City Code. Staff recommended the Planning Commission recommend approval to the City Council as conditioned.

RECOMMENDATION OF FSP 1609-0001, A REQUEST BY JOHN HANSEN, FOR A FINAL SUBDIVISION PLAT APPROVAL TO AMEND THE UNIVERSITY RIDGE SUBDIVISION PLAT TO CREATE A MEDICAL OFFICE CONDOMINIUM BUILDING LOCATED AT APPROXIMATELY 920 SOUTH 2000 EAST (TIN: 09-409-0033). THE PROPERTY IS LOCATED IN THE C-2 ZONING DISTRICT AND IS APPROXIMATELY 0.483 ACRES IN SIZE

Commissioner Mabey moved to recommend approval to the City Council as conditioned FSP 1609-0001 a request by John Hansen, for a Final Subdivision Plat approval to amend the University Ridge Subdivision plat to create a Medical Office Condominium building located at approximately 920 South 2000 East (TIN: 09-409-0033), based on the discussion and findings in the Staff Report.

1) The final condominium plat shall meet City standards and be to the satisfaction of the City Engineer, by meeting the requirements set forth in the letter dated August 5, 2016, prior to recordation.
2) Final review of the private covenants and restriction documents shall be completed by the City Attorney and any comments generated be appropriately addressed, prior to recordation of the associated documents and of the plat.
3) The private covenants and restrictions required (pursuant to § 11-13-24 of the City Land Use Ordinance), any amendment, and any instrument affecting the property
or any unit therein, shall be approved by the city attorney, planning commission, and city council, and shall be recorded with the county recorder.

Seconded by Commissioner Uccardi. The motion carried on the following vote: Voting AYE: Commissioners Jones, Mabey, Millard, Murray, Uccardi and Browning. Voting NO: None.

DISCUSSION ON FSP 1609-0002, A REQUEST BY JOHN HANSEN, FOR A FINAL SUBDIVISION PLAT APPROVAL TO AMEND THE UNIVERSITY RIDGE SUBDIVISION PLAT FOR A CHANGE TO THE STREET ALIGNMENT AND REMOVAL OF THE CUL-DE-SAC, LOCATED AT APPROXIMATELY 938 SOUTH 2000 EAST (TIN: 09-409-0001). THE SUBDIVISION IS SPLIT ZONED R-2 (MULTI-FAMILY RESIDENTIAL) AND C-2 (COMMERCIAL) ZONING DISTRICTS AND IS APPROXIMATELY 7.09 ACRES IN SIZE

Spencer Brimley said the request was to amend the University Ridge Subdivision plat for the removal of the cul-de-sac which allowed for potential connection to the west and permitted the road to be utilized by the public. He said the developer recently saw the advantage of doing the work while crews were working on the site rather than later. Mr. Brimley said the request was consistent with the zoning and the General Plan. The plat was reviewed by Public Works and the City Engineer and there were no issues. Staff recommended the Planning Commission forward recommendation of approval to the City Council.

Commissioner Browning asked when the street was completed if it would connect to a street to the west. Mr. Brimley said the roadway would create an access to the parking lot behind 888 South 2000 East and potentially connecting further to the west.

RECOMMENDATION FOR FSP 1609-0002, A REQUEST BY JOHN HANSEN, FOR A FINAL SUBDIVISION PLAT APPROVAL TO AMEND THE UNIVERSITY RIDGE SUBDIVISION PLAT FOR A CHANGE TO THE STREET ALIGNMENT AND REMOVAL OF THE CUL-DE-SAC, LOCATED AT APPROXIMATELY 938 SOUTH 2000 EAST (TIN: 09-409-0001). THE SUBDIVISION IS SPLIT ZONED R-2 (MULTI-FAMILY RESIDENTIAL) AND C-2 (COMMERCIAL) ZONING DISTRICTS AND IS APPROXIMATELY 7.09 ACRES IN SIZE

Commissioner Uccardi moved to recommend approval to the City Council as conditioned FSP 1609-0002 a request by John Hansen, for a Final Subdivision Plat approval to amend the University Ridge Subdivision plat for a change to the street alignment and removal of the cul-de-sac, located at approximately 938 South 2000 East (TIN: 09-409-0001), based on the discussion and findings in the Staff Report with the following conditions:

1) A final clean copy of the Final Subdivision Plat needs to be filed with the Planning Department, with all changes and redlines corrected from Planning, Public Works, and Engineering.

2) The Construction Documents submitted for building permits shall be in substantial conformance with the documents submitted for this amendment to the Final Subdivision Plat, FSP 1609-0002; however, they will also include and address the following:
a. The final engineering design (construction drawings) submitted for site improvements shall meet City standards and be to the satisfaction of the City Engineer.

3) Plat approval is subject to North Davis Fire District review and approval.

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

DISCUSSION ON ZTA 1609-0004: A REQUEST BY CLEARFIELD CITY STAFF FOR ZONING TEXT AMENDMENTS AND CORRECTIONS SPECIFIC TO THE PROPOSED CHANGES OF TITLE 11 CHAPTER 9 OF THE CITY CODE FOR ACCESSORY BUILDING REGULATIONS IN ALL R-1 ZONING DISTRICTS.

Spencer Brimley gave the commissioners some history on setbacks for accessory buildings. He said prior to 2009 the setbacks for accessory buildings could be as little as one foot from the property line. In 2009, the ordinance for accessory buildings was changed and a two foot setback was required for an accessory building up to ten feet tall and an eight foot setback for an accessory building over ten feet in height. In June 2016, a citizen said the setback was concerning because it prohibited certain enjoyment of personal property. After some discussion City Council asked staff to explore the issue and present a recommendation that was consistent with Clearfield City’s diverse property types and parcel sizes.

Mr. Brimley explained some of the regulations in other cities that were not included in the Clearfield City ordinance. He said the decision was made to look at the height issue and ensure the coverage of the lot was consistent with the increased height.

Commissioner Murray asked if the change to 35 percent was 35 percent of the entire lot not the main building. Mr. Brimley said the proposed change decreased the percentage of buildings on the lot from 40 percent to 35 percent and decreased the allowable size of the accessory building from 50 percent to 40 percent of the main building. He said requests had been received for accessory buildings that were larger than the dwelling. Commissioner Murray asked if the ordinance allowed two story accessory buildings. Mr. Brimley said the ordinance did not prohibit two story accessory buildings; however, the height was regulated.

Mr. Brimley reviewed the changes to the ordinance. The first change was to add a midpoint height measurement of 15 feet and the midpoint allowed for additional height that was unusable space. Commissioner Millard said if it was 18 feet then an RV could be parked in the building because space was needed above the 14 foot garage door. Mr. Brimley said recommendations were made based on evaluation and analysis of the researched information. He said if there was concern or reasoning to make a different recommendation to City Council that was up to the commissioners.
Commissioner Browning said in his opinion the change was generous with 35 percent lot coverage but he was concerned with the 15-foot midpoint. Mr. Brimley said in the proposed changes item number two allowed moving the building an addition foot from the property line for each foot over 15 feet at the midpoint. He said it allowed the buildings to be taller, but had the building moved further from a neighboring property which reduced the impact.

Mr. Brimley said there were two measurements of the percentage based on the size of the lot and one based on the size of the primary structure on the property. He said it was proposed to have a reduction in lot coverage and the main dwelling. If the Commission determined the height regulation was adequate then that could be the recommendation. He said the regulation would be applied City wide and needed to allow flexibility; the intent was to simplify and clarify the regulation.

Chair Roper asked the commissioners for their opinions on the changes.

Commissioner Jones asked what determined if the percentage of the lot or the house was used. Mr. Brimley said the most restrictive code was used. Commissioner Jones said if he had a large RV he would be irritated however with the average income in Clearfield City most citizens would not be able to afford an RV. He said the changes would not make all citizens happy but his opinion was that the changes were good.

Commissioner Mabey agreed and said the overall proposed changes were moving in a positive direction with accessory building regulations and she was comfortable with the recommendation from staff.

Commissioner Millard said he agreed with the 35 and 40 percent regulations; however, he recommended an 18-foot midpoint at the two foot setback.

Commissioner Murray said staff did a great job with recommended changes and for the residents as a whole it was a good ordinance but 100 percent of the citizens would not be pleased. She said in 2009 changes were made to the ordinance so there wouldn’t be large accessory buildings in neighborhoods with smaller houses.

Commissioner Uccardi said he agreed with the other commissioners and added that he understood there was a responsibility as a neighbor to make sure the accessory building would not cause a problem with a neighboring property. He said it was good for the majority of the residents.

Commissioner Browning said he was comfortable with all except for the restriction for 40 percent of the main building.
RECOMMENDATION OF ZTA 1609-0004: A REQUEST BY CLEARFIELD CITY STAFF FOR ZONING TEXT AMENDMENTS AND CORRECTIONS SPECIFIC TO THE PROPOSED CHANGES OF TITLE 11 CHAPTER 9 OF THE CITY CODE FOR ACCESSORY BUILDING REGULATIONS IN ALL R-1 ZONING DISTRICTS

Commissioner Jones moved to recommend approval of ZTA 1609-0004 to the City Council, Zoning Text Amendments and corrections specific to the proposed changes of Title 11 Chapter 9 of the City Code for accessory building regulations in all R-1 zoning districts, based on the findings and discussion in the staff report. Seconded by Commissioner Murray. The motion carried on the following vote: Voting AYE: Commissioners Jones, Mabey, Millard, Murray, Uccardi and Browning. Voting NO: None

Commissioner Jones thanked Brett Wiggill for his comments and said the City Council would make the final decision on the ordinance and suggested he attend the City Council meeting on October 25, 2016, and voice his concerns about the ordinance.

DISCUSSION ON THE DOWNTOWN CLEARFIELD SMALL AREA PLAN, A REQUEST BY CLEARFIELD CITY STAFF, FOR A GUIDING DOCUMENT FOR THE DEVELOPMENT OF DOWNTOWN CLEARFIELD

Spencer Brimley said the Clearfield Small Area Plan had been discussed several times and asked the commissioners if there were any thoughts or concerns and was the plan satisfactory as it was proposed. The proposal was to adopt the Downtown Clearfield Small Area Plan as an exhibit to the General Plan at some point in the future. Mr. Brimley said the small area plan was the first step in the redevelopment of downtown Clearfield.

Julia Collins, Wasatch Front Regional Council, said there were three workshops, two surveys and a mobile pop-up meeting where the City Council, Planning Commission and the public provided input. Ms. Collins said the feedback received identified a desire for a heart or downtown area in the City, a place where residents could spend time, a walkable place, and brought more economic development to Clearfield.

Ms. Collins said a market study was also completed and it was determined that the focus needed to be on strategic nodes rather than the entire corridor. She said for redevelopment to occur the value of the property needed to be significantly more than the existing property. The guiding principles that were determined were that a downtown should be walkable, a distinctive place, be vibrant and ultimately a destination for residents. She said there were unique core districts and the heart was Mabey Place focusing on Mabey Pond. The emphasis was on design that created walkability, the downtown feel with an urbanized environment. She said the plan had design guidelines on how to have walkable design that promoted a distinctive unique place, transportation elements and recommended strategies.

Mr. Brimley asked the commissioners if they had additional thoughts or comments before the Downtown Clearfield Small Area Plan moved toward being proposed as an exhibit to the General Plan.
Commissioner Mabey said it was good to see the citizens involved in the process. Mr. Brimley said there were over 200 respondents for the second survey which provided the setting and backdrop for the City Council and Planning Commission to work together to formulate the plan. He said it was impressive to see the interest that community members had shown.

Chair Roper asked how open Mabey Pond would be from State Street. Mr. Brimley said the intent was to focus on Mabey Place so it was provided as the amenity that it was and asked how many areas had a useable pond in the downtown core. He said the visibility hadn’t been addressed specifically. Ms. Collins said the public requested a splash pad or public active spaces. The desire was for streetscape along State Street that pulled people into the pond area. She said the plan was for a walkable environment where the car was parked and the people walked from business to business or activity to activity. Mr. Brimley said the creation of the place was essential in the downtown and city staff was planning to apply for another grant from Wasatch Front Regional Council for phase two of the small area plan which included the creation of a form based code.

Mr. Brimley said it was a priority to see the area redeveloped and staff recognized that it would take time but wanted to be ready when it was time for development. Ms. Collins said eight developers were surveyed to determine where the City could go with the existing market demand.

JJ Allen, Assistant City Manager, said the Community Development and Renewal Agency contracted with a firm, Better City, to do a more specific feasibility study for the Clearfield Mobile Home Park and Lakeside Plaza properties. He said there was a vision and concept for the entire corridor and after the feasibility study was completed Better City would broker a deal with the development community. He said it would take time and there was a lot happening but it would be behind the scenes for some time.

RECOMMENDATION ON THE DOWNTOWN CLEARFIELD SMALL AREA PLAN, A REQUEST BY CLEARFIELD CITY STAFF, FOR A GUIDING DOCUMENT FOR THE DEVELOPMENT OF DOWNTOWN CLEARFIELD

Commissioner Mabey moved to recommend approval of the Downtown Clearfield Small Area Plan, a request by Clearfield City Staff, for a guiding document for the development of downtown Clearfield. Seconded by Commissioner Jones. The motion carried on the following vote: Voting AYE: Commissioners Jones, Mabey, Millard, Murray, Uccardi and Browning. Voting NO: None.

TRAINING

Spencer Brimley showed a video from the LUAU website on subdivisions. He said there were different ways to subdivide. Staff was evaluating the subdivision ordinance to make amending lot lines easier.
STAFF COMMUNICATIONS

Spencer Brimley stated that this was Commissioner Mabey’s last meeting. He said staff appreciated all she had done while serving on the Planning Commission and wished her well. He thanked the commissioners for their support.

PLANNING COMMISSIONERS’ MINUTE

Commissioner Browning – said Commissioner Mabey was leaving but he was still here.

Commissioner Uccardi – thanked staff for their hard work and Commissioner Mabey for all she had done and congratulations. He also thanked the City public works employees for the cleanup after the storm. He was excited for small area plan.

Commissioner Murray – nothing

Commissioner Millard – appreciated the work on the downtown area. He told Commissioner Mabey she would be missed.

Commissioner Mabey – said it was an honor to work with all the commissioners. She said she loved Clearfield and was grateful to be a part of something great. Thank you for the opportunity.

Commissioner Jones – appreciated working with Commissioner Mabey. He said staff did a great job and although they don’t live in Clearfield they treat Clearfield like it was their city. He said it was great to see what happened in the City with the storm.

Councilmember Benson – said Commissioner Jones summed up her feelings about city staff. She said residents of Clearfield City were lucky to have staff members that treated the city as their own. She said the work done after the storm by Scott Hodge and the public works crew was above and beyond what they are assigned.

Chair Roper – thanked the commissioners for their service and for being involved in the City.

There being no further business to come before the Planning Commission, Commissioner Jones moved to adjourn at 8:52 P.M. Seconded by Commissioner Murray.