CLEARFIELD PLANNING COMMISSION MEETING
October 4, 2017
7:00 P.M. – Regular Session

PRESIDING: Brady Jugler Chair

PRESENT: Kathryn Murray Commissioner
Ron Jones Commissioner
Robert Browning Commissioner
Michael Britton Commissioner
Chris Uccardi Commissioner
Mallory Call Alternate Commissioner

ABSENT: Steve Parkinson Commissioner
Karece Thompson Alternate Commissioner

STAFF PRESENT: Brie Brass Assistant City Attorney
Spencer Brimley Development Services Manager
James Shoopman Planner
Christine Horrocks Building Permits Specialist

VISITORS: Mark Jones

The Pledge of Allegiance was led by Chair Jugler.

Chair Jugler read the Planning Commission Chair Introduction Statement.

APPROVAL OF MINUTES FROM SEPTEMBER 6, 2017 PLANNING COMMISSION MEETING

Spencer Brimley said that Commissioner Jones was excused from the September 6, 2017 meeting and the minutes had been changed to reflect his absence.

Commissioner Murray moved to approve the minutes as amended. Seconded by Commissioner Uccardi. The motion carried on the following vote: Voting AYE: Commissioners Jones, Uccardi, Murray, and Browning. Voting NO: None. Commissioner Britton did not vote.

APPROVAL OF FINDINGS OF FACT FOR ZD 1708-0002 (ZONING DETERMINATION) REQUESTED BY MR. RUDY ROWE FOR DETERMINATION OF CLEARFIELD CITY CODE § 11-13-17(B) REGARDING THE CASTING OR GLARE OF LIGHTS FROM AN ADJACENT BUILDING AT 325 WEST 1700 SOUTH SUITE 16

Spencer Brimley said the Findings of Facts were for ZD 1708-0002 for an alleged violation of the lighting at the Tender Years Daycare requested by Mr. Rudy Rowe. The Planning Commission determined the lights were in violation and staff was directed to work with the business owner for
Commissioner Uccardi moved to accept the Findings of Fact as written. Seconded by Commissioner Britton. The motion carried on the following vote: Voting AYE: Commissioners Jones, Uccardi, Murray, Browning and Britton. Voting NO: None.

DISCUSSION ON FSP 1708-0004 (AMENDED FINAL SUBDIVISION PLAT). MR. JARED NIELSEN, ON BEHALF OF HIGHMARK CONSTRUCTION, HAS REQUESTED TO AMEND THE EXISTING SANDRIDGE APARTMENTS SUBDIVISION PLAT. LOCATION: 70 SOUTH STATE STREET (TIN: 12-870-0001). PARCEL SIZE: 2.527 ACRES. ZONING: DR (DOWNTOWN REDEVELOPMENT).

Spencer Brimley said the request was to amend the previously approved Sandridge Apartment Subdivision. The project was mixed use and in order to accommodate the required commercial square footage the building was pushed to the north. There were unknown utility lines found that required a change to the shape of the building.

Commissioner Call entered at 7:07 p.m. and took a seat on the dais.

The request to abandon the easement along the northern boundary was consistent with Clearfield City Code and did not violate any standards within the development agreement. Staff encouraged the Planning Commission to recommend approval of the amended plat to the City Council.

Mark Jones, representing Highmark Construction, was present to answer any questions. Commissioner Murray commented that the north part of the building that was finished looks nice.

RECOMMENDATION ON FSP 1708-0004 (AMENDED FINAL SUBDIVISION PLAT). MR. JARED NIELSEN, ON BEHALF OF HIGHMARK CONSTRUCTION, HAS REQUESTED TO AMEND THE EXISTING SANDRIDGE APARTMENTS SUBDIVISION PLAT. LOCATION: 70 SOUTH STATE STREET (TIN: 12-870-0001). PARCEL SIZE: 2.527 ACRES. ZONING: DR (DOWNTOWN REDEVELOPMENT).

Commissioner Murray moved to recommend approval to the City Council for the Sandridge Apartment Subdivision Plat First Amended to abandon the easement along the northern boundary. Seconded by Commissioner Britton. The motion carried on the following vote: Voting AYE: Commissioners Jones, Uccardi, Call, Murray, Browning and Britton. Voting NO: None.

STAFF COMMUNICATIONS

Spencer Brimley said an application for the King Storage property was received for changes to the General Plan and zoning and would be discussed at the November meeting along with ordinance changes. He said a discussion on Form Based Code was on Facebook live today. He encouraged the commissioners to talk to neighbors and share it on Facebook.
PLANNING COMMISSIONERS’ MINUTE

Commissioner Browning – Nothing

Commissioner Britton – Nothing

Commissioner Murray – Said she would absent from the November meeting.

Commissioner Call – Apologized for being late, would also not be at the November meeting and asked if the Aquatic Center hours could be extended.

Commissioner Uccardi – Recommended the commissioners watch the videos on Facebook.

Commissioner Jones – Nothing

Chair Jugler – Expressed his sadness for the tragedy in Las Vegas.

There being no further business to come before the Planning Commission, Commissioner Jones moved to adjourn at 7:15 P.M. Seconded by Commissioner Uccardi.