Pledge of Allegiance was led by Chair Peterson.

APPROVAL OF MINUTES FROM JUNE 3, 2015 PLANNING COMMISSION MEETING

Chair Peterson requested the minutes be tabled until the August meeting. She expressed her opinion that there wasn’t adequate time to review them prior to the meeting.

Commissioner Mabey moved to have the minutes of the June 3, 2015 Planning Commission meeting moved to the agenda for the August 2015 meeting. Seconded by Commissioner Murray. The motion carried on the following vote: Voting AYE: Commissioners Murray, Roper, Browning, Mabey, Parkinson and Britton. Voting NO: None.

APPROVAL OF AGENDA

Commissioner Britton moved to approve the agenda as written. Seconded by Commissioner Roper. The motion carried on the following vote: Voting AYE: Commissioners Murray, Roper, Browning, Mabey, Parkinson and Britton. Voting NO: None.
PUBLIC HEARING FOR CUP 1506-0001, A REQUEST BY DAVID MARTINI, ON BEHALF OF A FENCE UTAH, FOR A CONDITIONAL USE PERMIT FOR OUTDOOR STORAGE RELATED TO THE RETAIL SALE OF FENCING MATERIALS LOCATED AT 420 WEST 1700 SOUTH UNIT B (TIN: 12-065-0174)

Chair Peterson opened the public hearing at 7:03 p.m.

PUBLIC COMMENT:
None

Commissioner Murray moved to close the public hearing at 7:04 p.m. Seconded by Commissioner Britton. The motion carried on the following vote: Voting AYE: Commissioners Murray, Roper, Browning, Mabey, Parkinson and Britton. Voting NO: None.

PUBLIC HEARING FOR CUP 1506-0003, A REQUEST BY BRAD RANDALL, ON BEHALF OF TOM RANDALL DISTRIBUTING, FOR CONDITIONAL USE PERMIT APPROVAL FOR OUTDOOR STORAGE RELATED TO THE SALE AND DISTRIBUTION OF LIQUID FUELS LOCATED AT 95 WEST 200 SOUTH (TIN: 12-022-0044, 12-022-0049, 12-022-0018)

Chair Peterson opened the public hearing at 7:05 p.m.

PUBLIC COMMENT:
None

Commissioner Roper moved to close the public hearing at 7:06 p.m. Seconded by Commissioner Murray. The motion carried on the following vote: Voting AYE: Commissioners Murray, Roper, Browning, Mabey, Parkinson and Britton. Voting NO: None.

PUBLIC HEARING FOR PSP 1506-0004, A REQUEST BY BRAD RANDALL, ON BEHALF OF TOM RANDALL DISTRIBUTING, FOR PRELIMINARY SUBDIVISION PLAT APPROVAL FOR A TWO LOT SUBDIVISION LOCATED AT 95 WEST 200 SOUTH (TIN: 12-022-0044, 12-022-0049, 12-022-0018)

Chair Peterson opened the public hearing at 7:07 p.m.

PUBLIC COMMENT:
None

Commissioner Murray moved to close the public hearing at 7:08 p.m. Seconded by Commissioner Britton. The motion carried on the following vote: Voting AYE: Commissioners Murray, Roper, Browning, Mabey, Parkinson and Britton. Voting NO: None.
PUBLIC HEARING FOR ZTA 1506-0002, A REQUEST BY JARED NIELSON, ON BEHALF OF MV PROPERTIES, FOR A ZONING TEXT AMENDMENT TO CONSIDER CHANGES TO TITLE 11, CHAPTER 14 – OFF STREET PARKING AND LOADING, TO AMEND PARKING LOT STANDARDS, AND CREATE STANDARDS FOR PARKING GARAGES. THIS ZONING TEXT AMENDMENT WOULD BE EFFECTIVE ACROSS ALL COMMERCIAL AND MANUFACTURING ZONES IN CLEARFIELD CITY

Chair Peterson opened the public hearing at 7:09 p.m.

PUBLIC COMMENT:
None

Commissioner Britton moved to close the public hearing at 7:10 p.m. Seconded by Commissioner Mabey. The motion carried on the following vote: Voting AYE: Commissioners Murray, Roper, Browning, Mabey, Parkinson and Britton. Voting NO: None.

Commissioner Roper disclosed that there were two items on the agenda that he would recuse himself from. He said he had financial interest with Radon Be Gone and Tom Randall Distributing was owned by members of his wife’s family. Commissioner Roper left the dais and Commissioner Jugler took a seat on the dais.

DISCUSSION ON SP 1505-0005, A REQUEST BY APRIL SEIDEL, ON BEHALF OF RADON BE GONE, FOR A SITE PLAN APPROVAL FOR ASPHALT AND LANDSCAPING IMPROVEMENTS LOCATED AT 172 NORTH MAIN (TIN: 12-001-0198)

Scott Hess said the existing building had been continuously used as an office and business location. He said Radon Be Gone received a façade improvement grant from Clearfield City CDRA and a condition of approval was for site plan approval for improvements made to the site. Mr. Hess said the building was legal when it was constructed and had been painted and new signs were installed but there were not any changes at this point that required compliance with City Code § 11-18. He said if changes to the exterior of the building were requested the applicant would be required to meet City Code § 11-18. Mr. Hess said the proposed site plan showed asphalt pavement to be installed in two phases. He said the plan showed four parking stalls and it was his opinion that four was not enough. He said staff recommended that ten parking stalls be required.

Mr. Hess said the lot was split zoned C-2 (Commercial) and R-1-8 (Residential). He said the landscaped portion of the C-2 portion of the lot was 17 percent. Mr. Hess said a detailed drawing of the landscaping materials, plant list and irrigation plan needed to be submitted for review. He said the color of the dumpster shall match the existing building. He said there was an existing chain link fence around the site, which could continue as a legal non-conforming use, as there were no fencing changes proposed. Mr. Hess reviewed the conditions of approval. There was not a representative of the applicant at the meeting.
Commissioner Parkinson asked what could happen to the rear portion of the property with the split zone. Mr. Hess said development of the east lot would require an access easement. Commissioner Browning asked if the missing and damaged concrete and asphalt would be replaced. Mr. Hess recommended the conditions of approval have an addition of condition of approval “1 f.” He said it would state, “Deteriorated or damaged sidewalk and concrete shall be replaced or installed prior to the release of Downtown Façade and Site Improvement Grant funds.”

Mr. Hess said he had stated incorrectly the zoning for the lot. He said the size of the parcel as shown was entirely zoned C-2 (Commercial) and that a lot to the east was zoned R-1-8. He thanked JJ Allen for the correct information.

APPROVAL OF SP 1505-0005, A REQUEST BY APRIL SEIDEL, ON BEHALF OF RADON BE GONE, FOR A SITE PLAN APPROVAL OF ASPHALT AND LANDSCAPING IMPROVEMENTS LOCATED AT 172 NORTH MAIN (TIN: 12-001-0198)

Commissioner Mabey moved to approve as conditioned SP 1505-0005, a request by April Seidel, on behalf of Radon Be Gone, for Site Plan approval of new landscaping, asphalt and storm detention, located at 172 North Main based on the 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 1505-0005; 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. A minimum of ten (10) parking stalls shall be delineated and designed for the site and shown on submitted construction drawings with the dimensions of 9’x20’. A minimum of one parking stall must meet ADA standards.
   c. 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.
   d. New lighting for the site, either parking lot or exterior to the building shall be shown on the construction documents and meet City Code.
   e. A minimum of 10 percent landscaping shall be provided and meet the minimum standards set forth in City Code § 11-13-23.
   f. Any deteriorated or damaged concrete must be replaced prior to the release of any Downtown Façade and Site Improvement Grant funds.

2) A garbage dumpster screen must be in place prior to providing a dumpster on site.
3) Site Plan approval is subject to North Davis Fire District review and approval.
4) Site Plan approval is subject to obtaining any necessary reviews and approvals from the State of Utah Department of Transportation for access on State Highways.
5) Should the landscape not be installed prior to Certificate of Occupancy, pursuant to Land Use Ordinance § 11-13-23(B), (C) and (D) Final building permit approval
is subject to the applicant establishing an escrow account, as reviewed and approved by the City Engineer and City Attorney.

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 Browning. The motion carried on the following vote: Voting AYE: Commissioners Murray, Jugler, Browning, Mabey, Parkinson and Britton. Voting NO: None.

DISCUSSION ON CUP 1506-0001, A REQUEST BY DAVID MARTINI, ON BEHALF OF A FENCE UTAH, FOR A CONDITIONAL USE PERMIT FOR OUTDOOR STORAGE RELATED TO THE RETAIL SALE OF FENCING MATERIALS LOCATED AT 420 W. 1700 S. UNIT B (TIN: 12-065-0174)

Scott Hess said after discussion with JJ Allen, Assistant City Manager, and Brian Brower, City Attorney, it was determined that a zoning determination letter issued by the Planning Department would suffice. He said the Planning Commission Chair would receive a copy of the zoning determination letter. If the Chair decided that staff had erred in its decision, then the conditional use permit would be presented to the Planning Commission. Mr. Brower stated that the applicant was notified and requested the item be pulled from the agenda. Mr. Hess said the public hearing was held because it had been noticed.

DISCUSSION ON CUP 1506-0003 AND SP 1506-0003, A REQUEST BY BRAD RANDALL, ON BEHALF OF TOM RANDALL DISTRIBUTING, FOR CONDITIONAL USE PERMIT APPROVAL AND SITE PLAN APPROVAL FOR OUTDOOR STORAGE RELATED TO THE SALE AND DISTRIBUTION OF LIQUID FUELS LOCATED AT 95 W. 200 S. (TIN: 12-022-0044, 12-022-0049, 12-022-0018)

Scott Hess said the change of use from legal non-conforming residential to manufacturing required the site plan approval and the Conditional Use Permit (CUP) was for outdoor storage related to the sale and distribution of liquid fuels. He referred to the CUP and said it would be conditioned upon the approval of the preliminary and final subdivision plats. He said the outdoor storage was placed on lot two; lot one would have frontage along 200 South Street. Mr. Hess said City Code § 11-13-12 required outdoor storage to be completely enclosed by a six foot fence. He said even if the outdoor storage was completely surrounded by property zoned M-1 the outdoor storage could not exceed fifteen feet in height.

Mr. Hess said the building as proposed met design guidelines in City Code § 11-18 except for a required horizontal façade articulation on the north side as noted in § 11-18-5 (C)(2): “Buildings with facades one hundred feet (100’) or greater in total length shall have at least one significant facade variation from the primary wall plane whose depth is at least five percent (5%) of the total facade length and whose width is at least twenty percent (20%) of the total facade length. There shall be no uninterrupted facades one hundred feet (100’) or greater in length.”
Mr. Hess said there were two drive approaches off of 200 South Street. He said 21 parking stalls had been provided with one labeled as ADA accessible. He said parking lot islands must be provided at a minimum of every 12 parking stalls per City Code § 11-14-5 (F) (2). Mr. Hess said there would be curb, gutter and sidewalk along 200 South. He said there was over 32 percent total landscaping with the storm detention basins and the landscaped area on the north.

Mr. Hess said there was a truck turn around at the rear of the site. He said staff recommended a six foot tall fence that was impervious to view be installed surrounding the property and placed as close to the rail spur as possible. Mr. Hess recommended a condition of approval for the site plan making it subject to North Davis Fire District approval. Mr. Hess reviewed the conditions of approval for the CUP and the Site lan.

Councilmember LeBaron arrived at 7:41 p.m.

Brad Randall said Tom Randall Distributing had been at its current location for 65 years. He said Layton City asked them to relocate to allow redevelopment in the area. Mr. Randall said one thing that was crucial to the growth of the business was the access to rail lines and the site met that requirement. He said they had an issue with the height allowed for outdoor storage. Mr. Randall said most of its existing tanks were taller than 15 feet. He said most of the tanks were 24 to 25 feet tall. He said it would require a custom tank which required larger diameter tanks which wouldn’t work on the site. Mr. Randall said one possibility which was discussed was to bury a portion of the tank, but that option was not practical. He said to make the site work there would need to be a variance on the height of the structures. He said the building was 20 to 25 feet tall and would be located in front of the tanks which would hide the tanks from view. Mr. Randall asked if there was some way to obtain a variance.

Chair Peterson said the height of the outdoor storage would not be eligible for a variance; however, a request could be made to amend the outdoor storage ordinance. Brian Brower said the applicant could apply for a variance, but specific statutory requirements needed to be met for a variance to be granted and that appeared unlikely here, in his opinion. He agreed with Chair Peterson that the best way would probably be to request a change to the ordinance. Chair Peterson told Mr. Randall that the Planning Commission needed to follow the ordinances as written.

Commissioner Browning said he remembered approving heights greater than 15 feet in Freeport Center. Mr. Hess said the difference was that outdoor storage was the primary use of lot two and the approvals in Freeport Center were accessory structures that could be taller than 15 feet. He said outdoor storage as defined in City Code § 11-3 stated: “The commercial storage or keeping of building materials, equipment, fuels, vehicles, goods, commodities or raw materials outside of a building or structure.” Mr. Hess said a fuel tank was storage, and in his opinion was not defined as an accessory structure. Mr. Brower said staff agreed that the use on lot two was outdoor storage.

Commissioner Browning said the proposal was good and provided improvement to the area. Chair Peterson said the building was beautiful and the project improved the area, but City ordinances must be applied. Commissioner Murray asked how often the trucks would enter the property. Mr. Randall said there were about eight to ten semi-trucks and two to three box trucks
per day. Commissioner Murray said the truck traffic went by a residential area and was concerned with the impact the number of semi-trucks would have to the residents.

Commissioner Jugler asked if walls and a roof were placed over the tanks would that change it from outdoor storage. Mr. Randall said the tanks could not be inside a structure. Mr. Brower said a traffic plan had been provided and one site plan review consideration was to consider the effect of the site development plan on traffic conditions on abutting streets. Mr. Hess said staff requested the applicant to have a traffic plan that didn’t include the use of the Center Street Bridge for truck traffic.

Mr. Hess said if the height of the outdoor storage was the one issue that held up approval, his recommendation was to approve the project as conditioned which would give the applicant the opportunity to move forward to discover options that worked for the development. Mr. Brower recommended the Planning Commission not deny the CUP, and list the appropriate conditions to be imposed that would mitigate the detrimental impacts and to follow the City Code. Mr. Randall commented that there were tanks taller than 15 feet at a neighboring business. Mr. Brower explained that the outdoor storage ordinance was enacted in 2010.

Chair Peterson was concerned with visibility from the Front Runner. Commissioner Parkinson said everything was visible, but because of the distance it wouldn’t be as visible as it may be in some other locations. Mr. Hess said the area immediately surrounding the Front Runner rail lines was more important than the properties that were not directly adjacent. Mr. Brower read from City Code § 11-13-12E that stated: “If a railroad right of way is adjacent to the property, storage may only exceed six feet (6’) upon planning commission approval.” Commissioner Parkinson said the property was visible from but not adjacent to the Front Runner rail lines. Chair Peterson asked if the commissioners had concern with visibility from the residential area. Commissioner Mabey said the structure would block the view for the residents across the street.

Chair Peterson was concerned that the outdoor storage worked on paper, but the two lots appeared as one property and operated as a single business. Mr. Hess said the subdivision met all the requirements of the ordinance. Chair Peterson said this type of development was what was desired in an M-1 Zone. She said the reason for imposing mitigating conditions was to protect the property owners that would be impacted. Mr. Hess said the building was the best visual mitigation. Chair Peterson said the lot line existed only to allow outdoor storage. She looked at the development as one lot across from residential.

Commissioner Browning said he was in favor of the development. He said 20 to 30 trucks driving down 200 South would not be a big increase. Commissioner Browning said that area of 200 South was not to the standards Clearfield City would like. He said the development would be a great improvement to the area. Commissioner Mabey liked the project but asked to have the traffic mitigated with a different traffic plan than was presented.

Commissioner Murray said she didn’t feel good about the project. Commissioner Jugler didn’t have any concerns except to follow the ordinance. He said the property line eliminated the technical requirement for the prohibition on adjacency to residentially zoned property.
Commissioner Britton wanted the traffic routed onto H Street and South Main Street and the requirement kept for the 15 foot maximum height of the outdoor storage.

Commissioner Parkinson said he liked everything with the project but was concerned to tell the business that truck traffic was restricted to H Street and South Main Street but other businesses in the area have complete access to 200 South Street. He said the 15 foot high outdoor storage could not be changed because of the ordinance.

Mr. Brower recommended the Commission make the conditions of approval clear in regard to the 15 foot height restriction to include the storage tanks.

Chair Peterson said Kevin Porter came in after the public hearing portion of the meeting. Mr. Porter requested to speak about the CUP.

Kevin Porter, Clearfield, said he and his brothers owned property by 95 West 200 South and they completely supported the project. He said it was a great opportunity for the City to consider the development and improvements in that area of the City.

Commissioner Jugler thanked Mr. Porter for voicing support for the project; he said most often the public comment was in opposition to a development.

Chair Peterson asked Councilmember LeBaron if he would like to comment on the environmental issues with the project. Mr. LeBaron said he appreciated the applicant stating that the burial of the tanks would create a problem. He said it was a great project from an environmental perspective and had no concerns.

Chair Peterson asked Mr. Hess if approval had been received from North Davis Fire District. Mr. Hess said he hadn’t received comments from the Fire District. He said the conditions of approval would cover any issue that might arise from North Davis Fire District review.

Commissioner Browning asked to review the truck route again. Mr. Hess projected the map on the screen. He said whatever the truck route was it would only impact a handful of residents. Mr. Hess recommended the trucks not be allowed to use the Center Street Bridge and Main Street. He said his opinion was that the limited amount of traffic didn’t warrant the expense of a traffic study.

Chair Peterson asked if the commissioners wanted a condition of approval that mitigated the traffic pattern and if so, what would be the traffic route. After discussion the commissioners decided that use of H Street was the better route for truck traffic.

Chair Peterson reviewed the conditions of approval for the conditional use permit.
Commissioner Browning moved to approve CUP 1506-0003, a request by Brad Randall, on behalf of Tom Randall Distributing, for a Conditional Use Permit for outdoor storage related to the sale and distribution of liquid fuels located at 95 W. 200 S. (TIN: 12-022-0044, 12-022-0049, 12-022-0018), as conditioned, based on the discussion and findings in the Staff Report with the following conditions of approval:

1) This Conditional Use Permit is for Tom Randall Distributing located at 95 W. 200 S. (TIN: 12-022-0044, 12-022-0049, 12-022-0018). This CUP will become valid only upon final recordation of FSP 1506-0004 Randall Subdivision Plat, as well as meeting of all other conditions.

2) No visibility or stacking of materials or Outdoor Storage, including fuel storage tanks, shall exceed fifteen (15) feet in height. If this standard is documented to be violated, the revocation process for the CUP and Business License will be initiated.

3) Outdoor Storage must be kept orderly and clean of debris and items not permitted by this Conditional Use Permit.

4) A six-foot tall fence that is impervious to view must be installed around the perimeter of the property including from the structure to the east and west property lines, and be placed as close to the rail spur as practical.

5) Applicant must adhere to the traffic plan dated June 29, 2015, and revised for access for Randall Distributing truck traffic to be restricted via H Street.

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. Applicant must also comply with all local, state, and federal laws and regulations.

Seconded by Commissioner Jugler. The motion carried on the following vote: Voting AYE: Commissioners Mabey, Browning, Jugler and Britton. Voting NO: Commissioners Murray and Parkinson.

Commissioner Parkinson said he agreed with all the conditions except the condition restricting the traffic. Commissioner Murray said the more she heard about the project the more she didn’t have a good feeling about it. Chair Peterson said if she would have been able to vote she would have voted against the project.

Chair Peterson reviewed the conditions of approval for the site plan. Mr. Hess stated that the site approval was for the entire site.
Commissioner Browning moved to approve SP 1506-0003, a request by Brad Randall, on behalf of Tom Randall Distributing, for Site Plan Approval of a new manufacturing use related to the sale and distribution of liquid fuels located at 95 West 200 South (TIN: 12-022-0044, 12-022-0049, 12-022-0018), as conditioned, based on the discussion and findings in the Staff Report with the following conditions of approval:

1) The construction documents submitted for building permits shall be in substantial conformance with the documents submitted in this Site Plan approval, SP 1506-0003; 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. Parking stalls shall be delineated and designed for the site and shown on submitted construction drawings with the dimensions of 9’x20’. A minimum of one parking stall must meet ADA standards. Parking lot islands shall be provided at a minimum for every 12 stalls, and meet the requirements of City Code § 11-14-5F.
   c. 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.
   d. New lighting for the site, either parking lot or exterior to the building shall be shown on the construction documents and meet City Code.
   e. A minimum of 10 percent landscaping shall be provided and meet the minimum standards set forth in City Code § 11-13-23. A detailed landscaping plan must be submitted and approved prior to issuance of any permits.

2) Applicant must adhere to the traffic plan dated June 29, 2015, and revised for access for Randall Distributing truck traffic to be restricted via H Street.

3) The newly proposed structure shall have horizontal façade articulation on the north side as required by City Code § 11-18-5.

4) A garbage dumpster screen must be in place prior to providing a dumpster on site.

5) Site Plan approval is subject to North Davis Fire District review and approval.

6) Pursuant to Land Use Ordinance § 11-13-23 (B), (C) and (D), prior to issuing a building permit, the applicant must either bond, or establish an escrow account to guarantee the installation of landscaping improvements.

7) 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. Applicant must also comply with all local, state, and federal laws and regulations.

Seconded by Commissioner Jugler. The motion carried on the following vote: Voting AYE: Commissioners Mabey, Browning, Jugler and Britton. Voting NO: Commissioners Murray and Parkinson.
Commissioners Parkinson and Murray stated their reasons for dissent were the same.

DISCUSSION ON PSP 1506-0004 AND FSP 1506-0004, A REQUEST BY BRAD RANDALL, ON BEHALF OF TOM RANDALL DISTRIBUTING, FOR PRELIMINARY AND FINAL SUBDIVISION PLAT APPROVAL FOR A TWO LOT SUBDIVISION LOCATED AT 95 W. 200 S. (TIN: 12-022-0044, 12-022-0049, 12-022-0018)

Scott Hess said the preliminary and final subdivisions plats were the same. He said it was a two lot subdivision with frontage on lot one and a 30 foot wide perpetual access would be provided through lot one on the west side for the use of lot two. Mr. Hess said there was a recommendation for a ten foot public utility easement to be provided around lot two. He said staff didn’t see any reasons to not approve the plat. He said the manufacturing zone did not have a frontage requirement and there were multiple parcels in the manufacturing zone that did not have frontage. Mr. Hess said the perpetual access easement would be utilized if lot two were sold. He reviewed the conditions of approval.

Commissioner Parkinson asked if an easement would be required for the rail spur on lot two. Mr. Randall said the rail spur was private. Commissioner Parkinson asked if a letter of approval was needed for access to use the rail line. Mr. Randall said a rail access agreement would be required. Commissioner Parkinson suggested a copy of the agreement be given to the City because the rail access was private and an access easement would not be required. Brian Brower said that in his opinion access to the rail spur for the business wasn’t an issue that needed to be addressed by the Planning Commission.

APPROVAL OF PSP 1506-0004, A REQUEST BY BRAD RANDALL, ON BEHALF OF TOM RANDALL DISTRIBUTING, FOR PRELIMINARY SUBDIVISION PLAT APPROVAL FOR A TWO LOT SUBDIVISION LOCATED AT 95 W. 200 S. (TIN: 12-022-0044, 12-022-0049, 12-022-0018)

Commissioner Mabey moved to approve as conditioned PSP 1506-0004 a request by Brad Randall, on behalf of Tom Randall Distributing, for Preliminary Subdivision Plat Approval for a two lot subdivision located at 95 W. 200 S. (TIN: 12-022-0044, 12-022-0049, 12-022-0018), based on the discussion and findings in the Staff Report with the following conditions:

1) A final clean copy of the Preliminary Subdivision Plat needs to be filed with the Planning Department, with all changes and redlines corrected from Planning, Public Works, and Engineering.
2) 10 Foot public-utility-easements must be provided around Lot 1 and Lot 2.
3) Future development of the site will be subject to a Site Plan review and approval. Approval of the Preliminary Plat does not constitute approval or granting of a building permit.
4) Plat approval is subject to North Davis Fire District review and approval.
5) 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 Browning. The motion carried on the following vote: Voting
AYE: Commissioners Mabey, Browning, Jugler, Parkinson and Britton. Voting NO:
Commissioner Murray.

**At the Planning Commission’s August 4, 2015 meeting, prior to the minutes for the July 1,
2015 meeting being considered or approved, the approval of PSP 1506-0004, a preliminary
subdivision plat for the Randall Subdivision, was reconsidered by the body and a motion
passed unanimously to void the approval of PSP 1506-0004 based upon the findings and
discussion in the staff report from JJ Allen, the Assistant City Manager, dated July 30, 2015
which pointed out that the previous approval of PSP 1506-0004 on July 1, 2015 was illegal.
Therefore the original approval of PSP 1506-0004 from July 1, 2015 was made null and
void.**

RECOMMENDATION OF FSP 1506-0004, A REQUEST BY BRAD RANDALL, ON
BEHALF OF TOM RANDALL DISTRIBUTING, FOR FINAL SUBDIVISION PLAT
APPROVAL FOR A TWO LOT SUBDIVISION LOCATED AT 95 W. 200 S. (TIN: 12-022-
0044, 12-022-0049, 12-022-0018)

Commissioner Mabey moved to recommend approval to the City Council as conditioned
FSP 1506-0004 a request by Brad Randall, on behalf of Tom Randall Distributing, for Final
Subdivision Plat Approval for a two lot subdivision located at 95 W. 200 S. (TIN: 12-022-
0044, 12-022-0049, 12-022-0018), 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) 10 Foot public-utility-easements must be provided around Lot 1 and Lot 2.
3) Future development of the site will be subject to a Site Plan review and approval.
Planning Commission’s recommendation for approval to the City Council does not
constitute approval or granting of a building permit.
4) Plat approval is subject to North Davis Fire District review and approval.
5) 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 Jugler. The motion carried on the following vote: Voting AYE:
Commissioners Mabey, Browning, Jugler, Parkinson and Britton. Voting NO:
Commissioner Murray.
DISCUSSION ON ZTA 1506-0002, A REQUEST BY JARED NIELSON, ON BEHALF OF MV PROPERTIES, FOR A ZONING TEXT AMENDMENT TO CONSIDER CHANGES TO TITLE 11, CHAPTER 14 – OFF STREET PARKING AND LOADING, TO AMEND PARKING LOT STANDARDS, AND CREATE STANDARDS FOR PARKING GARAGES. THIS ZONING TEXT AMENDMENT WOULD BE EFFECTIVE ACROSS ALL COMMERCIAL AND MANUFACTURING ZONES IN CLEARFIELD CITY

Scott Hess said the application was to consider changes to the ordinance regarding parking. He said the recommendation was to create a compact car parking stall standard as well as clarify travel lane widths within parking lots. Mr. Hess provided the Planning Commission with information provided by the applicant that was collected by Logan City for its study of a similar ordinance.

Mr. Hess said the changes proposed were to add language to City Code § 11-14-2B, “10 percent of total surface parking may be developed as “compact sizing” with the parking stall dimensions of 8’6” X 18’.” He said additional definitions would be added for “Parking Structures” and “Parking Space, Compact.”

Mr. Hess said changes to City Code § 11-14-5E Design would add language or a diagram indicating that travel lanes between dual rows of 90 degree parking could be developed at 24 feet in width subject to prior approval from the City Engineer and North Davis Fire District. Primary access points to the parking lot, or the access lane located closest to the primary structure on the lot must be provided with 26 foot travel lanes.

Jared Nielson with MV Properties said Kays Crossing in Layton was developed by MV Properties, and they were currently developing a similar project in Ogden. He said both projects had two stories of parking garage under. He said the site in Clearfield would have one level in the parking garage. Mr. Nielson said the changes recommended would make the site work for the project.

Commissioner Murray asked if her Tahoe could park in a compact parking stall. Mr. Nielson said in the parking garages there were a few full sized stalls that accommodated larger vehicles. He said the guest parking was outside, and accommodated larger vehicles. Commissioner Murray asked if there could be a percentage of parking stalls that would be for full sized cars. Mr. Nielson said that would be difficult because it was necessary to balance between the size of the parking stalls and the apartments. Mr. Hess said a parking structure costs considerably more than surface parking. He said for the development the ratio of parking spaces in the parking garage was not one-to-one for the units, and some parking would be assigned outside the garage. Mr. Nielson said the design for the parking garage included a 25-foot drive aisle. Mr. Hess said with an 18 foot nose-over compact parking stall the paint line was only 16 feet and was 18 feet with a 20 foot nose-over parking stall.
RECOMMENDATION ON ZTA 1506-0002, A REQUEST BY JARED NIELSON, ON BEHALF OF MV PROPERTIES, FOR A ZONING TEXT AMENDMENT TO CONSIDER CHANGES TO TITLE 11, CHAPTER 14 – OFF STREET PARKING AND LOADING, TO AMEND PARKING LOT STANDARDS, AND CREATE STANDARDS FOR PARKING GARAGES. THIS ZONING TEXT AMENDMENT WOULD BE EFFECTIVE ACROSS ALL COMMERCIAL AND MANUFACTURING ZONES IN CLEARFIELD CITY

Commissioner Britton moved to recommend approval of ZTA 1506-0002 to the City Council, a request by Jared Nielson, on behalf of MV Properties, for a Zoning Text Amendment to consider changes to City Code Title 11, Chapter 14-Off Street Parking and Loading, as described in staff report and as described by staff and applicant. Seconded by Commissioner Mabey. The motion carried on the following vote: Voting AYE: Commissioners Murray, Jugler, Browning, Mabey, Parkinson and Britton. Voting NO: None.

DISCUSSION ON POLITICAL CAMPAIGN SIGNS

Scott Hess said the City Recorder wrote an ordinance to change the political sign ordinance; however, it was a zoning code change which required a series of public hearings and discussion by the Planning Commission. He said Brian Brower had indicated that a recent U.S. Supreme Court decision limited the regulation of signage based on content. Mr. Hess said the ordinance needed to be written so the required language was included and the political signage standards were adequate and enforceable. He said the proposed change was due to the time limit that the political signs could be posted, and vote-by-mail necessitated the signs be allowed more time to be posted. Mr. Brower said because of the recent Supreme Court decision it would be difficult to segregate regulations based upon the sign’s content.

STAFF REPORTS

Scott Hess stated there had not been any administrative site plan reviews.

PLANNING COMMISSIONERS’ MINUTE

Commissioner Parkinson – thanked Scott Hess for all his work.

Commissioner Britton – nothing

Commissioner Jugler – good to see Scott Hess. He hoped all had a great independence day.

Commissioner Murray – nothing

Commissioner Browning – thanked everyone for coming and working. He said he enjoyed the discussion.

Commissioner Mabey – nothing
Councilmember LeBaron – nothing

Chair Peterson – said she wasn’t able to vote on the subdivision but she was not in favor of lot two. She liked everything on lot one.

There being no further business to come before the Planning Commission, Commissioner Murray moved to adjourn at 9:42 P.M. Seconded by Commissioner Mabey.