

CLEARFIELD PLANNING COMMISSION MEETING

March 4, 2015

7:00 P.M. - Regular Session

PRESIDING: Nike Peterson Chair

PRESENT: Kathryn Murray Commissioner
 Timothy Roper Commissioner
 Robert Browning Commissioner
 Robert Allen Commissioner
 Michael Millard Commissioner
 Brady Jugler Alternate Commissioner
 Steve Parkinson Alternate Commissioner
 Michael LeBaron Council Liaison

ABSENT: Amy Mabey Commissioner
 Michael Britton Alternate Commissioner

STAFF PRESENT: Brian Brower City Attorney
 Scott Hess Development Services Manager
 Christine Horrocks Building Permits Specialist

VISITORS: Cody Taylor, Owen Brinkerhoff, Brent Harsha, Bill Hart, John Clarke,
 Sam J. Chelemes

Pledge of Allegiance was led by Chair Peterson

APPROVAL OF MINUTES FROM JANUARY 7, 2015 PLANNING COMMISSION MEETING

Commissioner Allen moved to approve the minutes of the January 7, 2015 Planning Commission meeting as written. Seconded by Commissioner Millard. The motion carried on the following vote: Voting AYE: Commissioners Murray, Roper, Allen, Millard and Parkinson. Voting NO: None.

APPROVAL OF MINUTES FROM FEBRUARY 4, 2015 PLANNING COMMISSION MEETING

Commissioner Allen moved to approve the minutes of the February 4, 2015 Planning Commission meeting as written. Seconded by Commissioner Murray. The motion carried on the following vote: Voting AYE: Commissioners Murray, Roper, Allen, Millard and Parkinson. Voting NO: None.

APPROVAL OF THE PLANNING COMMISSION 2015 MEETING SCHEDULE

Commissioner Roper moved to approve the 2015 meeting schedule as presented. Seconded by Commissioner Allen. The motion carried on the following vote: Voting AYE: Commissioners Murray, Roper, Allen, Millard and Parkinson. Voting NO: None.

PUBLIC HEARING ON PSP 1502-0004, A REQUEST BY JOHN HANSEN, ON BEHALF OF THOMAS ROSENBERG, FOR A PRELIMINARY SUBDIVISION PLAT APPROVAL LOCATED AT 938 SOUTH 2000 EAST (TIN: 09-302-0008). THE PROPERTY IS APPROXIMATELY 7.09 ACRES AND IS SPLIT ZONED R-2 (MULTI-FAMILY RESIDENTIAL) AND C-2 (COMMERCIAL) ZONING DISTRICTS

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

PUBLIC COMMENT:

None

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

PUBLIC HEARING ON PLAT AMENDMENT 1502-0003, A REQUEST BY OWEN BRINKERHOFF TO AMEND LOT 1 OF THE ANTELOPE BUSINESS PARK LOCATED AT 47 WEST 1700 SOUTH (TIN:12-430-0001). THE PROPERTY IS APPROXIMATELY 1.05 ACRES AND LIES IN THE C-2 (COMMERCIAL) ZONING DISTRICT

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

PUBLIC COMMENT:

None

Commissioner Roper moved to close the public hearing at 7:08 p.m. Seconded by Commissioner Allen. The motion carried on the following vote: Voting AYE: Commissioners Murray, Roper, Allen, Millard and Parkinson. Voting NO: None.

DISCUSSION ON PSP 1502-0004, A REQUEST BY JOHN HANSEN, ON BEHALF OF THOMAS ROSENBERG, FOR A PRELIMINARY SUBDIVISION PLAT APPROVAL LOCATED AT 938 SOUTH 2000 EAST (TIN: 09-302-0008). THE PROPERTY IS APPROXIMATELY 7.09 ACRES AND IS SPLIT ZONED R-2 (MULTI-FAMILY RESIDENTIAL) AND C-2 (COMMERCIAL)

Scott Hess said the applicant, John Hansen, requested the item be continued to the April meeting. He said there were questions about storm water drainage and detention. Mr. Hess said the City was working with the developer for a potential regional storm water detention basin. He said the commercial buildings would be reversed when the site plan was submitted at the April meeting.

Mr. Hess said staff recommended consideration of an engineering solution with all involved property owners in the immediate area for overall storm water mitigation. He said there were too many questions for staff to make a recommendation for preliminary plat approval.

RECOMMENDATION TO CONTINUE PSP 1502-0004, A REQUEST BY JOHN HANSEN, ON BEHALF OF THOMAS ROSENBERG, FOR A PRELIMINARY SUBDIVISION PLAT APPROVAL LOCATED AT 938 SOUTH 2000 EAST (TIN: 09-302-0008). THE PROPERTY IS APPROXIMATELY 7.09 ACRES AND IS SPLIT ZONED R-2 (MULTI-FAMILY RESIDENTIAL) AND C-2 (COMMERCIAL)

Commissioner Millard moved to continue to the April 1, 2015 Planning Commission meeting PSP 1502-0004 a request by John Hansen on behalf of Thomas Rosenberg, for a Preliminary Subdivision Plat approval located at 938 South 2000 East (TIN: 09-302-0008), at the applicant's request and pending additional information being submitted for review. Seconded by Commissioner Roper. The motion carried on the following vote: Voting AYE: Commissioners Murray, Roper, Allen, Millard and Parkinson. Voting NO: None.

DISCUSSION ON PLAT AMENDMENT 1502-0003, A REQUEST BY OWEN BRINKERHOFF TO AMEND LOT 1 OF THE ANTELOPE BUSINESS PARK LOCATED AT 47 WEST 1700 SOUTH (TIN:12-430-0001). THE PROPERTY IS APPROXIMATELY 1.05 ACRES AND LIES IN THE C-2 (COMMERCIAL) ZONING DISTRICT

Scott Hess stated there had been a car wash on the property, however; the new property owner wanted a different configuration which required additional property. He said an additional 27 feet was purchased from the property owner to the south and then recorded by the Davis County Recorder. Mr. Hess said the plat amendment cleaned up the illegal subdivision issues. He noted that plat included a cross access easement for the lot to the east as required by Utah Department of Transportation (UDOT)

RECOMMENDATION ON PLAT AMENDMENT 1502-0003, A REQUEST BY OWEN BRINKERHOFF TO AMEND LOT 1 OF THE ANTELOPE BUSINESS PARK LOCATED AT 47 WEST 1700 SOUTH (TIN:12-430-0001). THE PROPERTY IS APPROXIMATELY 1.05 ACRES AND LIES IN THE C-2 (COMMERCIAL) ZONING DISTRICT

Commissioner Murray moved to recommend to City Council approval as conditioned Plat Amendment 1502-0003, a request by Owen Brinkerhoff to amend Antelope Business Park Lot 1, located at 47 West 1700 South (TIN: 12-430-0001) based on the 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) **Provide fully executed original of cross access agreement with neighboring property owner to the east to be recorded against both properties.**
- 3) **Pursuant to the Land Use Ordinance § 11-13-23(C) and (D) and prior to obtaining any certificates of occupancy, the applicant either completes landscaping**

improvements or is subject to establishing an escrow account, as reviewed and approved by the City Engineer and City Attorney.

- 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 Allen. The motion carried on the following vote: Voting AYE: Commissioners Murray, Roper, Allen, Millard and Parkinson. Voting NO: None.

Commissioner Browning arrived at 7:17 p.m.

DISCUSSION ON SP 1502-0002, A REQUEST BY OWEN BRINKERHOFF, FOR SITE PLAN APPROVAL FOR A NEW CAR WASH LOCATED AT 47 WEST 1700 SOUTH (TIN: 12-430-0001)

Scott Hess stated a car wash was a permitted use but new construction in a C-2 zone required site plan approval. He explained the layout of the site. Mr. Hess said an approval letter from UDOT was required for the drive access prior to issuance of the building permit. He said the property was not subject to screened planting because it was surrounded by commercial properties. Mr. Hess said the ten percent landscaping had been met. He said an irrigation plan and a planting list and a functioning oil/water separator were required. Mr. Hess said discussion would be needed on the exterior design. He said the proposal was for an architectural metal panel with a textured finish that looked like stucco. He said the material was longer lasting and insulated. Mr. Hess said the dumpster was in front and noticeable from 1700 South but it met City Code by being screened. He said staff recommended approval of the site plan.

Brent Harsha, general contractor, and Owen Brinkerhoff, owner, were present to answer questions. Mr. Harsha had a sample of the exterior material which was given to the commissioners for examination. Mr. Harsha said the advantage to the metal panel was that it provided two inch insulation which was equivalent of R22 and exceeded the Utah Energy Act. Chair Peterson asked what direction the panels would be installed. Mr. Harsha said it was vertical and the seams interlocked every 42 inches. He said the bottom four feet of the exterior wall would be checkerboard tile and the top would be stucco and metal fascia.

Commissioner Parkinson stated the difference with typical stucco and the metal panel was the vertical seam every 42 inches and asked if the seam could be hidden. Mr. Harsha said the seams were not noticeable from the street. Commissioner Murray asked about the color scheme. Mr. Harsha said a final decision had not been made. Scott Hess said the City Code § Title 11, chapter 18 Design Standards did not necessitate specific color standards, but stated the building should fit in with the neighborhood. Chair Peterson was concerned with the material at the top of the building. Mr. Harsha said the top would have metal fascia and the stucco at the top would match the pop outs. He said the metal panels were a more efficient product with insulation and eliminated the problems with mold. Chair Peterson said the commissioners needed to determine if the new product that was introduced met the intent of the Code. She said her opinion was that it met the intent of the Code and liked the fact that it was a more energy efficient product.

Commissioner Parkinson asked about the size of the windows. Mr. Harsha said that the windows could be sized to blend in with the lines from the metal panels. Commissioner Parkinson said he had no problem with the material. Commissioner Millard said he liked the material and it seemed to be more durable.

Chair Peterson asked the commissioners about the placement of the dumpster close to 1700 South. Mr. Harsha said it was difficult to get the garbage truck to the back as the radius was too tight. After some discussion it was determined that the dumpster could be in the front with the screening doors similar in color to the building.

Commissioner Allen asked about the easement on the east side of the property. Scott Hess explained the layout of the lots and stated a recorded cross access provided two accesses with the property to the east. Mr. Hess said UDOT limited access on state roads close to intersections.

Mr. Hess asked if the existing pole sign would be used or removed. He said pole signs were not permitted and use of the pole sign would only allow a face change. Mr. Hess said a monument sign could be eight feet tall with a one foot pedestal. Mr. Brinkerhoff said the pole sign would be removed and a monument sign installed.

Chair Peterson reviewed the conditions of approval. She referred to 1c and asked if the material provided met the intent of the Code and was acceptable. She asked what the correct name was for the material that would be used. Mr. Harsha said it was called AWI (All weather insulated) panel. She said the stucco finish on the panel had the same intent as stucco finish which was an approved material. She said the Commission could add an additional sentence to the conditions requiring that the vertical lines of the panels be consistent with phasing on the windows. Chair Peterson said condition of approval 1g should state that the landscaping requirement had been met.

Chair Peterson said there was discussion that the dumpster enclosure should be of similar color to the building. Brian Brower, City Attorney, said City Code required the dumpster enclosure to be of masonry or matching materials. Commissioner Parkinson said his recommendation was that the gate be of a similar color. Commissioner Murray clarified that condition of approval two should state: the garbage dumpster must be screened and the gate shall be of a color to match the main structure.

Commissioner Murray asked if the windows were for looks. Mr. Harsha said the windows would not open and close but were for light in the building. In reference to the AWI panels, Mr. Brower said findings would need to be made that the requirements of City Code §11-18-3b have been met and that the materials were consistent with the purpose of the chapter. Chair Peterson said her opinion was that the material would not have a detrimental effect to adjacent property owners and the stucco finish on the exterior met the intent requirement of stucco. Mr. Brower recommended tying the width of the windows to condition of approval 1c, if the Commission wanted to regulate the width of the windows. After some discussion among the commissioners it was determined there would be no additional lines, either vertical or horizontal.

APPROVAL OF THE SITE PLAN, SP 1502-0002, A REQUEST BY OWEN BRINKERHOFF, FOR A NEW CAR WASH LOCATED AT 47 WEST 1700 SOUTH (TIN: 12-430-0001)

Commissioner Parkinson moved to approve as conditioned the Site Plan, SP 1502-0002, a request by Owen Brinkerhoff for a new car wash located at 47 West 1700 South (TIN: 12-430-0001) 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 1502-0002; 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.**
 - b. **The final building plans submitted shall meet building safety 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 conform with Title 11, Chapter 18 Design Standards of the Clearfield City Code. The proposed architectural textured metal panels are similar in look to a stucco finish, and must be painted and maintained as specified by the manufacturer. The intent of City Code § 11-18-3b has been met as indicated during the discussion of the Planning Commission. The stucco panels (AWI 42 inch width) and windows must be arranged in such a fashion so that the windows match up with the width of the panels. The pop outs on the elevations shall be solid and the east and south elevations shall not have horizontal lines.**
 - 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.**
 - e. **Site circulation must be designed in such a manner that on site traffic flow is not impeded. Adequate pavement 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 must meet City Code.**
 - g. **A minimum of 10 percent landscaping shall be provided and meet the minimum standards set forth in City Code § 11-13-23.**
 - h. **Proposed signage must meet Title 11, Chapter 15 standards of the Clearfield City Code. Signs are not included as part of this Site Plan approval. Separate review and approval will be required.**
 - i. **Damaged or missing concrete or asphalt shall be corrected and installed prior to final occupancy being granted.**
- 2) **The garbage dumpster must be screened and the gates of the dumpster enclosure of similar color to match materials of the enclosure and the building.**
- 3) **Site Plan approval is subject to North Davis Fire District review and approval.**

- 4) **Site access on a State-owned right-of-way is subject to Utah Department of Transportation review and approval.**
- 5) **An oil/water separator must be installed on the floor drain, and be confirmed to be in working order prior to obtaining final occupancy for the structure.**
- 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 Allen. The motion carried on the following vote: Voting AYE: Commissioners Murray, Roper, Allen, Millard and Parkinson. Voting NO: None.
Commissioner Browning was not on the dais and did not vote.

Commissioner Browning went to the dais at 8:03 p.m.

DISCUSSION ON SP 1502-0001, A REQUEST BY LNR-BG OFFICE PROPERTIES UTAH SPE, LLC FOR SITE PLAN APPROVAL FOR ADDITIONAL PARKING AREA LOCATED AT 888 SOUTH 2000 EAST (TIN:09-302-0002, 09-021-0055) THE PROPERTY IS APPROXIMATELY 5.262 ACRES AND LIES IN THE PUBLIC FACILITIES (PF) ZONING DISTRICT

Scott Hess said the previous tenant at the building didn't require as many parking spaces as the current businesses. He said the parking lot was on two parcels owned by Clearfield City and were zoned PF (Public Facilities) which allowed stand-alone parking. Mr. Hess said the parking lot consisted of 335 parking stalls in a few tiers. He said there were retaining walls throughout the project and the parking met City Code. He stated the City had a land lease with the tenants. Mr. Hess said a pedestrian would be required to walk up the drive aisles through the parking area to reach the building and suggested the addition of pedestrian pathways in the parking area.

Mr. Hess said the detention basin located on the southern section of the south lot was originally designed to accommodate the amount of surface flow that would be produced by this parking lot therefore no additional changes would be required to the detention basin. He said the engineer for the project stated grubbing and grading would be done to clean up the detention basin.

Mr. Hess said an 18 inch water line was needed on the west side of the property. He said the water line would be placed in a utility easement and installed and capped prior to the parking lot completion. Mr. Hess said there was also a right-of-way designed for a future road which would eliminate about 40 parking stalls. But the roadway would be accommodated through the parking lot and could eventually connect with the development to the east.

The commissioners were concerned about the lack of walkways from the parking lot and asked where ADA parking spaces would be located. Mr. Hess said the ADA spaces were provided in the front parking lot east of the building and the building official would verify whether there were enough at the time of construction. Cody Taylor with Great Basin Engineering said the owner didn't think there was a need for a sidewalk in the back parking lot and said it was no different than other parking lots. Mr. Hess said because of the grade of the parking area he believed that stairways would be beneficial at the four foot retaining walls.

Mr. Hess said the engineer questioned if the detention basin had rights for the entire subdivision. Mr. Hess added that the Rosenberg project to the south could not be linked to the project.

Councilmember LeBaron entered at 8:18 p.m.

Chair Peterson suggested that the Commission could recommend installation of the stairs, but it could not be a requirement. Mr. Hess said the parking lot would be used only by the users of the building. Chair Peterson asked about the lighting. Mr. Hess said the lights would be required to be shielded to block the light from the adjacent Sundowner Condos and to provide safety. Mr. Taylor said the lighting would match the lighting in the front of the building. Commissioner Parkinson asked if there would be landscaping next to the residential. Mr. Hess said the PF zone didn't have requirements for setbacks or buffering. He said fencing would be required and that there was already an existing fence.

APPROVAL OF THE SITE PLAN, SP 1502-0001, A REQUEST BY LNR-BG OFFICE PROPERTIES UTAH SPE, LLC FOR ADDITIONAL PARKING AREA LOCATED AT 888 SOUTH 2000 EAST (TIN:09-302-0002, 09-021-0055) THE PROPERTY IS APPROXIMATELY 5.262 ACRES AND LIES IN THE PUBLIC FACILITES (PF) ZONING DISTRICT

Commissioner Murray moved to approve as conditioned the Site Plan, SP 1502-0001, a request by LNR – BG Office Properties Utah SPC, LLC for additional parking area located at 888 South 2000 East (TIN: 09-303-0002, 09-021-0055) 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 1502-0001.**
- 2) Accommodation for an 18 inch water pipe on the west edge of the property shall be provided at the time of surface grading and installation of the parking lot.**

Seconded by Commissioner Roper. The motion carried on the following vote: Voting AYE: Commissioners Murray, Roper, Allen, Millard, Parkinson and Browning. Voting NO: None.

GENERAL PLAN UPDATES

Scott Hess said he had been notified of funding that was received for a local planning resource grant for 700 South to 650 North along State Street and Main Street. The first year would have an intensive plan for land use and streetscape and the second year would be form based code.

STAFF REPORTS

Scott Hess said the April 1, 2015 Planning Commission meeting would have a large agenda. He said the first discussion on the General Plan would be at the May meeting.

Mr. Hess said training for the commissioners was needed and for better understanding of what could and could not be regulated and a better understanding of City Code.

Commissioner Jugler entered at 8:28 p.m.

Training would be held April 15th at 6:00 p.m. Mr. Hess said to plan for 30 to 45 minutes.

PLANNING COMMISSIONERS' MINUTE

Brian Brower – Nothing

Councilmember LeBaron – Thanked the commissioners that attended the joint meeting on March 3, 2015.

Commissioner Millard – Nothing

Commissioner Browning – Nothing

Commissioner Roper – Nothing

Commissioner Allen – requested consideration of a buffer zone between residential and commercial. He thought the parking lot could have a landscaped buffer.

Commissioner Parkinson – Nothing

Commissioner Peterson – Nothing

There being no further business to come before the Planning Commission, **Commissioner Browning moved to adjourn at 8:35 P.M. Seconded by Commissioner Roper.**