MEETING NOTICE OF THE CLEARFIELD CITY PLANNING COMMISSION

Notice is hereby given that the Clearfield City Planning Commission will hold a regularly scheduled meeting at 7:00 P.M., Wednesday, July 6, 2016, on the 3rd floor in the City Council Chambers of the Clearfield City Municipal Building, 55 S. State, Clearfield, Utah.

7:00 PM CALL TO ORDER-- PLEDGE OF ALLEGIANCE

1. APPROVAL OF MINUTES
   A. June 1, 2016

PUBLIC HEARINGS:

2. Public Hearing on PSP 1605-0001, a request by Kaye Parkin for a preliminary subdivision plat. The site is located at G-12 and G-13 in the Freeport Center (TIN: 12-065-0192). The buildings are located in the M-1 (manufacturing) zoning district.

SCHEDULED ITEMS:

3. Discussion and Possible Action on PSP 1605-0001, a request by Kaye Parkin for a preliminary subdivision plat. The site is located at G-12 and G-13 in the Freeport Center (TIN: 12-065-0192). The buildings are located in the M-1 (manufacturing) zoning district.

4. Discussion and Possible Action on FSP 1605-0001, a request by Kaye Parkin for a final subdivision plat. The site is located at G-12 and G-13 in the Freeport Center (TIN: 12-065-0192). The buildings are located in the M-1 (manufacturing) zoning district.

5. Discussion and Possible Action on SP 1606-0001, a request by Davis School District for a parking lot located at 1760 S Main Street (TIN: 12-242-0002). The property is located in a P-F (public facilities) zoning district. The total property is approximately 0.808 acres.

6. Discussion and Possible Action on SP 1606-0002, a request by Gary Heath, on behalf of North Davis Cabinet, for the construction of a 14,000 SF building at 1651 S 300 W (TIN: 12-800-0008). The property is located in the M-1 (manufacturing) zoning district. The property is approximately 2.932 acres.

DISCUSSION ITEMS:

7. General Plan update
8. Residential Beekeeper discussion
   A. Background and next steps

COMMUNICATION AND TRAINING:

9. Staff Communications:
   A. Monthly training via LUAU – Open and Public Meetings Act training
      i. Next month training – Conditional Use Permits (CUPs)
   B. Setback regulations for accessory buildings - Spencer
10. Planning Commissioners’ Minute
**PLANNING COMMISSION MEETING ADJOURNED**

Dated this 1st day of July, 2016  
/s/ Spencer W. Brimley, Development Services Manager
TO: Planning Commission
FROM: Spencer W. Brimley, MRED
Development Services Manager
Spencer.Brimley@clearfieldcity.org (801) 525-2785
MEETING DATE: July 6, 2016
SUBJECT: Public Hearing, Discussion and Possible Action on PSP 1605-0005, a request by Kaye Parkin, with Orbital ATK, for a Preliminary Subdivision Plat for buildings G-12 and G-13 of the Freeport Center. The property is zoned M-1 and located in the vicinity of 12th and 13th Streets and F and G Streets. (TINs: 12-065-0192)

Discussion and Possible Action on FSP 1605-0005, a request by Kaye Parkin, with Orbital ATK, for a Preliminary Subdivision Plat for buildings G-12 and G-13 of the Freeport Center. The property is zoned M-1 and located in the vicinity of 12th and 13th Streets and F and G Streets. (TINs: 12-065-0192)

RECOMMENDATIONS
Move to approve PSP 1605-0005, a Preliminary Subdivision Plat for buildings G-12 and G-13, located between G and F Streets of the Freeport Center, based on the discussion and findings provided in the Staff Report.

Move to recommend approval, to the City Council, FSP 1605-0005 a Final Subdivision Plat for buildings G-12 and G-13, located between G and F Streets of the Freeport Center, based on the discussion and findings provided in the Staff Report.

PROJECT SUMMARY

<table>
<thead>
<tr>
<th>Project Information</th>
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</thead>
<tbody>
<tr>
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<tr>
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<tr>
<td>Current Zoning</td>
</tr>
<tr>
<td>Land Use Classification</td>
</tr>
<tr>
<td>Gross Site Area</td>
</tr>
</tbody>
</table>
ANALYSIS

Land use and Zoning
The parcels are show to be general planned and zoned for Manufacturing. The site consists of developed industrial buildings. The proposed subdivision meets the intent of the General Plan’s policies, specifically Guideline #10: Manufacturing uses should be highly accessible, clustered near the center of their service areas and developed in harmony with the uses and character of surrounding districts; and Guideline #14: Manufacturing and industrial activities should be limited to those areas already zoned for such uses.

The subdivision is also consistent with the purposes of the Land Use Ordinance fostering the City’s industries, as well as the traditional zoning standards (e.g. minimum lot sizes, access) of the Manufacturing Zone.

Furthermore, these plats enable Freeport Center and Orbital ATK to complete a property lease for the purpose of creating parcels that match Orbital ATK’s footprint, so that we can “right-size” the ATK EDA to match it up with the buildings that Orbital ATK actually occupies.

Subdivision Plat Approval
The areas of Freeport Center proposed for further subdivision are already developed, and no further impacts will occur to utilities, roads, and the site than what exists today.

Public Comment
No public comment has been received to date.

ATTACHMENTS

1. G-12 and G-13 Subdivision Plat
TO: Planning Commission

FROM: Spencer W. Brimley, MRED
      Development Services Manager
      Spencer.Brimley@clearfieldcity.org (801) 525-2785

MEETING DATE: July 6, 2016

SUBJECT: Discussion and Possible Action on SP 1606-0001, a request by Brian Campbell on behalf of Davis School District for a parking lot near Antelope Elementary, located at 1760 South Main Street (TIN: 12-242-0002). The total property is approximately 0.808 acres

RECOMMENDATIONS
Move to approve SP 1606-0001, a request by Brian Campbell on behalf of Davis School District for a parking lot near Antelope Elementary, located at 1760 South Main Street (TIN: 12-242-0002), based on discussion and findings in the staff report.

PROJECT SUMMARY

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### Surrounding Properties and Uses:

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<tr>
<th>North</th>
<th>Current Zoning District</th>
<th>Comprehensive Plan Land Use Classification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chevron - Triple Stop</td>
<td>C-2 (Commercial)</td>
<td>Commercial</td>
</tr>
<tr>
<td>Convenience Store and Gas</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Station</td>
<td></td>
<td></td>
</tr>
<tr>
<td>East</td>
<td>R-3 (Residential, PUD)</td>
<td>Residential</td>
</tr>
<tr>
<td>Heather Estates Apartments</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(PUD)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>South</td>
<td>R-1-9 (Residential)</td>
<td>Residential</td>
</tr>
<tr>
<td>Antelope Elementary School</td>
<td></td>
<td></td>
</tr>
<tr>
<td>West</td>
<td>C-2 (Commercial)</td>
<td>Commercial</td>
</tr>
<tr>
<td>Agricultural Land</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- **Vicinity Map**
ANALYSIS
General Plan and Zoning
This project is proposed just north of Antelope Elementary to help with the parking need for the school. This area of the city is primarily residential with similar uses in the area and some commercial to the north. The property on this application is zoned P-F (Public Facilities), and “Parking lots, stand alone” require site plan approval within the zone.

Clearfield City General Plan Land Use Guideline number 12 states that property in Clearfield City be developed at the highest and best use to maximize the value to the landowner and the City. The property is vacant and has, in the past, been overrun with weeds and trash. Developing it into a parking lot will not only meet an ongoing need for the school, but also allow the property to be beautified.

Site Plan Review
DESIGN STANDARDS
Chapter 18 Design Standards of the Land Use Ordinance regulates new construction, and construction that requires a building permit. Title 11, Chapter 18, Section F of the Design Guidelines regulates Parking and Circulation. This portion of the guidelines provides direction on parking lot design. The parking lot will not generate an increase in traffic, it is not designed to accommodate major internal circulation roadways, and pedestrian needs are limited to the areas immediately surrounding the school. Staff’s opinion is that the request generally meets the intent of Chapter 18, and does not require any specific conditions.

SITE CIRCULATION and PARKING
Chapter 14 Parking and Loading of the Land Use Ordinance regulates parking facilities. The general intent of that chapter is to provide direction on the number of spaces required by different uses. In this case the primary use of the land is solely parking. Though the parking will serve Antelope Elementary, there is little guidance in the code for stand-alone parking facilities which encompass entire parcels. That being said, the code does still provide design guidance.

City Code 11-14-5 Parking Area and Parking Lot Requirements provide the basic design considerations that Staff can use when analyzing the request for a Commercial Parking Facility. Requirements for parking lots are as follows:

- **Surfacing:** Except as provided in subsection B2 of this section, parking areas shall be properly surfaced with concrete, asphalt, or masonry pavers, maintained in good condition, and kept free of weeds, dust, trash, and debris.
- **Grading:** Parking lots shall be graded for proper drainage.
- **Lighting:** Lighting used to illuminate an off site parking area shall be so arranged as to reflect the light away from adjoining premises in any residential district. (Ord. 2009-41, 11-24-2009)
- **Design:** As a minimum requirement, parking areas shall comply with the standards as shown in City Code 11-14-5(E).
- **Parking Lot:** Landscaped parking lot islands shall be provided as required. City Code 11-14-5F. Island must be installed at a minimum of one every twelve (12) parking stalls.

All items item outlined above are included as a condition of approval.

LANDSCAPING
Minimum landscaping that needs to be provided is 10% or 3,520 square feet. The proposed site plan shows increased landscaping being provided at approximately 28% or 9,588 square feet of the total site. Minimum landscaping standards of under City Code 11-13-23 will also have to be demonstrated. Public Works and Engineering are reviewing the plan and the necessary infrastructure improvements. This item is included as a condition of approval.
GARBAGE DUMPSTER
There is not a garbage dumpster shown on this site plan. Due to the use of this parcel being strictly parking, staff would not recommend permitting a garbage dumpster enclosure on this property. **This item is included as a condition of approval.**

FENCING PLAN
Per City Code, walls and fences shall be required around all property lines adjacent to residential zones or public rights-of-way. There is no immediately surrounding residential, but there is visibility from two public roads. Staff would recommend providing screening or the parking lot in the form of fencing or increased landscaping. Staff is recommending a visual barrier be installed on the property to provide separation and screening for the parking lot. The Planning Commission has the ability to review and approve the exact location, height and materials of the fence for this location.

SIGN PACKAGE
Signage is not included as part of this Site Plan approval.

Fire Department Review
North Davis Fire District (NDFD) review will be provided as a separate written correspondence.

Public Works Review / Engineering Review
The Public Works Director and City Engineer review will be provided as a separate written correspondence.

Public Comment
No public comment has been received for this item.

**REVIEW CONSIDERATIONS**

Site Plan Review
Clearfield Land Use Ordinance Section 11-5-3 establishes the review considerations the Planning Commission shall make to approve Site Plans. The findings and staff’s evaluation are outlined below:

<table>
<thead>
<tr>
<th>Review Consideration</th>
<th>Staff Analysis</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) Traffic: The effect of the site development plan on traffic conditions on abutting streets.</td>
<td>This site has adequate access from Main Street. Staff recognizes the traffic congestions and issues that exist in this area. The addition of the parking lot seeks to reduce the impacts and should not create additional traffic impacts.</td>
</tr>
<tr>
<td>2) Vehicle: Pedestrian: The layout of the site with respect to locations and dimension of vehicular and pedestrian entrances, exits, drives and walkways.</td>
<td>There will two drive accesses for the site. The access to the north will be an entrance into the site and one on the south will be an exit. There is a public sidewalk along Main Street. Deteriorated or damaged sidewalk and concrete will need to be replaced or installed. There is an easement that will allow pedestrian access to and from the parking lot and the school.</td>
</tr>
<tr>
<td>3)</td>
<td><strong>Off-Street Parking:</strong> Compliance of off-street parking facilities with Chapter 14 of this Title.</td>
</tr>
<tr>
<td>4)</td>
<td><strong>Loading and Unloading Facilities:</strong> The location, arrangement and dimensions of truck loading and unloading facilities.</td>
</tr>
<tr>
<td>5)</td>
<td><strong>Surfacing and Lighting; Parking:</strong> The surfacing and lighting of off-street parking.</td>
</tr>
<tr>
<td>6)</td>
<td><strong>Screen Planting:</strong> The location, height and materials, of walls, fences, hedges and screen planting.</td>
</tr>
<tr>
<td>7)</td>
<td><strong>Landscaping:</strong> The layout and appropriateness of landscaping.</td>
</tr>
<tr>
<td>8)</td>
<td><strong>Drainage:</strong> The effect of the site development plan on City storm water drainage systems.</td>
</tr>
<tr>
<td>9)</td>
<td><strong>Utility:</strong> The effect of the site development plan on City utility systems.</td>
</tr>
<tr>
<td>10)</td>
<td><strong>Building Locations:</strong> Consideration of building locations on the site, elevations and relation to surrounding areas (Ord. 84-06B, 9-11-1984)</td>
</tr>
<tr>
<td>11)</td>
<td><strong>Exterior Design:</strong> Consideration of exterior design in relation to adjoining structures and area character to assure compatibility</td>
</tr>
</tbody>
</table>
with other structures in the neighborhood, existing or intended. (Ord. 84-08, 10-23-1984)

| 12) Signs: Compliance of signs with Chapter 15 of this Title and particular consideration to the location of signs upon the site, their effect upon parking, ingress and egress, the effects upon neighboring properties and the general harmony of signs with the character of the neighborhood, existing or intended. | Does not apply to this request. |

**CONDITIONS OF APPROVAL**

1) The final engineering design (Improvement Plans) shall meet City standards and be to the satisfaction of the City Engineer and Public Works Director.

2) The final Fire Infrastructure design shall meet North Davis Fire District standards and be to the satisfaction of the Fire Marshall.

3) Parking lot to be installed and maintained in accordance with City Code 11-14-5, including, but not limited to proper surfacing, drainage, lighting, design and parking lot islands.

4) Landscaping must be provided at 10% minimum. The storm detention facility may be included in the total landscaping calculation, but must be properly landscaped and irrigated per City Code 11-13-23.

5) No garbage dumpster or garbage dumpster enclosure shall be kept on the property.

6) Easement for walkway to and from property to be obtained prior to final approval from Community Development office.

**ATTACHMENTS**

1. Site Plan Set
GENERAL NOTES:
LANDSCAPED AREAS SHOWN ON THIS SHEET ARE FOR GENERAL INFORMATION ONLY. SEE LANDSCAPE PLANS FOR DETAILED INFORMATION.
NEW LANDSCAPE AREAS, SEE LANDSCAPE PLANS.

CONSTRUCTION NOTES:
1. INSTALL NEW 20' CURB AND GUTTER OVER 6" ROADBASE, COMPACT SUBBASE,
2. INSTALL NEW SIDEWALK OVER 4" ROADBASE, COMPACT SUBBASE,
3. PLACE AND COMPACT NEW 8" ROADBASE AND 3" ASPHALT, ROLLER COMPACT SUBBASE,
4. CONSTRUCT NEW MODIFIED CONCRETE CURB CUT,
5. CONSTRUCT NEW CONCRETE DRIVEWAY, 6" THICK CONCRETE,
6. CONSTRUCT NEW ADA RAMP,
7. CONSTRUCT NEW CONCRETE STAIRS, COMPLETE,
8. CONSTRUCT NEW 12' WIDE 6" THICK CONCRETE WALK OVER 8" ROADBASE,
9. INSTALL NEW 8' CHAINLINK FENCE,
10. INSTALL NEW 8' LANDSCAPE CURB,
11. INSTALL NEW LIGHT POLES WITH LED FIXTURE, COMPARE. SEE DETAIL,
12. INSTALL NECESSARY ELECTRICAL WIRING FROM POINT OF CONNECTION TO NEW LIGHT POLES,
13. INSTALL (2) 2" SLEEVES FOR ELECTRICAL AND COMM. UNDER NEW CONCRETE WALK,
14. RELOCATE EXISTING WATER METER TO NORTH OF THE NEW DRIVEWAY, COMPLETE.
PLANT SCHEDULE

**TREES**

<table>
<thead>
<tr>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>CONT</th>
<th>CAL</th>
<th>SIZE</th>
<th>QTY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acer buergerianum</td>
<td>Trident Maple</td>
<td>B &amp; B</td>
<td>2&quot;CAL</td>
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<tr>
<td>Acer pseudoalatanus</td>
<td>Sycamore Maple</td>
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<td>Koelreuteria paniculata</td>
<td>Golden Rain Tree</td>
<td>B &amp; B</td>
<td>2&quot;CAL</td>
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<tr>
<td>Maackia amurensis</td>
<td>Ambur Maackia</td>
<td>B &amp; B</td>
<td>2&quot;CAL</td>
<td>3</td>
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<tr>
<td>Phellodendron amurense</td>
<td>Macho Corn Tree</td>
<td>B &amp; B</td>
<td>2&quot;CAL</td>
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<tr>
<td>Pinus flexus</td>
<td>Lumber Pine</td>
<td>B &amp; B</td>
<td>6<code>H X 1.5</code>W</td>
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**SHRUBS**

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<tr>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>SIZE</th>
<th>FIELD 1</th>
<th>FIELD 2</th>
<th>QTY</th>
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</thead>
<tbody>
<tr>
<td>Amelanchier alnifolia</td>
<td>Serviceberry</td>
<td>5 GAL</td>
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<td>6</td>
</tr>
<tr>
<td>Forsythia x 'Meadowlark'</td>
<td>Meadowlark Forsythia</td>
<td>5 GAL</td>
<td></td>
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<tr>
<td>MAHONIA + AQUIFOLIUM 'COMPACTA'</td>
<td>Compact Oregon Grape</td>
<td>5 GAL</td>
<td></td>
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<tr>
<td>Perovskia x 'Little Spire'</td>
<td>Russian Sage</td>
<td>5 GAL</td>
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<td>RHUS + AROMATICA 'GRO-LOW'</td>
<td>Gro-LOW Fragrant Sumac</td>
<td>2 GAL</td>
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<tr>
<td>Viburnum opulus 'roseum'</td>
<td>European Snowball Viburnum</td>
<td>10 GAL</td>
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<td></td>
<td>11</td>
</tr>
<tr>
<td>Boulder 2X3X6'</td>
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<td></td>
<td></td>
<td>8</td>
</tr>
</tbody>
</table>

**Rock Mulch 2-4 Inch Crushed Cobble**
From Staker & Parson Companies, Willard UT
With Weed Barrier Underneath.
TO: Planning Commission

FROM: Spencer W. Brimley, MRED
Development Services Manager
Spencer.Brimley@clearfieldcity.org (801) 525-2785

MEETING DATE: July 6, 2016

SUBJECT: Discussion and Possible Action, on SP 1606-0002, a request by Gary Heath, on behalf of North Davis Cabinet, for the construction of a 14,000 SF building at 1651 S. 300 W. (TIN: 12-800-0008). The property is located in the M-1 (manufacturing) zoning district, and is approximately 2.932 acres.

RECOMMENDATIONS
Move to approve SP 1606-0002, a request by Gary Heath, on behalf of North Davis Cabinet, for the construction of a 14,000 SF building at 1651 S. 300 W. (TIN: 12-800-0008), based on discussion and findings in the staff report.

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<td>Gross Site</td>
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<th>Current Zoning District</th>
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<tr>
<td>North</td>
<td>Tech-Steel</td>
<td>M-1 (Manufacturing)</td>
<td>Manufacturing</td>
</tr>
<tr>
<td>East</td>
<td>ACE Disposal, TRUGREEN</td>
<td>M-1 (Manufacturing)</td>
<td>Manufacturing</td>
</tr>
<tr>
<td>South</td>
<td>North Davis Offices</td>
<td>M-1 (Manufacturing)</td>
<td>Manufacturing</td>
</tr>
<tr>
<td>West</td>
<td>Utah Power and Light substation, storage for North Davis Cabinets</td>
<td>M-1 (Manufacturing)</td>
<td>Manufacturing</td>
</tr>
</tbody>
</table>

## Vicinity Map
ANALYSIS

General Plan and Zoning
This project is proposing to remove an existing 9,800 SF structure from its site and replace it with a new 14,000 SF facility. This area of the city is manufacturing with similar uses in the area and surrounding the property on all sides. The property on this application is zoned M-1 (Manufacturing), and the proposed addition requires a site plan approval due to its size.

Clearfield City General Plan Land Use Guideline number 12 states that property in Clearfield City be developed at the highest and best use to maximize the value to the landowner and the City. The property will be upgraded and improved with the development of this building. The existing structure is old and crumbling. The new facility will be compliant with all requisite codes and improve the look and feel of the site.

Site Plan Review

DESIGN STANDARDS
The requests are subject to Chapter 18 Design Standards of the Land Use Ordinance as the use is requiring a building permit. Construction materials, colors, and placement of the building are subject to Chapter 18 Section 5, which requires: All additions to existing buildings shall incorporate the predominant architectural features, materials, and colors of the existing building. (Ord. 2010-04, 1-26-2010).

SITE CIRCULATION and PARKING
Parking will not be impacted by this proposal. No parking will be removed or added as a result of this proposal. Circulation of the site will also not be impacted by the development of this building.

LANDSCAPING
The proposed site plan meets minimum landscaping standards of City Code 11-13-23. The proposal will remove a portion of sod from the site, but the applicant is willing to provide additional trees to compensate for the reduction of sod. The site plan shows existing storm water retention facility as part of the site. Public Works and Engineering are reviewing the plans and the necessary infrastructure improvements.

This item is included as a condition of approval.

GARBAGE DUMPSTER
The site already has existing dumpsters. The proposal will not increase the need for dumpsters, nor require additional screening of facilities. However, if the location of any dumpsters changes it may require the dumpster to be screened.

This item is included as a condition of approval.

FENCING PLAN
Fencing on this property does not exist, but could limit the ability of the business. There are large trucks that come to the site for the purpose of shipping and receiving. Putting fencing between parcels would make it difficult for operations to continue, undisturbed. Under the site plan review, the planning commission has the ability to review and approve the exact location, height and type of materials of a wall or fence. Should the Commission decide to require additional fencing they should clarify the expectations of changes in a Condition of Approval.

SIGN PACKAGE
This Site Plan request does not include proposal for new signage.
Fire Department Review
North Davis Fire District (NDFD) review will be provided as a separate written correspondence.

Public Works Review / Engineering Review
The Public Works Director and City Engineer review will be provided as a separate written correspondence.

Public Comment
No public comment has been received for this item.

REVIEW CONSIDERATIONS

Site Plan Review
Clearfield Land Use Ordinance Section 11-5-3 establishes the review considerations the Planning Commission shall make to approve Site Plans. The findings and staff’s evaluation are outlined below:

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<td>This site has adequate access from 3rd Street. Staff does not foresee any traffic impacts to or from the site.</td>
</tr>
<tr>
<td>2) Vehicle: Pedestrian: The layout of the site with respect to locations and dimension of vehicular and pedestrian entrances, exits, drives and walkways.</td>
<td>Pedestrians and vehicle access to and around the site will not change or be impacted.</td>
</tr>
<tr>
<td>3) Off-Street Parking: Compliance of off-street parking facilities with Chapter 14 of this Title.</td>
<td>Parking will not be changed or impacted by this building. Parking will be compliant, per city code.</td>
</tr>
<tr>
<td>4) Loading and Unloading Facilities: The location, arrangement and dimensions of truck loading and unloading facilities.</td>
<td>For every building or part thereof having a gross floor area of ten thousand (10,000) square feet or more which is to be occupied by a commercial or industrial use or from which deliveries of materials or merchandise are made by motor vehicles, there shall be provided and maintained on the same lot with the building at least one off street loading space, plus one for each additional twenty thousand (20,000) square feet or major fraction thereof. Each loading space shall be not less than fourteen feet (14') in width, twenty five feet (25') in length and have an overhead clearance of not less than fifteen feet (15').</td>
</tr>
<tr>
<td>5) Surfacing and Lighting: Parking: The surfacing and lighting of off-street parking.</td>
<td>Any surface lighting must be shown on the site plan and be consistent with city code. Administrative review of new lighting would be recommended.</td>
</tr>
</tbody>
</table>
### Screen Planting: The location, height and materials, of walls, fences, hedges and screen planting.

This site is not subject to screen plantings.

### Landscaping: The layout and appropriateness of landscaping.

A minimum of 10 percent landscaping is a requirement in the M-1 zoning district. The construction drawings will need to demonstrate this standard is met and the provisions of 11-13-23 for the minimum number of trees and shrubs. Landscaping areas may be used jointly as storm detention facilities, but must be improved with landscaping and a viable automatic irrigation system.

### Drainage: The effect of the site development plan on City storm water drainage systems.

The applicant will demonstrate in the construction documents compliance with current City standards and mitigate the impact on the storm drain system.

### Utility: The effect of the site development plan on City utility systems.

The applicant will demonstrate in the construction documents compliance with current City standards and mitigate impact on the utilities system.

### Building Locations: Consideration of building locations on the site, elevations and relation to surrounding areas (Ord. 84-06B, 9-11-1984)

The building will be required to meet Chapter 18, Design Standards for the site.

### Exterior Design: Consideration of exterior design in relation to adjoining structures and area character to assure compatibility with other structures in the neighborhood, existing or intended. (Ord. 84-08, 10-23-1984)

All additions to existing buildings shall incorporate the predominant architectural features, materials, and colors of the existing building.

### Signs: Compliance of signs with Chapter 15 of this Title and particular consideration to the location of signs upon the site, their effect upon parking, ingress and egress, the effects upon neighboring properties and the general harmony of signs with the character of the neighborhood, existing or intended.

Does not apply to this request.

### CONDITIONS OF APPROVAL

1) The final engineering design (Improvement Plans) shall meet City standards and be to the satisfaction of the City Engineer and Public Works Director.
2) The final fire infrastructure design shall meet North Davis Fire District standards and be to the satisfaction of the Fire Marshall.

3) Any storm detention facility may be included in the total landscaping calculation, but must be properly landscaped and irrigated per City Code 11-13-23. Landscaping should be installed per the approved plan.

4) A garbage dumpster or garbage dumpster enclosure may be kept on the property and must be screened if the location of the dumpster changes.

ATTACHMENTS

1. Site Plan Set
KEYED NOTES:
1. EXPAND SHOP TO ELIMINATE EXISTING BUILDING 47A AND CONSOLIDATE WORK SPACES IN
SHOP BUILDING TO ALLOW FOR A MORE EFFICIENT OPERATION. NO ADDITIONAL EMPLOYEES
REQUIRED.
2. DEMO EXISTING BUILDING 47A IN TWO PHASES. 1ST REMOVE LEAN-TO OR FRAMED PORTION
ON THE SOUTHEAST SIDE IN ORDER TO CONSTRUCT THE NEW ADDITION. 2ND DEMO THE
REMAINING CMU BUILDING AFTER THE NEW ADDITION IS COMPLETE AND OPERATIONS HAVE
BEEN MOVED INTO THE NEW SPACE.
3. DEMO EXISTING PAVING AS NECESSARY FOR NEW CONSTRUCTION.
4. NEW STORM DRAIN
5. PROPERTY LINE
6. EXISTING ROAD
7. POWER POLE
8. UPGRADE EXISTING POWER TO 1600 AMP SERVICE; SEE DRAWINGS E1 AND E2

GENERAL NOTE:
HVAC, ELECTRICAL, PLUMBING AND
FIRE SPRINKLING SYSTEM ARE
DESIGN BUILT. ACCORDINGLY EACH
CONTRACTOR IS TO FURNISH ALL
LABOR, MATERIALS AND SERVICES
NECESSARY FOR A COMPLETE AND
FUNCTIONAL SYSTEM. WORK IS TO
BE PERFORMED IN ACCORDANCE
WITH ALL LOCAL CODES AND
ORDINANCES.

DESIGN CRITERIA:
SEE PAGE TWO OF STRUCTURAL
CALCULATIONS BY TRBE INC., ENGINEER
OF RECORD. ALSO SEE PRECAST WALL
Panel calculations by Forterra,