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, March 2, 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. February 3, 2016

PUBLIC HEARINGS:
2. Public Hearing, Discussion and Possible Action on PSP 1601-0001, a request by Heather Oviatt, on behalf of Tom Stuart Construction, for a 3-lot subdivision to be known as the Tai Pan Subdivision. The site is located at approximately 1400 E. 700 S. (TIN: 09-020-0035). The property is in the C-2 (Commercial) zoning district, and is approximately 8.847 acres in size.

SCHEDULED ITEMS:
3. Discussion and Possible Action on SP 1511-0008, a request by Warren Brown, on behalf of ATK, for a new nitrogen processing facility and expansion of the parking lot. The site is located at approximately 1051 South Industrial Parkway (TIN: 12-066-0026). The property is in the M-1 (Industrial) zoning district, and is approximately 33.77 acres in size.

4. Discussion and Possible Action on PSP 1601-0001, a request by Heather Oviatt, on behalf of Tom Stuart Construction, for a 3-lot subdivision to be known as the Tai Pan Subdivision. The site is located at approximately 1400 E. 700 S. (TIN: 09-020-0035). The property is in the C-2 (Commercial) zoning district, and is approximately 8.847 acres in size.

DISCUSSION ITEMS
5. Potential changes regarding public hearings, noticing, and the subdivision approval process

COMMUNICATION ITEMS:
6. Staff Communications:
   A. City Council open house meetings: 6:00 – 7:30 PM
      i. March 1st – Holt Elementary
      ii. March 15th – Antelope Elementary
      iii. April 19th – Wasatch Elementary
   B. Small Area Plan Meetings: 6:30 – 8:30 PM
7. Planning Commissioners’ Minute

**PLANNING COMMISSION MEETING ADJOURNED**

Dated this 25th day of February, 2016
/s/Spencer W. Brimley, Development Services Manager

The City of Clearfield, in accordance with the ‘Americans with Disabilities Act’, provides accommodations and auxiliary communicative aids and services for all those citizens needing assistance. Persons requesting accommodations for City sponsored public meetings, service programs, or events, should call Christine Horrocks at 525-2780, giving her 48 hours notice.
TO: Planning Commission

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

MEETING DATE: March 2, 2016

SUBJECT: Public Hearing, Discussion and Possible Action on:

**PSP 1601-0001**, a request by Heather Oviatt, on behalf of Tom Stuart Construction, for a 3-lot subdivision to be known as the Tai Pan Subdivision. The site is located at approximately 1400 E. 700 S. (TIN: 09-020-0035). The property is in the C-2 (Commercial) zoning district, and is approximately 8.847 acres in size.

### RECOMMENDATIONS

Move to *approve as conditioned, PSP 1601-0001*, a request by Heather Oviatt, on behalf of Tom Stuart Construction, for a 3-lot subdivision to be known as the Tai Pan Subdivision. The site is located at approximately 1400 E. 700 S. (TIN: 09-020-0035), based on the discussion and findings in the Staff Report.

### PROJECT SUMMARY

<table>
<thead>
<tr>
<th>Project Information</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Project Name</strong></td>
<td>Tai Pan Subdivision</td>
</tr>
<tr>
<td><strong>Site Location</strong></td>
<td>1400 E. 700 S.</td>
</tr>
<tr>
<td><strong>Tax ID Number</strong></td>
<td>09-020-0035</td>
</tr>
<tr>
<td><strong>Applicant</strong></td>
<td>Heather Oviatt</td>
</tr>
<tr>
<td><strong>Owner</strong></td>
<td>Stay TP Clearfield LLC and Family LP</td>
</tr>
<tr>
<td><strong>Proposed Actions</strong></td>
<td>3 lot commercial subdivision</td>
</tr>
<tr>
<td><strong>Current Zoning</strong></td>
<td>C-2 (Commercial)</td>
</tr>
<tr>
<td><strong>Land Use Classification</strong></td>
<td>Commercial</td>
</tr>
<tr>
<td><strong>Site Acreage</strong></td>
<td>8.847 acres</td>
</tr>
</tbody>
</table>
BACKGROUND

Heather Oviatt has submitted a request for a 3-lot subdivision located at 1400 E 700 S. (TIN: 09-020-0035). The parcel is currently the location of Tai Pan Trading, a home décor and crafts store. There is a commercial building located on the southern portion of the property which is proposed to remain with two new parcels being created on the northern portion of the property for future retail development.

This proposal is a commercial subdivision on an existing lot. Elements of the site development will be handled in the site plan process. Storm drain is a problem in the area and so it is considered that any new development would be consistent with the site and mitigate any negative impacts of development. The request to subdivide does not increase impacts to drainage, but rather organizes the property into 3 individual lots. Public Works and Engineering have done an initial review of the proposal, is comfortable

<table>
<thead>
<tr>
<th>Surrounding Properties and Uses:</th>
<th>Current Zoning District</th>
<th>Comprehensive Plan Land Use Classification</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Hill AFB</td>
<td>Hill AFB</td>
</tr>
<tr>
<td>East</td>
<td>Storage Facility/Maverik</td>
<td>C-2 (Commercial)</td>
</tr>
<tr>
<td>South</td>
<td>Wingpointe/Pepperidge Apartments</td>
<td>R-3 (commercial)</td>
</tr>
<tr>
<td>West</td>
<td>JPs Car Care/Chevron</td>
<td>C-2 (Commercial)</td>
</tr>
</tbody>
</table>
with the subdivision and will review and approve final drawings after consideration has been given from each of the required bodies.

As stated above, improvements to the individual site will be considered in the site plan review process. Landscaping, parking and other site improvements will be brought back to the Commission for their consideration at the time application is submitted. Staff has informed the applicant that elements regarding compliance with parking, landscaping and other improvements will be reviewed at the time of the site plan application, but should be considered during the subdivision as well. The current site has an overabundance of parking and will comply with parking requirements with the addition of shared parking agreements and/or cross-access agreements.

Staff has requested improvement drawings that will meet the requirements stated in the Engineer’s letter. The intent of this drawing is to provide information on existing utility locations, and future improvements particular to the two new lots.

**Comprehensive Plan and Zoning**
The future land use map shows the parcels are master planned commercial. The zoning is C-2 (Commercial). The property may be subdivided with its existing zoning, subject to meeting the commercial standards, which this proposal does. The large commercial building will remain on the property.

**Subdivision Plat Approval**
The City Engineer has reviewed the plat, and has requested detailed drawings for the future improvements and connections along SR 193 as well as estimates for said improvements. Planning has performed a review of the plat, and has determined that the lots contain the necessary square footage and meet all requirements listed in the C-2 Zone.

**Public Comment**
No public comment has been received to date.

---

**CONDITIONS OF APPROVAL**

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, addresses, and other call-outs as required and shall adequately address the comments of all reviewers (e.g., Planning, the City Engineer, Public Works, North Davis Fire District, etc.) to their satisfaction.

2) Pursuant to the Subdivision Ordinance 12-4-5, an estimate of public improvements (as outlined in 12-4-6), shall be submitted, reviewed and approved by the City Engineer prior to obtaining building permits.

3) 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.

---

**ATTACHMENTS**

1. Preliminary Subdivision Plat
2. NDFD Review
3. Engineering Review
TO: Spencer Brimley / Community Development
FROM: John Taylor / Fire Marshal
RE: PSP-1601-0001 Tai Pan Subdivision

DATE: February 4, 2016

I have reviewed the site plan submitted for the above referenced project. The Fire Prevention Division of this Fire District has no concerns with the proposed subdivision of the existing plot.

These plans have been reviewed for Fire District requirements only. Other departments must review these plans and will have their requirements. This review by the Fire District must not be construed as final approval from Clearfield City.
Dear Spencer,

I have reviewed the above referenced project Plat and submit the following comments for consideration:

**General**

1. An electronic copy of the Plat and Improvement Plan Drawings must be submitted to the Public Work Department via our office for record keeping upon completion and approval of the Plat and Improvement Plan Drawings:

**Plat:**

1. The “Point of Beginning” is missing from the Plat and needs to be shown.

2. In the “Owners Dedication” the person signing the Plat will need his/her name printed below the signature line.

3. There is an extra word “My” in the “Owners Dedication” which should be removed in order to have the dedication language sentence make sense.

4. There are several year dates of 2015 on the Plat which will need to be updated to the year 2016.

5. The Plat boundary closes within required tolerances.

**Improvement Plan Drawings:**

The improvement plan drawings will need to be submitted for review and approval. I have listed several items which will need to be addressed and submitted with the improvement plan drawings.
1. A general note needs to be placed on the improvement plan drawings indicating all deteriorated, damaged or missing surface improvements surrounding the perimeter of the subdivision will need to be replaced or newly installed; i.e., curb and gutter, sidewalk, landscaping park strip improvements, driveways, etc.

2. It is required that the improvement plan drawings stand-alone and have all detail drawings included for view and use by the contractor and not by reference only.

3. All work on the state highway (SR-193) (utility service connections) will need to show trench width limits and patching depths and all patching materials that will be required by Utah Department of Transportation standards. These are required to be shown on the improvement plans for the contractor to construct.

4. The location of the lots sanitary sewer laterals will need to be identified on the drawings.

5. The location of the lots culinary water laterals and water meters will need to be identified on the drawings.

6. The location of the lots storm water laterals to the detention basin will need to be identified on the drawings.

7. The Storm water calculations from the initial “Tai Pan” site plan will need to be updated and submitted for review. Storm water calculations and detention basin sizing with orifice control and outlet facilities will need to be update for a 100-year, 24-hour storm water event. If the subdivision will have only one overall storm water detention basin and collection system then a maintenance agreement should be developed.

8. A “Geotechnical Report” will need to be submitted for Lot #1 & Lot #2.

9. The number of required remaining parking stalls for “Tai Pan” will need to be reviewed per the City ordinance.

10. Individual site plans for Lot #1 & Lot #2 will need to be submitted in the future, for approval.

Should you have any questions, feel free to contact our office.

Sincerely,

CEC, Civil Engineering Consultants, PLLC.

N. Scott Nelson, PE.
City Engineer

Cc. Scott Hodge, Public Works Director.
Dan Schuler, Public Works Inspector
Michael McDonald, Building Official
TO: Planning Commission

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

MEETING DATE: March 2, 2016

SUBJECT: Discussion and Possible Action on SP 1511-0008, a request for Site Plan Approval for a liquid nitrogen processing facility located to the north of the existing building at 1051 S. Industrial Parkway (Parcel ID number: 12-066-0026). The property is located in the M-1 (Manufacturing Zone) zoning district and is approximately 33.70 acres.

RECOMMENDATION

Move to recommend approval of SP 1511-0008, a proposal for a liquid nitrogen processing facility located to the north of the existing building at 1051 S. Industrial Parkway, based on the findings and discussions in the Staff Report.

PROJECT SUMMARY

<table>
<thead>
<tr>
<th>Project Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Name</td>
</tr>
<tr>
<td>Site Location</td>
</tr>
<tr>
<td>Parcel ID Number</td>
</tr>
<tr>
<td>Applicant</td>
</tr>
<tr>
<td>Owner</td>
</tr>
<tr>
<td>Proposed Actions</td>
</tr>
<tr>
<td>Current Zoning</td>
</tr>
<tr>
<td>Land Use Classification</td>
</tr>
<tr>
<td>Gross Site Area</td>
</tr>
<tr>
<td>Existing Building</td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>
Surrounding Properties and Uses:

<table>
<thead>
<tr>
<th></th>
<th>Current Zoning District</th>
<th>Comprehensive Plan Land Use Classification</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>M-1 (Manufacturing Zone)</td>
<td>Manufacturing</td>
</tr>
<tr>
<td>East</td>
<td>M-1 (Manufacturing Zone)</td>
<td>Manufacturing</td>
</tr>
<tr>
<td>South</td>
<td>M-1 (Manufacturing Zone)</td>
<td>Manufacturing</td>
</tr>
<tr>
<td>West</td>
<td>M-1 (Manufacturing Zone)</td>
<td>Manufacturing</td>
</tr>
</tbody>
</table>

Vicinity and Zoning Map

Development Standards:

<table>
<thead>
<tr>
<th>Development Standards</th>
<th>Existing</th>
<th>Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Size</td>
<td>33.70 acres (1,467,972 SF)</td>
<td>7,000 square feet</td>
</tr>
<tr>
<td>Lot Width</td>
<td>&gt;250 feet</td>
<td>50 feet</td>
</tr>
<tr>
<td>Setbacks</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>&gt;10 feet</td>
<td>10 feet</td>
</tr>
<tr>
<td>Side</td>
<td>&gt;0 feet</td>
<td>0 feet</td>
</tr>
<tr>
<td>Rear</td>
<td>&gt;0 feet</td>
<td>0 feet</td>
</tr>
</tbody>
</table>
HISTORY

15-Sep-10  Planning Commission conditionally approved the initial ATK Site Plan

19-Jan-11  Site modification to relocate mechanical equipment from the east side to the west side of the building was approved by planning commission in January of 2011.

BACKGROUND

Application

The request is for the construction of a nitrogen storage facility to the north of the existing building, in conjunction with a parking lot expansion for the ATK building. The nitrogen facility will assist in the operations of the overall ATK operations and reduce costs by allowing ATK to produce their own nitrogen on site. This facility will contain silos for the storage of materials, a small building that will provide shelter and security for the compressor, as well as evaporators, cooling fans and other related equipment. The original site plan for the ATK facility was approved by the Commission in September 2010. The exterior design in relation to adjoining structures and area character are also maintained with this proposal. Elements of the overall development were reviewed and approved during the Site Plan approval process that occurred in September 2010. This structure was built in the last decade. Staff has sought compliance with the use of the property while balancing the needs of the user.

Comprehensive Plan and Zoning

The site is located between 700 South and 1700 South Streets off Industrial Parkway. It is approximately 33.70 acres with an existing building of 615,000 square feet (600,000 SF of warehouse/manufacturing and 15,000 SF for office use). The building is rail served. It is compatible with the surrounding properties which are predominately classified and zoned Industrial and developed or anticipated to be developed with Industrial uses. The Union Pacific railroad runs along the eastern side of the adjacent parcel. To the east of the railroad is property zoned R-3 which is currently under development with 141 units referred to as West Square Development.

Landscaping

The regulations of the M-1 Zone require that 10% of the site, or 3.37 acres, be provided as landscaped open space. The applicant is proposing 6,970 sq. ft. of landscaped area with the new facility. Based on the amount of proposed landscaped area, 14 trees (1 per 500 sq. ft., 2” caliper each) and 23 shrubs (1 per 300 ft., 1-gallon each) are to be provided. The number of trees and shrubs proposed by the applicant will be verified prior to final approval of the site. The existing landscape was approved as part of the site plan application in 2010 contains 2.7% landscape and open area.

The Planning Commission acknowledged that this was a deviation from strict compliance with the landscaping requirement. ATK is proposing additional landscaping for the area north of the facility where the nitrogen facility and the new parking will be located. Landscaping for this area will be 20.7% and will increase the overall landscaping on the site to 3.3%. Staff is comfortable with the increased amount of landscape in conjunction with the current application, in keeping with the variation that was granted previously. Given the location of the ATK building and its low visibility, Staff recommends that the Planning Commission allow for the landscaping that was allowed through the approvals granted in 2010. The proposal is within the parameters that are consistent with the previous considerations by the Commission for a reduction in the landscape requirements.
Parking
The building is currently served by approximately 257 parking spaces on the north and west sides of the building. Six ADA-compliant spaces are provided for the current site plan. An expansion of the north parking lot, with an additional 123 vehicles (including 2 ADA spaces), is proposed adjacent to the new nitrogen facility. The amount of parking provided is sufficient for the proposed use and number of employees at the site. The expansion of parking was a part of the discussions for the site plan in 2010 and since ATK has grown substantially, there is an ongoing need for more parking. Total parking for the site, after the development is completed will be 380 standard stalls and 8 ADA stalls.

With the expansion of the parking ATK will be required to comply with Section 11-14-5 requiring proper surfacing and drainage as well as appropriate landscaping as stated in “F” of the above reference section, it states:

“Parking Lot Islands: Landscaped parking lot islands shall be provided as follows:

1. On doubled rows of parking stalls, there shall be a forty foot (40') long by five foot (5') wide landscaped island on each end of the rows, plus a forty foot (40') long by five foot (5') wide landscaped island to be placed at a minimum of every twelve (12) parking stalls. Each island on doubled parking rows shall include a minimum of two (2) deciduous trees, having a minimum trunk size of two inches (2") in caliper measured eight inches (8") above the soil line. Other landscaping installed in the island shall include shrubbery and an acceptable ground cover. No hard surface improvements such as concrete or asphalt are allowed within any landscape islands.

2. On single rows of parking there shall be a twenty foot (20') long by five foot (5') wide landscaped island a minimum of every twelve (12) stalls. Islands on a single parking row shall have a minimum of one deciduous tree having a minimum trunk size of two inches (2") in caliper measured eight inches (8") above the soil line. Other landscaping installed in the island shall include shrubbery and an acceptable ground cover. No hard surface improvements such as concrete or asphalt are allowed within any landscaped islands.

3. Landscaped islands at the ends of parking rows shall be placed and shaped in such a manner as to help direct traffic through the parking area. There shall be a break in parking rows at a minimum of forty eight (48) parking stalls for each double row of parking for the purpose of facilitating traffic circulation on the site. (Ord. 2009-41, 11-24-2009)"

Storage Silos
The proposed facility will have several silos for the storage of materials. The concrete pad is approximately 7,800 square feet. Each silo is approximately 10 feet in diameter and range in height from 30 feet to 52 feet tall.

Section 11-13-11 of the City Code makes height limitation exceptions for such items as water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the roof level and not intended for human occupancy. Silos used for product storage would be classified as a similar structure. The site is already developed with heavy industrial uses with other existing silos within the Freeport Center. There are no further zoning regulations on these types of structures.

Design Standards
Chapter 18 of the Land Use Ordinance sets forth certain design standards and guidelines. Section 11-18-2 states:
“Existing buildings and uses [are subject to the Design Standards] when a change occurs that involves a standard set forth in this Chapter and:

1. Requires a building or other permit issued by the City;
2. Increases required parking; or
3. Increases the amount of outside storage.”

Adherence to the City’s Design Standards is mandatory for this application in all instances where conditions 1, 2, or 3 above are met. In other words, all new development and construction is subject to the standards. Existing buildings and site improvements are subject to the Design Standards only to the extent that they are affected by a change caused by work requiring a building permit, new parking areas, or increased outdoor storage (e.g., the requirement to incorporate pop-outs or other architectural features to all building façades over 100 feet in length would not apply unless the applicant were proposing changes to the façade that necessitated a building permit).

As set forth in Section 11-18-3, the Planning Commission is authorized to make variations to the Design Standards if necessary:

“A. Deviations Authorized: In all applicable cases the design standards contained in this Chapter shall be met, except as determined by the Planning Commission. Deviations from strict compliance of the standards listed in this Chapter may be authorized if the Planning Commission makes the findings listed in Subsection B.

B. Findings Required: The Planning Commission may authorize a deviation from the standards listed in this Chapter if it finds the deviation:

1. Is consistent with the purpose of this Chapter and any applicable master plan or ordinance;
2. Will not adversely affect neighboring property owners or residents; and

3. Reflects an innovative or unique design that conforms to the requirements of this Chapter to the greatest extent possible and offers alternatives for addressing the intent of the requirements of this Chapter; or is required to create a consistent and compatible design in cases which involve the following:
   a. Redeveloped buildings;
   b. Additions to existing buildings;
   c. Minor structures added to a site; or
   d. New buildings within a previously approved phased project.”

The use on the property is permitted; however, the ordinance requires that other materials, such as brick, stucco, and stone, also be incorporated. Given that these new structures are not visible from a public right of way, Staff recommends that the applicant be permitted to build them with the proposed materials as the only exterior building material.

**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) <em>Traffic</em>: The effect of the site development plan on traffic conditions on abutting streets.</td>
<td>Truck traffic will be minimal and have a minimal impact.</td>
</tr>
<tr>
<td>2) <em>Vehicle; Pedestrian</em>: The layout of the site with respect to locations and dimension of vehicular and pedestrian entrances, exists, drives and walkways.</td>
<td>Does not apply for this request.</td>
</tr>
<tr>
<td>3) <em>Off-Street Parking</em>: Compliance of off-street parking facilities with Chapter 14 of this Title.</td>
<td>Applicant is proposing additional parking along with landscaping for the parking area.</td>
</tr>
<tr>
<td>4) <em>Loading and Unloading Facilities</em>: The location, arrangement and dimensions of truck loading and unloading facilities.</td>
<td>There is an area on the south side of the proposed facility where trucks can park to load and unload materials necessary for the production of nitrogen.</td>
</tr>
<tr>
<td>5) <em>Surfacing and Lighting; Parking</em>: The surfacing and lighting of off-street parking.</td>
<td>Parking area must be surfaced in compliance with Clearfield City code and have adequate lighting for the parking lot area.</td>
</tr>
<tr>
<td>6) <em>Screen Planting</em>: The location, height and materials, of walls, fences, hedges and screen planting.</td>
<td>Proposed facility will be screened by fencing as well as additional landscaping on the north and east elevations of the facility.</td>
</tr>
<tr>
<td>7) <em>Landscaping</em>: The layout and appropriateness of landscaping.</td>
<td>Applicant is proposing about 20.7% landscaping for the new area. This should help to buffer visual impacts from adjacent properties as well as improve the look and feel of the site. The new landscaping will make overall landscaping for the site 3.3%.</td>
</tr>
<tr>
<td>8) <em>Drainage</em>: The effect of the site development plan on City storm water drainage systems.</td>
<td>Site grading and drainage is under review by the city engineer and will be completed prior to final approvals being issued.</td>
</tr>
<tr>
<td>9) <em>Utility</em>: The effect of the site development plan on City utility systems.</td>
<td>The utilities for the site are also being evaluated and reviewed by city engineer and will be completed prior to the issuance of any approvals.</td>
</tr>
<tr>
<td>10) <em>Building Locations</em>: Consideration of building locations on the site, elevations and relation to surrounding areas (Ord. 84-06B, 9-11-1984)</td>
<td>The facility will be located on the north end of the property. A proposal to screen the facility with landscaping and fencing is under consideration and should provide the needed buffer and separation for the facility.</td>
</tr>
<tr>
<td>11) <em>Exterior Design</em>: Consideration of exterior design in relation to adjoining structures and area character to assure compatibility</td>
<td>The facility is compatible with the character and area of buildings on the same site, as well as adjacent properties.</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 for this request.

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, SP1511-0008, and shall adequately address the comments of all reviewers (e.g. Planning, the City Engineer, Public Works, North Davis Fire District, etc.) to their satisfaction.

2) Site shall be developed in compliance with all submitted and approved site, landscaping and related plans.

3) Parking area shall be developed in accordance with Section 11-14-5 including:
   a. Surfacing:
      i. 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.
   b. Grading:
      i. Parking lots shall be graded for proper drainage
   c. Landscaping:
      i. Parking lot landscaping to be completed as outlined in 11-14-5(F)

4) That permitting the new facility is designed and is consistent with the purpose of Chapter 18 of Title 11; that it will not adversely affect neighboring property owners or residents; and that it offers a consistent and compatible design as additions to an existing building.

ATTACHMENTS

1. Site Plan
2. Elevation drawing
3. NDFD letter
4. Engineering letter
8 ft ornamental security fence with 3 man gate access points and yellow painted bollards not shown for clarity. Electrical transformers and switch gear boxes not shown for clarity. Area lighting not shown. Truck delivery area lighting not shown.
Orbital ATK N₂ Gas Generation Plant
Isometric Artist Concept

8” and 6” N₂ Supply Lines To Orbital ATK

8 ft ornamental security fence with 3 man gate access points and yellow painted bollards not shown for clarity.
TO: Spencer Brimley/ Community Development

FROM: John Taylor / Fire Marshal

RE: ATK Nitrogen Expansion and parking lot expansion

DATE: February 9, 2016

I have reviewed the drawings submitted for ATK Nitrogen Expansion and Parking Lot Expansion.

The Fire Prevention Division of this Fire District has the following comments/concerns.

1. An application for plan review needs to be filled out and submitted with the corresponding fee of $50 for the Site plan review as well as $110 permit fee for each above ground tank.
2. All piping and tank site specifications shall conform to the International Fire Code, Chapter 55, Cryogenic Fluids.
3. Inspections of pipe and tank installations shall be made by the NDFD Fire Marshal throughout the course of the project as necessary. Notifications to NDFD shall be made prior to the completion of each appropriate phase of construction to arrange for inspections. Pressure testing of all piping shall be witnessed by NDFD prior to the final completion of the project.

These plans have been reviewed for Fire District requirements only. Other departments must review these plans and will have their requirements. This review by the Fire District must not be construed as final approval from Clearfield City.
8th February 2016

Clearfield City
55 South State Street
Clearfield City, Utah  84015

Attn:  Spencer W. Brimley, Development Services Manager
Proj:  ATK Nitrogen expansion and parking lot expansion
Subj:  Site Improvement Drawing Review

Dear Spencer,

I have completed my review of the above referenced project and submit the following comments for consideration. The items noted will need to be considered and addressed prior to receiving recommended approval from our office for Site Improvement Drawings.

**General Note:**

1. An **electronic copy** of the Site Improvement drawings and details must be submitted to the Public Work Department via our office for record keeping upon design completion and prior to approval of the Site Improvement drawings from our office.

**Improvement Drawings:**

1. A Location Map should be prepared and included with the submitted drawings.

2. Existing and proposed contour elevation lines are needed on the site plan. The contour elevation lines should extend 75’ +/- into the existing parking lot to the South, and to the North field area and the East asphalt areas.

3. The Storm Water Plan and Calculations need to be submitted for review. The storm water facilities should be designed for a 24-hour, 100-year storm water event.

   The storm water detention basin and collection system will need to have the standard operating and control facilities, i.e., inlet/outlet control structure, interior over-flow control, outlet control orifice, over flow spillway, and all basin maintenance/landscaping
improvements. The design of the storm water on-site collection piping system, finish contours lines, site grades, 12” freeboard berm, and all general on-site facilities will need to be submitted for review along with the drainage drawings and detail plans for their construction.

The discharge storm water from the detention basin will need to be piped and connected to the nearest underground storm water piping system. The discharge piping and connection will need to be shown on the drawings.

The extent of the storm water collection area should be shown on the improvement drawings.

Additional storm water issues to consider:

- All storm water manholes and clean-out boxes will require troughs and aprons in the bottom of the structures.
- A 5’ wide collection waterway appears to be needed along the Northerly edge of the proposed parking lot to help in collection of storm water and direct/transport the run-off water to the detention basin.
- How will the storm water be collected along the Southerly and Westerly edge of the proposed parking lot?
- Show all piping materials, pipe slopes, manholes, top of structures vs. inverts.

4. A site grading plan showing the elevations of the top of storm water boxes, curb & gutters and other improvements is needed. The slope of the curb & gutter needs to be shown with the top back of the curb elevations.

5. The culinary water service lateral for the landscaping is needed to be shown on the drawings with the following:
   - Backflow device and details
   - Water meter location & details
   - Water line connection location (tap location & size)
   - Show the location of the underground waterlines and pipe diameter.
   - No structure may be built over existing waterlines or other utilities.

6. The landscaping trees need the caliper shown on the drawings (suggestion to use 1 ½” caliper trees).

7. The details for the parking lot lights will need to be included in the site plan drawings.
   - Conduit location, diameter, power source.
   - Fixture details, light pole foundation, wattage, etc.

8. The parking lot paving depths (asphalt & roadbase) are needed to be shown in the drawings.

9. A Storm Water Pollution & Prevent Plan (SWPPP) will need to be created and submitted for review.
10. All other items required by other departments needs to be included with the final approved Improvement Drawings.

We would be happy to meet with the Developer - ATK and/or their Engineer to review the above items should they have any questions.

Sincerely,

CEC, Civil Engineering Consultants, PLLC.

[Signature]

N. Scott Nelson, PE.
City Engineer

Cc. Scott Hodge, Public Works Director
    Dan Schuler, Public Works Inspector and Storm Water Manager
    Michael McDonald, Building Official