PRESIDING: Brady Jugler Chair

PRESENT: Kathryn Murray Commissioner
Ron Jones Commissioner
Robert Browning Commissioner
Michael Britton Commissioner
Steve Parkinson Alternate Commissioner
Chris Uccardi Alternate Commissioner
Mallory Baudry Alternate Commissioner

ABSENT: Michael Millard Commissioner

STAFF PRESENT: Stuart Williams City Attorney
JJ Allen Assistant City Manager
Spencer Brimley Development Services Manager
Scott Hess Contract Planner
Christine Horrocks Building Permits Specialist

VISITORS: David Taylor, Carrie Bambrough, Tracy Dutson, Amber Hansen,
McKenna Christensen, Jeff Layton, Sam Chelemes, Chris Chelemes,
Christian Michaelson, Dean Stadtlander, Koral Vasquez, Dean Smith

The Pledge of Allegiance was led by Chair Jugler

APPROVAL OF MINUTES FROM JANUARY 4, 2017 PLANNING COMMISSION MEETING

Commissioner Murray moved to approve the minutes of the January 4, 2017 meeting as written. Seconded by Commissioner Jones. The motion carried on the following vote:
Voting AYE: Commissioners Jones, Uccardi, Parkinson, Murray, Britton and Browning.
Voting NO: None.

PUBLIC HEARING ON GPA 1612-0002, A REQUEST BY CARRIE BAMBROUGH ON BEHALF OF PHOENIX SERVICES, TO AMEND THE GENERAL PLAN MAP OF CLEARFIELD CITY TO CHANGE THE LAND USE DESIGNATION FROM COMMERCIAL TO MIXED USE FOR PROPERTY LOCATED AT 1129 SOUTH STATE STREET (TIN: 12-309-0001). THIS AMENDMENT WOULD BE EFFECTIVE WITHIN THE GENERAL PLAN, A DOCUMENT GUIDING THE DEVELOPMENT OF CLEARFIELD CITY AS A WHOLE.

Chair Jugler declared the public hearing open at 7:04 p.m.

There was no public comment.
Commissioner Jones moved to close the public hearing at 7:05 p.m. Seconded by Commissioner Britton. The motion carried on the following vote: Voting AYE: Commissioners Jones Uccardi, Parkinson, Murray, Britton and Browning. Voting NO: None.

PUBLIC HEARING ON RZN 1612-0002, A REQUEST BY CARRIE BAMBROUGH ON BEHALF OF PHOENIX SERVICES, FOR A REZONE OF PROPERTY LOCATED AT 1129 SOUTH STATE STREET (TIN: 12-309-0001) FROM COMMERCIAL (C-2) ZONE TO COMMERCIAL-RESIDENTIAL (C-R) ZONE. THE PROPERTY IS APPROXIMATELY 0.31 ACRES IN SIZE AND IS LOCATED IN A C-2 (COMMERCIAL) ZONING DISTRICT.

Chair Jugler declared the public hearing open at 7:06 p.m.

There was no public comment.

Commissioner Uccardi moved to close the public hearing at 7:07 p.m. Seconded by Commissioner Britton. The motion carried on the following vote: Voting AYE: Commissioners Jones, Uccardi, Parkinson, Murray, Britton and Browning. Voting NO: None.

PUBLIC HEARING ON RZN 1701-0001, A REQUEST BY MIKE CHRISTENSEN ON BEHALF OF THE THACKERAY GARN COMPANY, FOR A REZONE OF PROPERTY OF APPROXIMATELY 9.76 ACRES LOCATED AT APPROXIMATELY 1250 SOUTH STATE STREET (TIN: 12-066-0137) FROM MANUFACTURING (M-1) TO RESIDENTIAL MULTI-FAMILY, WITH A SPECIAL OVERLAY (R-3-SP).

Chair Jugler declared the public hearing open at 7:08 p.m.

There was no public comment.

Commissioner Jones moved to close the public hearing at 7:09 p.m. Seconded by Commissioner Britton. The motion carried on the following vote: Voting AYE: Commissioners Jones, Uccardi, Parkinson, Murray, Britton and Browning. Voting NO: None.

DISCUSSION ON GPA 1612-0002, A REQUEST BY CARRIE BAMBROUGH ON BEHALF OF PHOENIX SERVICES, TO AMEND THE GENERAL PLAN MAP OF CLEARFIELD CITY TO CHANGE THE LAND USE DESIGNATION FROM COMMERCIAL TO MIXED USE FOR PROPERTY LOCATED AT 1129 SOUTH STATE STREET (TIN: 12-309-0001). THIS AMENDMENT WOULD BE EFFECTIVE WITHIN THE GENERAL PLAN, A DOCUMENT GUIDING THE DEVELOPMENT OF CLEARFIELD CITY AS A WHOLE.

Spencer Brimley said the request was to change the General Plan and land use map designation of 1129 South State Street from Commercial to Mixed Use to allow a rezone of the property to Commercial Residential (C-R) from Commercial (C-2). Phoenix Services provided assistance for
people with traumatic brain injury and desired to expand its operation and provide new office space and additional living facilities. He said the request was generally consistent with the goals and policies of the City’s General Plan. He said staff was supportive of the request and determined that the use was the highest and best use for the property. Mr. Brimley said the property was not in the area of the Clearfield Downtown Small Area Plan but the change would complement the intent of the small area plan and could increase value and opportunity for the area. Staff recommended the Planning Commission recommend approval to the City Council.

Commissioner Browning asked Carrie Bambrough if Phoenix Services provided treatments for the people. She said currently there were apartments provided and the new building allowed better office space and more onsite help. She said currently seven clients were served at the Clearfield location with varying degrees of disability and 70 clients were helped across the Wasatch front.

RECOMMENDATION OF GPA 1612-0002, A REQUEST BY CARRIE BAMBROUGH ON BEHALF OF PHOENIX SERVICES, TO AMEND THE GENERAL PLAN MAP OF CLEARFIELD CITY TO CHANGE THE LAND USE DESIGNATION FROM COMMERCIAL TO MIXED USE FOR PROPERTY LOCATED AT 1129 SOUTH STATE STREET (TIN: 12-309-0001). THIS AMENDMENT WOULD BE EFFECTIVE WITHIN THE GENERAL PLAN, A DOCUMENT GUIDING THE DEVELOPMENT OF CLEARFIELD CITY AS A WHOLE.

Commissioner Murray moved to recommend to the City Council approval of GPA 1612-0002 as proposed, a request by Carrie Bambrough on behalf of Phoenix Services, to amend the General Plan Map of Clearfield City to change the land use designation from Commercial to Mixed use for property located at 1129 South State Street (TIN: 12-309-0001). Seconded by Commissioner Parkinson. The motion carried on the following vote: Voting AYE: Commissioners Jones, Uccardi, Parkinson, Murray, Britton and Browning. Voting NO: None.

DISCUSSION ON RZN 1612-0002, A REQUEST BY CARRIE BAMBROUGH ON BEHALF OF PHOENIX SERVICES, FOR A REZONE OF LOCATED AT 1129 SOUTH STATE STREET (TIN: 12-309-0001) PROPERTY FROM COMMERCIAL (C-2) ZONE TO COMMERCIAL-RESIDENTIAL (C-R) ZONE. THE PROPERTY IS APPROXIMATELY 0.31 ACRES IN SIZE AND IS LOCATED IN A C-2 (COMMERCIAL) ZONING DISTRICT.

Spencer Brimley said the request was to rezone the property from C-2 to C-R. He said the proposed building was just over 6,000 square feet and the use would be split 50 percent residential and 50 percent commercial. Mr. Brimley said staff reviewed the C-R zone and the request met the requirements of that zone. He said the project provided a mix of uses that was consistent with the area. He said staff recommended the Planning Commission recommend approval to the City Council.
RECOMMENDATION OF RZN 1612-0002, A REQUEST BY CARRIE BAMBRowe ON BEHALF OF PHOENIX SERVICES, FOR A REZONE OF PROPERTY LOCATED AT 1129 SOUTH STATE STREET (TIN: 12-309-0001) FROM COMMERCIAL (C-2) ZONE TO COMMERCIAL-RESIDENTIAL (C-R) ZONE. THE PROPERTY IS APPROXIMATELY 0.31 ACRES IN SIZE AND IS LOCATED IN A C-2 (COMMERCIAL) ZONING DISTRICT.

Commissioner Jones moved to recommend to the City Council approval of RZN 1612-0002 as proposed, a request by Carrie Bambrough on behalf of Phoenix Services, for the rezone of property located at 1129 South State Street (TIN: 12-309-0001) from Commercial (C-2) Zone to Commercial-Residential (C-R) Zone. Seconded by Commissioner Britton. The motion carried on the following vote: Voting AYE: Commissioners Jones, Uccardi, Parkinson, Murray, Britton and Browning. Voting NO: None.

DISCUSSION ON SP 16011-0005, A REQUEST BY CHRISTIAN MICHAELSON FOR A SITE PLAN APPROVAL OF A NEW AMERICOLD LOGISTICS BUILDING, FOR STORAGE AND SHIPPING OF GOODS, LOCATED AT APPROXIMATELY 755 EAST 1700 SOUTH (TIN: 12-066-0041). THE PROPERTY IS APPROXIMATELY 9.76 ACRES IN SIZE AND IS LOCATED IN AN M-1 (MANUFACTURING) ZONING DISTRICT.

Spencer Brimley said the request was for a new building, approximately 208,000 square feet on a 9.76 acre site. The site was located west of Clearfield Station. The request was consistent with zoning and only site plan approval was required. Mr. Brimley said a traffic study determined that the access on Antelope Drive was adequate for the additional truck traffic that would be added with the new facility. Clearfield City requested the eastern façade be attractive to the view from Clearfield Station. He said the parking for the site met requirements and the proposed 15 percent landscaping exceeded the required 10 percent. A dumpster outside the building was not needed at this time; if a dumpster were placed outside in the future, an enclosure would be required.

Mr. Brimley said the City requested the fencing along the eastern façade of the building provide a visual barrier more than chain link. He said chain link was standard in the manufacturing zone and was acceptable for the north and west sides of the property but an improved look for the east side of the building was requested. He said staff recommended approval. The conditions of approval were reviewed.

Chair Jugler asked what needed to be stated about the eastern side of the building. Mr. Brimley stated a recommendation of additional improvements to the façade and that staff would work with the applicant.

Commissioner Parkinson said chain link was not allowed adjacent to a public right-of-way and asked if the railway was considered a public right-of-way. Chair Jugler said because it was facing the Frontrunner station it was adjacent.

Commissioner Britton was concerned with the traffic study. Mr. Brimley said staff engineer and UDOT didn’t have concerns about additional truck traffic. Dean Stadtlander with Primus Builders and Christian Michaelson with Great Basin Engineering
were present to answer questions. Commissioner Murray asked the width of the building that would face Clearfield Station. It was determined the building was approximately 330 feet wide. Commissioner Murray said City Code §11-18-5 (C) required the façade be broken up every 30 feet. She asked if the 15 percent landscaping would be part of the breaking up of the 300 feet. Mr. Stadtlander said they could do berms. Mr. Michaelson said the landscaping plan did not include any screening along the east side. He said the landscape designer would be asked to design a plan that would break up the fencing. He said there was existing chain link fence along the south property line. Commissioner Murray asked if they could have a vinyl fence rather than a chain link. Mr. Stadtlander said a chain link fence could be placed on the inside of the berm so the landscaping and the berm provided a screen. Mr. Michaelson said the facility was a secure facility and the fence was needed to provide security as well as screening. A white vinyl fence would stand out because it was different from the character in the area, however a black vinyl coated chain link fence with landscaping on the east side would provide security plus improvements to the east end of the building for aesthetics.

Commissioner Parkinson said a six foot fence wouldn’t do anything for a building that ranged from 32 to 45 feet in height and suggested that the fence with landscaping and enhancements to the building was a better option. Mr. Brimley said staff was supportive of a vinyl coated chain link fence and stated that exterior landscaping would increase the aesthetics of the site.

Mr. Brimley said the majority of the fencing in the area was chain link. Staff would like improvements to the eastern façade and if Americold agreed, Clearfield City would, at its expense, add signage or graphics to the eastern façade. Staff would work with the applicant on a condition of approval.

Chair Jugler said an improvement to the area might encourage other enhancements to the area. Commissioner Jones said beauty needed to be brought to the City and it didn’t matter where it started so the first improvement might look out of place. Chair Jugler was concerned the building owner wouldn’t agree with the improvements. Commissioner Parkinson said the condition of approval could allow staff to work with the applicant for details on the eastern façade. Mr. Michaelson said the building owner might be concerned with the material and way it was attached to the building. Mr. Stadtlander said he didn’t think that Americold would have an issue but he couldn’t speak for them. Mr. Michaelson said a mutual agreement should be able to be met. Mr. Brimley said Americold had been great to work with on the project and had been willing to meet the needs of the City.

Chair Jugler said the commissioners agreed that the screening of the property would be through fencing and landscaping, the fencing would be a black coated chain link fence and the City would work with the applicant and building owner for the design of the eastern façade.
APPROVAL OF SP 16011-0005, A REQUEST BY CHRISTIAN MICHAELSON, FOR A SITE PLAN OF A NEW AMERICOLD LOGISTICS BUILDING, FOR STORAGE AND SHIPPING OF GOODS, LOCATED AT APPROXIMATELY 755 EAST 1700 SOUTH (TIN: 12-066-0041). THE PROPERTY IS APPROXIMATELY 9.76 ACRES IN SIZE AND IS LOCATED IN AN M-1 (MANUFACTURING) ZONING DISTRICT.

Commissioner Parkinson moved to approve as conditioned, SP 1611-0005, a Site Plan of a new Americold Logistics building, for storage and shipping of goods, located at approximately 755 East 1700 South (TIN: 12-066-0041), 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 1611-0005.

2) Site Plan approval is subject to North Davis Fire District review and approval. The final plans shall meet Fire Code and be to the satisfaction of the North Davis Fire District Fire Chief.

3) All site grading and utility plans must be consistent with applicable codes and ordinances.

4) Site Plan approval is subject to approval from Engineering and Public Works.

5) Lighting will be consistent with City Code § 11-13-17 for the site. No temporary lighting is permitted for the site.

6) Screening of the property will be a combination of fencing and landscaping. The fencing can be chain link that is black coated. To meet the City’s expectation that the eastern façade have an aesthetically pleasing appearance from Clearfield Station, staff and applicant will work together to determine the design or graphic for the surface.

7) Should the landscape not be installed prior to Certificate of Occupancy, pursuant to Land Use Ordinance § 11-13-23(C) and (D), the issuance of a Certificate of Occupancy will be subject to the applicant establishing an escrow account, as reviewed and approved by the City Engineer and City Attorney, to guarantee the installation of the landscaping.

Seconded by Commissioner Uccardi. The motion carried on the following vote: Voting AYE: Commissioners Jones, Uccardi, Parkinson, Murray, Britton and Browning. Voting NO: None.

DISCUSSION ON PSP 1701-0001, A REQUEST BY MICHAEL CHRISTENSEN ON BEHALF OF THACKERAY GARN COMPANY, FOR AN EXTENSION OF A PREVIOUSLY APPROVED PRELIMINARY SUBDIVISION PLAT ON APPROXIMATELY 9.76 ACRES OF THE PROPERTY LOCATED AT APPROXIMATELY 1250 SOUTH STATE STREET (TIN: 12-066-0137). CLEARFIELD CITY CODE REQUIRES THE PLANNING COMMISSION TO CONSIDER ALL REQUESTS FOR EXTENSION OF PRELIMINARY SUBDIVISION PLATS.

Scott Hess, contract planner, said Thackeray Garn requested an extension due to length of time required to get through the HUD approval process. Staff said the developer had made a good faith
effort to continue the process. Mr. Hess said the conditions of approval were listed and two conditions of approval were added to previously approved conditions of approval. The conditions of approval were reviewed. He said staff recommended approval of an extension for six months.

RECOMMENDATION OF PSP 1701-0001, A REQUEST BY MICHAEL CHRISTENSEN ON BEHALF OF THACKERAY GARN COMPANY, FOR AN EXTENSION OF A PREVIOUSLY APPROVED PRELIMINARY SUBDIVISION PLAT ON APPROXIMATELY 9.76 ACRES OF THE PROPERTY LOCATED AT APPROXIMATELY 1250 SOUTH STATE STREET (TIN: 12-066-0137). CLEARFIELD CITY CODE REQUIRES THE PLANNING COMMISSION TO CONSIDER ALL REQUESTS FOR EXTENSION OF PRELIMINARY SUBDIVISION PLATS.

Commission Uccardi moved to recommend approval of PSP 1701-0001, a request by Michael Christensen on behalf of Thackeray Garn Company, for an extension of a previously approved Preliminary Subdivision plat on approximately 9.76 acres of the property located at approximately 1250 South State Street (TIN: 12-066-0137), based on approval from the Clearfield City Planning Commission at the April 1, 2015 meeting with the following conditions:

1) The extension of approval for PSP 1503-0005 shall be effective for six months from the date of this approval.
2) References in approval PSP 1503-0005 to the ‘Master Development Plan’ and ‘Master Development Agreement’ will be substituted and conditioned on approval of SP 1701-0001, and RZN 1701-0001 that accompany this application
3) The developer shall submit a final clean copy of the Preliminary Subdivision Plat documents correcting all errors and omissions indicated by Staff Reviews.
4) The final engineering design (Improvement Plans) shall meet City standards and be to the satisfaction of the City Engineer and Public Works Director.
5) The final Fire Infrastructure design shall meet North Davis Fire District standards and be to the satisfaction of the Fire Marshall.
6) Pursuant to the Subdivision Ordinance § 12-4-5, an estimate of public improvements (as outlined in City Code § 12-4-6), shall be submitted, reviewed and approved by the City Engineer prior to obtaining building permits. An Escrow agreement will be subject to approval by the City Engineer and City Attorney and an escrow account shall be established prior to recordation of the Final Plat.
7) No building permits shall be issued or construction of buildings or improvements may begin until after recordation of the final plat.
8) All Final Subdivision Plat and Site Plan submittals shall be in substantial conformance with the approved Master Development Plan and Master Development Agreement.

Seconded by Commissioner Britton. The motion carried on the following vote: Voting AYE: Commissioners Jones, Uccardi, Parkinson, Murray, Britton and Browning. Voting NO: None.
DISCUSSION ON RZN 1701-0001, A REQUEST BY MIKE CHRISTENSEN ON BEHALF OF THE THACKERAY GARN COMPANY, FOR THE REZONE OF A PORTION OF THE PROPERTY LOCATED AT APPROXIMATELY 1250 SOUTH STATE STREET (TIN: 12-066-0137) ON APPROXIMATELY 9.76 ACRES, FROM MANUFACTURING (M-1) TO RESIDENTIAL MULTI-FAMILY, WITH A SPECIAL OVERLAY (R-3-SP)

Scott Hess said the General Plan indicated mixed use for the property. Due to the fact that the Master Development Plan and Master Development Agreement were never executed the zoning on the property reverted to the former zoning which was a combination of M-1 (manufacturing) and C-2 (commercial). He said the R-3 zone with an SP overlay allowed Thackeray Garn to move forward with the multi-family housing project. Mr. Hess said the SP overlay required a development agreement and allowed a previously approved project to fit into the existing Clearfield City zoning code. Mr. Hess said rezones didn’t generally have conditions of approval, but with the requirement of a development agreement for the SP overlay zone, staff added conditions of approval which were reviewed. Staff recommended approval to the Planning Commission as conditioned.

Commissioner Uccardi asked for clarification that the rezone was only the 9.76 acre portion of the site and the remainder of site would not be rezoned. Mr. Hess said the remainder of the site would be rezoned as the site developed.

RECOMMENDATION OF RZN 1701-0001, A REQUEST BY MIKE CHRISTENSEN ON BEHALF OF THE THACKERAY GARN COMPANY, FOR THE REZONE OF A PORTION OF THE PROPERTY LOCATED AT APPROXIMATELY 1250 SOUTH STATE STREET (TIN: 12-066-0137) ON APPROXIMATELY 9.76 ACRES, FROM MANUFACTURING (M-1) TO RESIDENTIAL MULTI-FAMILY, WITH A SPECIAL OVERLAY (R-3-SP)

Commissioner Parkinson moved to recommend approval to the City Council as conditioned RZN 1701-0001, a request by Mike Christensen, on behalf of The Thackeray Garn Company for a Rezone of Property from Manufacturing (M-1) to Residential Multi-Family, with a special overlay (R-3-SP) on approximately 9.76 acres located at 1250 S. States Street (TIN: 12-066-0137), based on discussion and findings in the Staff Report. Seconded by Commissioner Britton. The motion carried on the following vote: Voting AYE: Commissioners Jones, Uccardi, Parkinson, Murray, Britton and Browning. Voting NO: None.

DISCUSSION ON SP 1701-0001, A REQUEST BY MIKE CHRISTENSEN ON BEHALF OF THE THACKERAY GARN COMPANY, FOR SITE PLAN APPROVAL OF 216 APARTMENT UNITS ON APPROXIMATELY 9.76 ACRES OF THE PROPERTY LOCATED AT APPROXIMATELY 1250 SOUTH STATE STREET (TIN: 12-066-0137).

Scott Hess said the site plan being discussed was the same as the one approved on July 2, 2014, with some updates to the offsite improvements and utilities. There were four color schemes proposed for the building elevations. There would be nine buildings with 24 units each for a total of 216 residential units plus a club house. He said approval of the site plan was contingent on the
approval of the preliminary subdivision plat and the rezone of the property. Mr. Hess said the developer would bear its fair share of the costs for off-site improvements including roads and utilities. He said there were two conditions of approval added to the conditions previously approved.

JJ Allen, Assistant City Manager, said there had been discussion that the off-site improvements might change and suggested the addition of, “…unless the improvements are deemed unnecessary” to condition of approval number two. He said a final decision had not been made regarding the improvements.

Amber Hansen and Dean Smith, Attorney, for Thackeray Garn, questioned “alternate funding source” in condition of approval number two. Mr. Hess explained it gave the option for the developer to use other funds and the wording could be removed from the condition of approval.

Mr. Smith said he understood there was a larger project, but said it was unusual. Mr. Hess said in connection with the apartments the improvements that would be required were:

1. sewer connection to 1000 East
2. sidewalk, curb and gutter on 1000 East
3. additional roads that go around the development
4. lift station turned grinder pump on the west side to remove sewer from the site

Ms. Hansen said there were two descriptions of off-site improvement. She said the HUD off-site requirements were the following: the road surrounding the complex, the grinder pump, the lift station, the water line and the storm drain that went to the UTA facilities. Her concern was with street realignment of the intersection at State Street and 1000 East and the main water line in Station Boulevard. Mr. Hess asked if “as required in the Development Agreement” would be acceptable because the Development Agreement required a signature from Thackeray Garn.

Ms. Hansen said a draft of the Development Agreement would be available shortly. She suggested having two Development Agreements, one which included the off-site improvements required by HUD and one Development Agreement which would include the alternate funding. Mr. Hess said it would address the off-site improvements specific to the 9.76 acre multi-family development. He suggested condition of approval number two state, “As required in the Development Agreements, Thackeray Garn Company is responsible for its proportionate share of off-site improvements related to the 9.76 acre development which includes utilities and road extensions.”

Sam Chelemes was concerned with the traffic on 1000 East. Mr. Hess explained briefly to Mr. Chelemes the layout of the project. Chair Jugler said that public comment was not being accepted at this time and asked Mr. Chelemes to attend the City Council meeting where he could make comment.
APPROVAL OF SP 1701-0001, A REQUEST BY MIKE CHRISTENSEN ON BEHALF OF THE THACKERAY GARN COMPANY, FOR THE SITE PLAN FOR 216 APARTMENT UNITS, ON APPROXIMATELY 9.76 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1250 SOUTH STATE STREET (TIN: 12-066-0137).

Commissioner Parkinson moved to approve as conditioned SP 1701-0001, a request by Mike Christensen on behalf of The Thackeray Garn Company, for the Site Plan of 216 apartment units, on approximately 9.76 acres of property located at approximately 1250 South State Street (TIN: 12-066-0137), based on discussion and findings in the Staff Report with the following conditions:

1) References in approvals SP 1406-0007 and SP 1406-0007 Architectural Review, to the ‘Master Development Plan’ and ‘Master Development Agreement’ will be substituted and conditioned on approval of a Development Agreement as required in the application RZN 1701-0001 that accompanies this application.

2) As required in the Development Agreement, Thackeray Garn Company is responsible for its proportionate share of the off-site improvements (which include utilities and road extensions).

3) The developer shall submit a final clean copy of the Phase 1B Site Plan documents correcting all errors and omissions indicated by Staff Reviews.

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

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

6) There should be at least one covered parking space per residential unit. The design of the parking lot should meet City Code § 11-14-5F, including landscaped parking lot islands at a minimum of every 12 stalls.

7) As per City Code § 11-13-23C, the developer should post a bond of 125 percent of the value of the landscape within each phase. 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.

8) As per City Code § 12-4-5, an estimate of public improvements (as outlined in City Code § 12-4-6), shall be submitted, reviewed and approved by the City Engineer prior to obtaining building permits. An escrow agreement will be subject to approval by the City Engineer and City Attorney and an escrow account shall be established prior to recordation of the Final Plat.

9) No building permits shall be issued or construction of buildings or improvements may begin until after recordation of the final plat. Final plat recordation may come in phases for large tract development.

10) All Final Subdivision Plat and Site Plan submittals shall be in substantial conformance with the approved Master Development Plan and Master Development Agreement.

11) 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.
12) The developer shall show that building renderings and construction documents are in substantial conformance with Section 5.4 of the Master Development Plan. This includes:
   a. Maintaining façade articulation and architectural elements around all four elevations of each building within the development.
   b. Development and identification of Base Articulation for the entrances of the apartment buildings to differentiate entrances from the rest of the building.
   c. Per MDP 5.5B ground floor units shall have an exterior access point to the unit, for all units along a street or main walkway.
   d. EIFS or stucco material is not to exceed 30 percent of the total exterior.
   e. Corners indicated 5.4.1E shall have treatments to emphasize their unique gateway locations within the development.
13) All other design elements described in MDP Chapter 5 apply to both residential and commercial structures.
14) All final plan submittals shall be in substantial conformance with the approved Master Development Plan and Master Development Agreement.
15) 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 Jones. The motion carried on the following vote: Voting AYE: Commissioners Jones, Uccardi, Parkinson, Murray, Britton and Browning. Voting NO: None.

Commissioner Uccardi moved to break at 8:42 p.m. Seconded by Commissioner Britton.

The meeting reconvened at 8:56 p.m.

DISCUSSION ON AMENDMENTS TO THE GENERAL PLAN

Mr. Brimley said staff was working on updates to the General Plan relative to the general land use map, master transportation plan, trails plan and streets plan. The last major update to the General Plan was in 2006. He asked for discussion on the areas of the City that should be considered for changes in future land use. He said the City adopted a small area plan along State Street and Main Street which provided mixed use opportunities and the City Council requested other small area plans throughout the City.

Commissioner Parkinson suggested looking at Ogden City’s general plan. Mr. Brimley said different areas of the City had been identified and thanked Commissioner Parkinson for the resource.

Mr. Brimley said there had been discussion about the removal of the road in the area of 1450 South 1350 East. The residents on the cul-de-sac to the north of the proposed road didn’t want the road to be extended. He said the developer requested the road be removed; however, had since withdrawn the application. Commissioner Parkinson’s opinion was to leave it and let any future development remove it.
Mr. Brimley said Industrial Parkway was a private street and the Americold project wouldn’t allow for the road connection. When Chair Jugler asked if there was any objection to the removal of the extension of Industrial Parkway there was no objection.

Mr. Brimley asked the commissioners for questions or concerns regarding any current street proposals. The only change noted was the removal of Industrial Parkway which was a private street.

Commissioner Browning proposed that the designation for some streets be changed. He said 1000 East was listed as a collector but it was a small residential street. There was also discussion about 1000 West as a collector because some areas of the street could not be widened. Commissioner Parkinson asked if there was a complete streets plan for the City. Mr. Brimley said there was not a complete street plan. Commissioner Parkinson explained that whenever there was redevelopment or repaving of a street the bike, pedestrian, and auto traffic was evaluated and a decision was made about what modes of transportation were needed.

Commissioner Uccardi said if the traffic was pushed out of Clearfield then the tax dollars were also pushed out of Clearfield. The main objective that needed to be determined was if manufacturing, retail or a mix of both or mixed use or higher density residential should be considered in a specific area. He said the density needed to be in the right areas.

Commissioner Parkinson said there needed to be key places for mixed use. The mindset of the population needed to be changed to reduce traffic.

Commissioner Browning said the commission needed to determine how it all fit together.

Commissioner Jones said Clearfield needed more restaurants and businesses and a way to get people to stop and leave tax dollars and not just be a pass through city.

Commissioner Uccardi said with the development of Clearfield Station the street plan was a vital part of the General Plan.

Commissioner Baudry-Call said trails had a large appeal to her. She wanted more restaurants in the City and there was a need to clean up the area.

Mr. Brimley asked the commissioners to send him any additional comments.

**STAFF COMMUNICATION AND TRAINING**

Mr. Brimley said there was no addition information or training from staff.
PLANNING COMMISSIONERS’ MINUTE

Commissioner Browning – Nothing

Commissioner Britton – Nothing

Commissioner Murray – Nothing

Commissioner Parkinson – Nothing

Commissioner Uccardi – Told the commissioners that next Wednesday night from 5 p.m. to 9 p.m. if they bought dinner at Pace Drive-in, a percentage of the sales would be given to Wasatch Elementary.

Commissioner Jones – Nothing

Chair Jugler – Said Mayor Shepherd had said because of development there was a possibility of having two meetings a month.

There being no further business to come before the Planning Commission, Commissioner Jones moved to adjourn at 9:35 p.m. Seconded by Commissioner Britton.