CLEARFIELD PLANNING COMMISSION MEETING
May 2, 2018
7:00 P.M. – Regular Session

PRESIDING: Kathryn Murray  Vice-Chair

PRESENT: Michael Britton  Commissioner
Chris Uccardi  Commissioner
Levi Lloyd  Commissioner
Ruth Jones  Alternate Commissioner
Nicole Bigelow  Alternate Commissioner
Eden Bush  Youth Ambassador

ABSENT: Brady Jugler  Chair
Robert Browning  Commissioner
Mallory Call  Commissioner

STAFF PRESENT: Brie Brass  Assistant City Attorney
Spencer Brimley  Community Development Director
Brad McIlrath  Senior Planner
Christine Horrocks  Customer Service Rep

VISITORS: John Janson, Jake Young, Ashleigh Fralick, Nita Smith, Jeana Forthman, Matt Hartman, Tim Roper, Melissa Evans, Ashley Martinez, Richard Hollard, Paul Poteet, Travis Esquibel, Issaak Ashby, Mike Watson, Matthew Gyle, Don Ashby, Erica Ashby, Eric Lindquist, Bobi Merritt, Rob Lloyd, Craig Winder, Chandler Hokanson, Joe Baker, Craig Hokanson, Mike Arave

The Pledge of Allegiance was led by Vice Chair Murray.

APPROVAL OF MINUTES FROM APRIL 4, 2018 PLANNING COMMISSION MEETING

Commissioner Britton moved to approve the minutes of the April 4, 2018 as written. Seconded by Commissioner Jones. The motion carried on the following Vote: Voting AYE: Commissioners Lloyd, Uccardi, Britton, Bigelow, and Jones. Voting NO: None.

Vice-Chair Murray read the

PUBLIC HEARING AND DISCUSSION ON CUP 1803-0001 A REQUEST BY TYLER FRALICK, OWNER OF TC’S DIESEL AND AUTOMOTIVE, FOR A CONDITIONAL USE PERMIT TO OBTAIN A HOME OCCUPATION BUSINESS LICENSE FOR AUTOMOTIVE REPAIR WITHIN A DETACHED HOME GARAGE. LOCATED AT 381 NORTH 200 WEST (TIN: 14-085-0136)

Brad McIlrath, Senior Planner, said the request was for a home based auto repair business. The
conditional use permit (CUP) was required because an accessory structure was used for the business. Staff recommended approval and the conditions of approval were reviewed.

Ashleigh Fralick said there would be only one vehicle for repair on the property at a time. The oil would be placed in containers and disposed of at her husband’s shop. There were no employees at this time.

The public hearing was declared open at 7:11 p.m.

There were no public comments.

Commissioner Uccardi moved to close the public hearing at 7:12 p.m. Seconded by Commissioner Britton. The motion carried on the following Vote: Voting AYE: Commissioners Lloyd, Uccardi, Britton, Bigelow, and Jones. Voting NO: None.

Commissioner Britton recommended removal of condition of approval number nine. Spencer Brimley, Community Development Director, said the condition of approval was specific to City Code § 11-16 and was required for home occupation licenses. Commissioner Britton rescinded his recommendation. Vice-Chair Murray said the driveway appeared wide enough for the resident’s cars with room in the rear for the business without parking on the street.

APPROVAL OF CUP 1803-0001 A REQUEST BY TYLER FRALICK, OWNER OF TC’S DIESEL AND AUTOMOTIVE, FOR A CONDITIONAL USE PERMIT TO OBTAIN A HOME OCCUPATION BUSINESS LICENSE FOR AUTOMOTIVE REPAIR WITHIN A DETACHED HOME GARAGE, LOCATED AT 381 NORTH 200 WEST (TIN: 14-085-0136)

Commissioner Britton moved to approve Conditional Use Permit, CUP 1803-0001, a request by Tyler Fralick for approval of an auto repair business as a home occupation to use the detached garage for the property located at 381 North 300 West, (TIN: 14-085-0136) subject to the following conditions:

1. The maintenance services and repairs shall be conducted entirely within the detached garage.
2. No more than one nonresident may be employed on the premises, at any time.
3. The home occupation shall not physically change the dwelling to the extent that it would alter the residential character of the neighborhood in which it is located.
4. The use shall not unreasonably disturb the peace and quiet of the neighborhood by reason of signage, color, design, materials, construction, lighting, sound, noises or vibrations.
5. Vehicles shall be stored entirely within the detached garage. On-street parking shall not be used for the storage of vehicles receiving services.
6. There shall be no external display of goods or materials upon the premises.
7. No sign or advertising shall be displayed on the premises other than signs permitted in residential zones in accordance with Clearfield City Code § 11-15.
8. The home occupation shall not generate vehicular traffic significantly in excess of that which is normally generated by a residential use. The home occupation shall not generate frequent deliveries by large vehicles.

9. All vehicles of customers or residents must be parked in authorized portions of the lot upon which the home occupation is located and not on the public street.

10. There shall be complete conformity with the currently adopted building code, fire code, plumbing code, mechanical code, national electrical code and Davis County and state health codes, and to all state and city ordinances.

11. The home occupation shall not be associated with noise, dust, odors, noxious fumes, glare or other hazards to safety and health, which are emitted and may be discernable beyond the premises. The home occupation shall not create a hazard by using or storing flammable, explosive or other dangerous materials in quantities that exceed those which may normally be found in a residence, or by keeping, raising or storing animals which are capable of inflicting harm or discomfort, or endangering the health and safety of any person or property.

12. The home occupation shall not involve the installation on the exterior of the dwelling of special equipment and/or fixtures or plumbing or electrical wiring for such special fixtures or equipment which are not ordinarily or customarily used in a dwelling.

13. To protect the single-family character of the neighborhood, the business shall operate only between the hours of 8:00AM and 8:00PM.

14. 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.

15. The applicant shall obtain a Clearfield City business license prior to the commencement of business operations from this location.

Seconded by Commissioner Lloyd. The motion carried on the following Vote: Voting AYE: Commissioners Lloyd, Uccardi, Britton, Bigelow, and Jones. Voting NO: None.

PUBLIC HEARING AND DISCUSSION ON FSP 1803-0002 A REQUEST BY MIKE LLOYD TO AMEND AN EXISTING SUBDIVISION PLAT AND COMBINE LOTS TO CREATE A SINGLE LOT FOR THE PURPOSE OF DEVELOPING A SINGLE 12-UNIT APARTMENT BUILDING. LOCATED AT 572 WEST 300 NORTH (TIN: 14-070-0050, 14-223-0154).

Spencer Brimley said there were two parts to the application; one was for final subdivision and one for site plan approval which would not be discussed during the public hearing. The request was to amend the existing subdivision at approximately 500 West and 300 North. The property was rezoned to R-3 in 2008. The properties were purchased with the intent to consolidate two lots into one for the development of a multi-family project. Staff recommended approval of the amendment to the plat with the consolidation of the two properties. Commissioner Uccardi asked what the properties surrounding the subject property were zoned. Mr. Brimley said properties to the north were zoned R-1-8 and the properties to the west were zoned A-1. Clearfield City Council would not consider expanding the R-3 zone.

Mike Watson, applicant, said the subdivision amendment combined two parcels into one; the east
parcel was too narrow to develop alone. The project met requirements of the R-3 zoning. The building had entry from the sides, the units had three bedrooms and two baths and the green space was 53.5 percent.

Vice-Chair Murray asked if there would be smaller parking stalls. Mr. Watson said all parking stalls would be standard sized stalls and the size of the ADA stall would be increased.

Commissioner Uccardi asked if all units were three bedrooms, two baths. Mr. Watson said yes and there would be four units on each floor.

Vice-Chair Murray asked how much the population would be impacted in the area. Mr. Watson said there could be one to three occupants per unit, possibly 30 to 40 people.

Commissioner Uccardi asked if the apartments would be rented at market value. Mr. Watson said yes.

Vice-Chair Murray reviewed the procedure for the public hearing.

The public hearing was opened at 7:25 p.m.

Melissa Evans, Clearfield, said the proposed building was beautiful. The development of the land was great but she was concerned with where the overflow parking would be because there were only two parking stalls per unit. She said 300 North was a busy street. She thought that it was a random place for a three story building as it was surrounded by single family homes. Ms. Evans wanted her children to be safe and asked for a traffic study to be done at the intersection to ensure that an additional 24 cars were taken into consideration. She said it was a dangerous intersection.

Tim Roper, Clearfield, said he lived in the neighborhood and was speaking on behalf of several residents. A primary concern was the ingress and egress on 500 West which was the main entryway into the neighborhood. He didn’t have a solution but was concerned with blind spots when cars were parked along 300 North. Another concern was with the safety of the children walking to school along 300 North.

Mike Arave, Clearfield, was concerned with safety at the stop sign because visibility was limited to the west if a car was parked on 300 North. Another concern he had was the additional vehicles that would be using 500 West every day. Mr. Arave asked if there were safety issues for the residents behind the apartment building because those on the third floor would be able to see the happenings in the houses behind and it encroached on their privacy.

Spencer Brimley said there weren’t regulations for privacy of property owners. Regulations were made for buffering which included additional landscaping with trees and shrubs. Vice-Chair Murray said the parking lot was in the rear of the lot and the apartments were not looking right down on the adjacent property.
Mike Arave asked how the noise ordinance would be enforced. Brie Brass, Assistant City Attorney, said it would be enforced the same as in any area of the City, when a noise complaint was made to the police it was investigated.

Travis Esquibel, Clearfield, wondered how he would know his children were safe and the residents of the apartment would not jump the fence to harm his children. He purchased his home to be in an area with single family homes with small children. The apartment looked right into his home.

Craig Hokanson, Clearfield, had lived in the area for 17 years and stated the traffic had increased along 300 North. He said at some point the bridge on 300 North would be widened and suggested to move the building farther off the road back so when the road expanded it wouldn’t be on the door step of the apartment building. He was concerned with vibration from the railroad tracks which caused swaying of building each time a train went by and suggested third party compaction testing be done. He said whatever could be done now should be done to avoid a costly project in the future.

Eric Lindquist, Clearfield, recently purchased property to the west of the subject property and part of the appeal was the single family residential area. He was concerned there would be more similar projects. He asked if his property taxes would go up.

Travis Esquibel asked if the value of his home would be decreased.

Spencer Brimley said Davis County assessed the property value and taxes.

Mr. Brimley read a letter from Mary Brett which stated she opposed the apartment building. She said an apartment building brought a different type of people. It was her opinion that her home value would decrease. She said there were plenty of other areas in the City with apartments.

Mike Watson said before any property was purchased they, as the developer, asked questions like, what was the property zoned, what were the development standards, what were the building codes, and what other requirements would be made by the City. The property was rezoned to R-3 in 2008. The plan for monthly rent was $1,350 to $1,400. He said the people that would be renting probably wouldn’t be climbing over the fence. All code requirements asked had been met and/or exceeded.

Jason Wheeler, Salt Lake City, said he lived in a nice neighborhood in Salt Lake City that had a mixture of building types, single family and apartments. He said studies had been done that stated mixed income and buildings were beneficial for the entire community.

Commissioner Britton moved to close the public hearing at 7:50 p.m. Seconded by Commissioner Jones. The motion carried on the following Vote: Voting AYE: Commissioners Lloyd, Uccardi, Britton, Bigelow, and Jones. Voting NO: None.
Commissioner Uccardi asked what fire lane requirements were. Spencer Brimley said the access on 500 West allowed for a fire truck into the site. After review of the project the Fire District, the City Engineer and public works didn’t have concerns.

Commissioner Uccardi thanked the public for being at the meeting and for their comments. He was concerned with the parking and traffic issues. Mr. Brimley said staff proposed the conditions of approval however the Planning Commission could add another condition if it was desired and staff would present the recommendation to City Council.

Commissioner Jones asked if the placement of no parking signs on 300 North could be added as a condition of approval. Vice-Chair Murray said that condition of approval number three required the curb, gutter and sidewalk to be brought to City standards.

RECOMMENDATION ON FSP 1803-0002 A REQUEST BY MIKE LLOYD TO AMEND AN EXISTING SUBDIVISION PLAT AND COMBINE LOTS TO CREATE A SINGLE LOT FOR THE PURPOSE OF DEVELOPING A SINGLE 12-UNIT APARTMENT BUILDING LOCATED AT 572 WEST 300 NORTH (TIN: 14-070-0050, 14-223-0154).

Commissioner Jones moved to recommend to the City Council approval as conditioned FSP 1803-00002 a request by Mike Lloyd to amend an existing subdivision plat and combine lots to create a single lot for the purpose of developing a single 12-unit apartment building located at 572 West 300 North, based on the findings and discussion in the staff report with the following conditions:

1. The applicant shall correct the Plat to include all red-lines from Planning, Engineering, and Public Works Departments, including but not limited to necessary easements and other callouts as required.
2. Applicant will be required to develop the site in compliance with Clearfield City Code and the land use approval provided to the applicant for SP 1803-0002.
3. The applicant is responsible for the replacement or repair of deteriorated, damaged or missing surface improvements surround the perimeter of the subdivision. This includes, but is not limited to curb and gutter, sidewalk, landscaping park strip improvements, driveways, etc.
4. The applicant shall provide proof of having obtained and of having maintained, as may be periodically requested by the City, all applicable local, state, and federal permits.

Seconded by Commissioner Britton. The motion carried on the following Vote: Voting AYE: Commissioners Lloyd, Uccardi, Britton, Bigelow, and Jones. Voting NO: None.

PUBLIC HEARING AND DISCUSSION ON FSP 1803-0003, A REQUEST BY WEST SQUARE, LLC, FOR AN AMENDMENT TO THE FINAL SUBDIVISION PLAT OF THE WEST SQUARE SUBDIVISION TO CREATE CONDOMINIUMS IN BUILDING A OF THE MULTI-FAMILY PROJECT LOCATED AT 875 SOUTH DEPOT STREET (TIN: 12-850-0001).

Brad McIlrath said the request was for an amendment to a previously approved subdivision plat.
The plat was approved with an apartment building but now the units would be sold as condos. The property was located at 875 South Depot Street and was zoned R-3. The building had 53 units plus the club house. The CC&Rs (Covenants, Conditions and Restrictions) would be reviewed by the city attorney before recordation with the final plat. Staff recommended approval with four conditions.

Vice-Chair Murray asked the applicant, Craig Winder, if there would be an HOA or someone in charge. He said the complex would be professionally managed by an HOA management company. There would not be an onsite resident manager.

Commissioner Uccardi asked about the change to condos. Mr. Winder said it was a market opportunity. Commissioner Bigelow asked if the condos could be purchased and then rented. Mr. Winder said it could be done but they didn’t anticipate there would be rentals at the price point.

The public hearing was declared open at 8:06 p.m.

There were no public comments.

Commissioner Britton moved to close the public hearing at 8:08 p.m. Seconded by Commissioner Uccardi. The motion carried on the following Vote: Voting AYE: Commissioners Lloyd, Uccardi, Britton, Bigelow, and Jones. Voting NO: None.

RECOMMENDATION ON FSP 1803-0003, A REQUEST BY WEST SQUARE, LLC, FOR AN AMENDMENT TO THE FINAL SUBDIVISION PLAT OF THE WEST SQUARE SUBDIVISION TO CREATE CONDOMINIUMS IN BUILDING A OF THE MULTI-FAMILY PROJECT LOCATED AT 875 SOUTH DEPOT STREET (TIN: 12-850-0001).

Commissioner Uccardi moved to recommend to the City Council approval of FSP 1803-0003 a request by Ironwood Construction to amend the West Square Apartments subdivision plat for the purpose of changing the units from apartments to condominiums at 875 South Depot Street (TIN: 12-850-0001) subject to the following conditions:

1. The final condominium plat shall meet City standards and be to the satisfaction of the City Engineer.
2. Construction of the units shall comply with current building code standards for condominiums with sufficient separation, materials, and connections for utilities.
3. Final review of the private covenants and restriction documents shall be completed by the City Attorney and any comments generated be appropriately addressed, prior to recordation of the associated documents along with the condominium plat.
4. The private covenants and restrictions required (pursuant to 11-13-24 of the City Land Use Ordinance), any amendment, and any instrument affecting the property or any unit therein, shall be approved by the City Attorney, Planning Commission, and City Council, and shall be recorded with the county recorder.

Seconded by Commissioner Britton. The motion carried on the following Vote: Voting AYE: Commissioners Lloyd, Uccardi, Britton, Bigelow, and Jones. Voting NO: None.
PUBLIC HEARING AND DISCUSSION ON CUP 1804-0003 A REQUEST BY JASON WHEELER ON BEHALF OF PHOENIX SERVICES FOR THE PURPOSE OF BUILDING A NEW FACILITY THAT WILL INCLUDE BOTH OFFICE SPACE AND RESIDENTIAL UNITS. LOCATED AT 1129 SOUTH STATE STREET (TIN: 12-309-0001)

Spencer Brimley said the subject property was rezoned in February 2017 to C-R. Phoenix Services had an existing facility adjacent to the subject property that was not sufficient. The property was rezoned with the intent to add six more residential units as well as commercial square footage for an office and administrative space. The residential use in the C-R zone required the CUP. The proposal was consistent with the percentages required. Staff had not received any public comments on the project. The site plan included parking in the rear of the site and would be shared with the existing facility. The landscaping would be 42 percent of the site. Staff recommended approval.

Jason Wheeler, applicant, said one residential unit was on the main level for ADA access.

The public hearing was declared open at 8:15

PUBLIC COMMENT:

Jeana Forthman, operations director for Phoenix Services, said Phoenix Services provided community reintegration services to people with traumatic brain injuries and similar disabilities. The service helped people re-enter the community rather than be institutionalized. The larger space would benefit the business and training opportunities. Ms. Forthman said she was a Clearfield City resident and was excited for the project.

Commissioner Britton moved to close the public hearing at 8:17 p.m. Seconded by Commissioner Lloyd. The motion carried on the following Vote: Voting AYE: Commissioners Lloyd, Uccardi, Britton, Bigelow, and Jones. Voting NO: None.

APPROVAL OF CUP 1804-0003 A REQUEST BY JASON WHEELER ON BEHALF OF PHOENIX SERVICES FOR THE PURPOSE OF BUILDING A NEW FACILITY THAT WILL INCLUDE BOTH OFFICE SPACE AND RESIDENTIAL UNITS. LOCATED AT 1129 SOUTH STATE STREET (TIN: 12-309-0001)

Commissioner Britton moved to approve as conditioned, CUP 1804-0003 a request by Jason Wheeler on behalf of Phoenix Services for the purpose of building a new facility that will include both office space and residential units. Located at approximately 1129 South State Street (TIN: 12-309-0001), based on the findings and discussion in the Staff Report with the following conditions:

1. This Conditional Use Permit is for a mixed-use structure with a multi-family component located approximately 1129 South State Street.
2. No on-street parking will be permitted on State Street. The project must contain all necessary parking for commercial uses and residential uses within the property.
3. CUP approval is subject to North Davis Fire District review and approval.
4. Any other businesses proposed to be located on the same site must be required to obtain a business license, and will require review and approval by the business license official for the parking needs and configuration proposed.

5. The CUP is only valid once the project receives, Site Plan Approval.

6. The applicant shall provide proof of having obtained and of having maintained, as may be periodically requested by the City, all applicable local, state, and federal permits.

Seconded by Commissioner Jones. The motion carried on the following Vote: Voting AYE: Commissioners Lloyd, Uccardi, Britton, Bigelow, and Jones. Voting NO: None.

PUBLIC HEARING AND DISCUSSION ON CUP 1804-0004 A REQUEST BY MATT HARTMAN ON BEHALF OF URBAN AIR TRAMPOLINE PARK AND ENTERTAINMENT CENTER FOR CONDITIONAL USE APPROVAL OF AN AMUSEMENT AND RECREATIONAL FACILITY. LOCATED AT 1659 EAST 1400 SOUTH (TIN: 09-340-0202).

Brad McIlrath said the proposal was for an amusement and recreational facility. The business operated 58 locations in the United States. The building was formerly used as Performax Gym and there was sufficient parking with the development. Mr. McIlrath said the parking lot needed to be restriped, the landscaping needed attention, and replacement of the dying trees was recommended. Staff recommended approval and said the use complemented the adjacent commercial uses. An adjacent property owner supported the request and said it was appropriate with the retail uses in the area.

Matt Hartmann, applicant, said the company originated in Texas and the business was perfect for Utah. It started as a trampoline park but Urban Air changed the model and it was an adventure park because it has many more attractions than simply trampolines. He said it was fun active entertainment for kids and would bring good traffic to the area.

The public hearing was declared open at 8:23 p.m.

There were no public comments.

Commissioner Uccardi moved to close the public hearing at 8:24 p.m. Seconded by Commissioner Britton. The motion carried on the following Vote: Voting AYE: Commissioners Lloyd, Uccardi, Britton, Bigelow, and Jones. Voting NO: None.

APPROVAL OF CUP 1804-0004 A REQUEST BY MATT HARTMAN ON BEHALF OF URBAN AIR TRAMPOLINE PARK AND ENTERTAINMENT CENTER FOR CONDITIONAL USE APPROVAL OF AN AMUSEMENT AND RECREATIONAL FACILITY. LOCATED AT 1659 EAST 1400 SOUTH (TIN: 09-340-0202).

Commissioner Uccardi moved to approve CUP 1804-0004 a request by Matt Hartmann on behalf of Urban Air Adventure Park and Entertainment Center for conditional use approval of an amusement and recreational facility at the property addressed 1659 East 1400 South (TIN: 09-340-0202) based on the findings and discussion in the staff report and
subject to the following conditions:

1. The project shall comply with all building and fire code standards and the applicants shall obtain a building permit for all construction work.
2. A sign permit shall be obtained for all new site signage and comply with ordinance standards.
3. The site landscaping shall be improved and maintained to match the design indicated on the submitted landscape plan. This includes the replacement or planting of trees shown on the landscape plan.
4. All dead shrubs shall be replaced with drought tolerant shrubbery.
5. The parking lot shall be restriped and shall include the restriping of the ADA parking spaces.
6. The applicants shall obtain a Clearfield City business license prior to the commencement of business operations.

Seconded by Commissioner Britton. The motion carried on the following Vote: Voting AYE: Commissioners Lloyd, Uccardi, Britton, Bigelow, and Jones. Voting NO: None.

Vice-Chair Murray called for a five minute recess at 8:26 p.m.

Vice-Chair Murray called the meeting to order at 8:31 p.m.

**PUBLIC HEARING AND DISCUSSION ON ZTA 1804-0008, A REQUEST BY CLEARFIELD CITY TO CONSIDER ADOPTION OF A FORM BASED CODE AS A PART OF CLEARFIELD CITY CODE, TITLE 11, LAND USE. THE AMENDMENT WOULD CREATE NEW ZONING DISTRICTS TO BE APPLIED SPECIFICALLY TO THE CORRIDOR ALONG STATE ROUTE 126 (STATE AND MAIN STREET) FROM 300 NORTH TO 1000 SOUTH**

Brad McIlrath said the principles of Form Based Code (FBC) were place making (address the components of place), based on the form and not as much on the land uses, proactive (an ordinance to describe the place you want that tells developers what was expected) and clear plan implementation. The three main place types were Civic Center, Mabey Place and Access Point. He reviewed the street types and standards plus building types by district. Mr. McIlrath said the FBC required a setback of at least six feet on the first, second or third floor which provided better pedestrian experience.

Commissioner Jones asked if there were a height limitation to the buildings. Mr. McIlrath said the maximum allowed was four stories except in Mabey Place.

The FBC addressed open space with plazas and parks, landscaping, and types of signs.

Spencer Brimley said the rezone request was not on the agenda, just the zoning text amendment for the adoption of the form based code. Prior to the rezone of any property notification of property owners within a 300 foot radius must be made, along State Street there were approximately 1200 to 1500 parcels. Staff wanted to ensure all parcels within the project area were notified of the changes.
The public hearing was declared open at 8:48 p.m.

There were no public comments.

Commissioner Britton moved to close the public hearing at 8:49 p.m. Seconded by Commissioner Jones. The motion carried on the following Vote: Voting AYE: Commissioners Lloyd, Uccardi, Britton, Bigelow, and Jones. Voting NO: None.

RECOMMENDATION ON ZTA 1804-0008, A REQUEST BY CLEARFIELD CITY TO CONSIDER ADOPTION OF A FORM BASED CODE AS A PART OF CLEARFIELD CITY CODE, TITLE 11, LAND USE. THE AMENDMENT WOULD CREATE NEW ZONING DISTRICTS TO BE APPLIED SPECIFICALLY TO THE CORRIDOR ALONG STATE ROUTE 126 (STATE AND MAIN STREET) FROM 300 NORTH TO 1000 SOUTH.

Commissioner Britton moved to recommend approval of ZTA 1804-0008, a request by Clearfield City, to consider adoption of a Form Based Code as a part of Clearfield City Code, Title 11, Land Use based on the findings and discussion in the Staff Report. Seconded by Commissioner Lloyd. The motion carried on the following Vote: Voting AYE: Commissioners Lloyd, Uccardi, Britton, Bigelow, and Jones. Voting NO: None.

DISCUSSION ON SP 1803-0002 A REQUEST BY MIKE LLOYD, FOR SITE PLAN APPROVAL FOR A PROPOSED 12-UNIT APARTMENT BUILDING. LOCATED AT 572 WEST 300 NORTH (TIN: 14-070-0050, 14-223-0154).

Spencer Brimley said the amendment plat to consolidate lots for the project was discussed earlier in the meeting. The site plan approval was contingent upon approval of the subdivision amendment by City Council. The property was zoned R-3 and surrounding properties were residential. He said there were concerns about the maintenance of the buildings on the property and animals on the property. Staff had worked with the previous property owner about the concerns but the developer had purchased the property. Staff received calls about traffic impacts for the development. The site as proposed was consistent with Clearfield City Code. The 26 parking stalls met the number required, landscaping exceeded the amount required, and the building met design standards. Staff recommended approval with the conditions as listed in the staff report.

Vice-Chair Murray asked if clear vision was met at the corner of 300 North and 500 West. Mr. Brimley said the trees as proposed would not impact clear vision. Vice-Chair Murray asked how far the building was from the rear property line. Mr. Brimley said it was approximately 80 to 100 feet. Vice-Chair Murray said she asked because of the citizen concern for the view from the apartment building into the neighboring houses. She was concerned about the line of sight and a sidewalk for pedestrians. Mr. Brimley said a six foot vinyl fence was proposed between properties.

Commissioner Britton asked if a fire lane on 300 North should be added as a requirement in the conditions of approval. Commissioner Uccardi said if parking was not allowed 300 North the on
street parking would be increased on 500 West. After discussion it was determined a change to the conditions of approval was not needed.

APPROVAL OF SP 1803-0002 A REQUEST BY MIKE LLOYD, FOR SITE PLAN APPROVAL FOR A PROPOSED 12-UNIT APARTMENT BUILDING. LOCATED AT 572 WEST 300 NORTH (TIN: 14-070-0050, 14-223-0154).

Commissioner Britton moved to approve, as conditioned, SP 803-0002 by Mike Lloyd for the purpose of developing a single 12-unit apartment building, based on 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 1803-0002; however, they will also include and address the following:
   a. The final engineering design (construction drawings) submitted for site improvements shall meet City standards and be to the satisfaction of the City Engineer.
   b. A maximum of 10% of the surface parking stalls shall be designed as compact with a size of 8’6”x18’. The remainder of the exterior parking stalls must be 9’x20’ (“nose over landscape” may be considered part of the stall length).
   c. Site circulation must be designed in such a manner that on site traffic flow is not impeded. Adequate paved markings and/or signage shall be provided and incorporated on the site.
   d. Any new lighting for the site, either parking lot or exterior to the building shall be shown on the construction documents and meet City Code.
   e. A minimum of 10 percent landscaping shall be provided and meet the minimum standards set forth in 11-13-23.

2) A garbage dumpster screen made of masonry in a matching color to the main structure must be in place prior to providing a dumpster on site.

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

4) Site Plan approval is subject to the approval of a and approval, of and recordation of a Final Subdivision Plat for the project.

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

6) The applicant shall provide proof of having obtained and of having maintained, as may be periodically requested by the City, all applicable local, state, and federal permits.

Seconded by Commissioner Lloyd. The motion carried on the following Vote: Voting AYE: Commissioners Lloyd, Uccardi, Britton, Bigelow, and Jones. Voting NO: None.

DISCUSSION ON SP 1804-0003 A REQUEST FOR SITE PLAN APPROVAL BY JASON WHEELER ON BEHALF OF PHOENIX SERVICES FOR THE PURPOSE OF BUILDING A NEW FACILITY THAT WILL INCLUDE BOTH OFFICE SPACE AND RESIDENTIAL
UNITS. LOCATED AT 1129 SOUTH STATE STREET (TIN: 12-309-0001).

Spencer Brimley said the request was for a mixed use building with six residential units and office space. Staff determined the project was consistent with Clearfield City code. A UDOT review was required. There was currently a dumpster for Phoenix Services and City Code required the dumpster be screened from the street and adjacent residential units. The Commission could allow for consistency of the fencing around the property and the fencing around dumpster enclosure.

APPROVAL OF SP 1804-0003 A REQUEST FOR SITE PLAN APPROVAL BY JASON WHEELER ON BEHALF OF PHOENIX SERVICES FOR THE PURPOSE OF BUILDING A NEW FACILITY THAT WILL INCLUDE BOTH OFFICE SPACE AND RESIDENTIAL UNITS. LOCATED AT 1129 SOUTH STATE STREET (TIN: 12-309-0001).

Commissioner Uccardi moved to approve as conditioned, SP 1804-0003 a request by Jason Wheeler on behalf of Phoenix Services for the purpose of building a new facility that will include both office space and residential units. Located at approximately 1129 South State Street (TIN: 12-309-0001), based on the findings and discussion in the Staff Report with the following conditions:

1) The Construction Documents submitted for building permits shall be in substantial conformance with the documents submitted in this Site Plan approval, SP 1804-00034; however, they will also include and address the following:
   a. The final engineering design (construction drawings) submitted for site improvements shall meet City standards and be to the satisfaction of the City Engineer.
   b. A maximum of 10% of the surface parking stalls shall be designed as compact with a size of 8’6”x18’. The remainder of the exterior parking stalls must be 9’x20’ (”nose over landscape” may be considered part of the stall length).
   c. State Street shall not have on-street parking on either side of the street.
   d. Site circulation must be designed in such a manner that on site traffic flow is not impeded. Adequate paved markings and/or signage shall be provided and incorporated on the site.
   e. Any new lighting for the site, either parking lot or exterior to the building shall be shown on the construction documents and meet City Code.
   f. A minimum of 10 percent landscaping shall be provided and meet the minimum standards set forth in § 11-13-23.

2) A garbage dumpster screen made of masonry in a matching color to the main structure must be in place prior to providing a dumpster on site.

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

4) Site Plan approval is subject to obtaining any necessary reviews and approvals from the State of Utah Department of Transportation for access on State Highways.

5) Site Plan approval is subject to the approval of a Conditional Use Permit, and approval, execution and recordation of a Final Subdivision Plat and a Development Agreement for the project.
6) Pursuant to Land Use Ordinance § 11-13-23(B), (C) and (D), prior to issuing a building permit, the applicant must either bond or establish an escrow account to guarantee the installation of landscaping improvements.

7) The applicant shall provide proof of having obtained and of having maintained, as may be periodically requested by the City, all applicable local, state, and federal permits.

Seconded by Commissioner Britton. The motion carried on the following Vote: Voting AYE: Commissioners Lloyd, Uccardi, Britton, Bigelow, and Jones. Voting NO: None.

STAFF COMMUNICATIONS

Spencer Brimley had a concept illustration of the form based code for the downtown area. The presentation was shown to the commissioners.

He said Brad McIlrath, Senior Planner, would be taking over most of the Planning Commission meeting.

Brad McIlrath said staff met with the youth commission for discussion on the Clearfield Station. It was an awesome experience and Clearfield City should be proud of the youth commission. There were four items for next meeting a subdivision and site plan for Falcon Corner, the rezone and preliminary site plan for the area by the Masonic Temple, the rezone for the form based code, and a home occupation conditional use permit.

PLANNING COMMISSIONERS’ MINUTE

Commissioner Lloyd – Nothing

Commissioner Uccardi – Nothing

Commissioner Bigelow – Nothing

Commissioner Jones – Nothing

Youth Ambassador Bush – Thanked the commissioners for helping her learn.

Commissioner Britton – Nothing

Vice-Chair Murray – Nothing

There being no further business to come before the Planning Commission, Commissioner Britton moved to adjourn at 9:23 P.M. Seconded by Commissioner Jones.