Chair Jugler called the meeting to order at 6:30 p.m.

Brad McIlrath announced that Chris Horrocks would be retiring and introduced Brooke Limoges and Denise Clayburn who would be training to take over duties for Planning Commission.

DISCUSSION ON PSP 1901-0002 – A PRELIMINARY SUBDIVISION REQUEST BY RICK SCADDEN FOR A 16-UNIT TOWNHOME SUBDIVISION AT THE PROPERTIES LOCATED AT 357 & 343 WEST 300 NORTH. (TIN: 12-020-0087 & 12-020-0155)

- The subdivision process includes public improvements.
- The City required an escrow or a bond to guarantee improvements. At the end of the project the escrow could be refunded.
- The location was west of the Union Pacific tracks, not east.
- There was concern that a traffic study would be needed for the corner of 500 West and 300 North.
- Multi-family parking ratio would be required, developer would provide more options.

DISCUSSION ON CUP 1901-0003 – A CONDITIONAL USE PERMIT REQUEST BY DOMINION ENERGY TO CONSTRUCT A NEW GAS LINE REGULATOR STATION AT THE PROPERTY LOCATED AT 659 SOUTH 1000 EAST

- The Dominion Energy project on 700 South was already in progress. The gas line
regulator station was a separate project.

- Strike condition seven which addressed a business license being obtained

DISCUSSION ON CUP 1901-0004 – A CONDITIONAL USE PERMIT REQUEST BY REAGAN OUTDOOR ADVERTISING TO CONSTRUCT A NEW FREEWAY ORIENTED BILLBOARD AT THE LOCATION OF MESA STORAGE, LOCATED AT 755 EAST 200 SOUTH. (TIN: 12-002-0015)

- There was concern about the brightness and noise that would be generated from a static display.
- The sign that would be relocated was a replacement for the one currently at Clearfield Junction located at approximately 69 North Main.
- Reagan Outdoor Advertising would like the sign to be placed higher than the City ordinance allows.

DISCUSSION ON ZTA 1901-0006 – A ZONING TEXT AMENDMENT REQUEST BY CLEARFIELD CITY TO AMEND THE STANDARDS FOR ON PREMISE FREESTANDING SIGNS OUTLINED IN SECTION 11-15-8C OF THE CLEARFIELD CITY LAND USE ORDINANCE. THIS REQUEST IS TO AMEND THE STANDARD FOR LOCATION FROM AN INTERSECTION

- The sign needed to be out of the clear vision area and must be integrated into the development with a common theme.

DISCUSSION ON RZN 1901-0009 – A REQUEST BY CLEARFIELD CITY, ON BEHALF OF THE UTAH TRANSIT AUTHORITY (UTA), FOR A REZONING FROM C-2 (COMMERCIAL) AND M-1-SP (MANUFACTURING WITH A SPECIAL PURPOSE OVERLAY) TO MU (MIXED USE) FOR APPROXIMATELY 56 ACRES OF LAND LOCATED AT 1250 S STATE STREET (TIN: 12-067-0139, 12-066-0138, 12-882-001, 12-882-0004, 12-882-0005, 12-882-0006, 12-882-0007)

- The request would set the standard for the Master Development Plan and the Master Development Agreement.
- The rezone would not relinquish control for the City in the development of the property.

Chair Jugler moved to adjourn at 6:58 p.m.
CLEARFIELD PLANNING COMMISSION MEETING
February 6, 2019
7:00 P.M. – Regular Session

PRESIDING: Brady Jugler Chair

PRESENT: Robert Browning Commissioner
Chris Uccardi Commissioner
Levi Lloyd Commissioner
Ruth Jones Commissioner
Nicole Bigelow Commissioner
Eden Bush Youth Ambassador

ABSENT: Kathryn Murray Commissioner

STAFF PRESENT: Stuart Williams City Attorney
Spencer Brimley Community Development Director
Brad McIlrath Senior Planner
Brooke Limoges Customer Service Rep

VISITORS: Justin Holley, Rick Scadden, Angela Furlong, David Bloomfield, Brent Rose, Debra Fawcett, Madi Brazier, Whitney Brazier, Guy Larson, Chris Horrocks, Denise Clayburn

The Pledge of Allegiance was led by Chair Jugler.

APPROVAL OF MINUTES FROM JANUARY 9, 2019 PLANNING COMMISSION MEETING

Commissioner Uccardi moved to approve the minutes of the January 9, 2019 Planning Commission Meeting and Work Session as written. Seconded by Commissioner Jones. The motion carried on the following vote: Voting AYE: Commissioners Uccardi, Lloyd, Browning, Jones and Bigelow. Voting NO: None.

ELECTION OF CHAIR AND VICE CHAIR

Commissioner Jones moved to elect Chair Jugler to serve another term. Seconded by Commissioner Lloyd. Commissioner Browning moved to elect Commissioner Murray as Vice-Chair. Seconded by Commissioner Lloyd. The motion carried on the following vote: Voting AYE: Commissioners Uccardi, Lloyd, Browning, Jones and Bigelow. Voting NO: None.

Chair Jugler read the Planning Commission Chair statement.

PUBLIC HEARING, DISCUSSION AND APPROVAL OF PSP 1901-0002, A PRELIMINARY
SUBDIVISION REQUEST BY RICK SCADDEN FOR A 16-UNIT TOWNHOME
SUBDIVISION AT THE PROPERTIES LOCATED AT 357 & 343 WEST 300 NORTH. (TIN: 12-020-0087 & 12-020-0155)

The public hearing was declared open at 7:09 p.m.

Brad McIlrath, Senior Planner, presented the following facts:

- The properties were currently zoned R-3 which allowed a density of up to 16 units to the acre.
- The proposal complied with the R-3 standards.
- Each townhome unit had a two car garage with one visitor parking space.
- There was a proposal for a detention basin that was sized for the storm water run-off in the area.
- Utilities would come from Pacific Street and 360 West.
- Access for the North eight units would be from 360 West.
- Access for the South eight units would be from Pacific Street.

Staff recommended approval with five conditions which were reviewed.

Rick Scadden presented the following points of discussion:

- Enjoyed the new process of discussing items before attending Planning Commission.
- All five conditions had been addressed.
- Nice project for the area, would be a pleasing product for the City.

PUBLIC COMMENT:

In Favor

Brent Rose, Clearfield, owned the property south of the development that was being discussed. He thought the project would be a great improvement to the area. Mr. Rose asked if he could see what the units would look like. Mr. Rose stated that when he developed 18 years ago he had to put a buffer zone on the south end of his property for future residential growth. He asked if a similar buffer zone would be placed on the north end of his property and the new development.

Brad McIlrath responded that there were no requirements for a buffer on the residential property and that the property just had to meet the setbacks of the R-3 zone. He mentioned there was already a buffer in the plans. Mr. Rose was concerned that the water drainage would be a problem that might cause flooding at his property and was pleased to hear that the detention basin would move the run-off water into the City’s storm water system.

Opposed

None

The public hearing was closed at 7:17 p.m.

Commissioner Uccardi moved to approve as conditioned, PSP 1901-0002, a preliminary
subdivision request by Rick Scadden for a 16-unit townhome subdivision at the properties located at 357 & 343 West 300 North (TIN: 12-020-0087 & 12-020-0155). The recommendation was based on the findings and discussions in the Staff Report with the following conditions:

1) Plans shall be revised to address Clearfield City engineering requirements prior to the submittal of plans for Final Plat review and approval.

2) The subdivision plat and associated plans shall be revised to provide a van accessible ADA parking space which was centrally located and provides access to each unit.

3) A copy of the Covenants, Conditions, and Restrictions (CC&Rs) for the future Home Owners Association shall be submitted as part of the final subdivision plat review. The CC&Rs shall govern the future maintenance of the private streets and common areas.

4) The applicant was responsible for the replacement or repair of deteriorated, damaged or missing surface improvements surrounding the perimeter of the subdivision. This includes, but was not limited to: curb and gutter, sidewalks, landscaping park strip improvements, driveways, etc.

5) An escrow agreement would be subject to approval by the City Engineer and City Attorney and an escrow account shall be established prior to obtaining any permits being issued for the properties or plat being recorded. Installation of required improvements or an escrow account shall be established prior to recordation of the Final Plat as outlined in City Code § 12-4-6.

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

PUBLIC HEARING, DISCUSSION AND APPROVAL OF CUP 1901-0003, A CONDITIONAL USE PERMIT REQUEST BY DOMINION ENERGY TO CONSTRUCT A NEW GAS LINE REGULATOR STATION AT THE PROPERTY LOCATED AT 659 SOUTH 1000 EAST

The public hearing was declared open at 7:19 p.m.

Brad McIlrath presented the following background information:

• The natural gas regulator station is part of the overall development of the area located at 659 South 1000 East.

• Relocation from center of properties to northeast corner of project.

• Work on 700 South not directly related and not a result of the relocation.

• The most recent plan submitted by Dominion Energy was reviewed.

Staff recommended approval with the conditions that were reviewed.

Justin Holley, Dominion Energy, presented the following points of discussion:

• It would be a standard 12 x 12 regulator station.

• Existing station was old and the new structure would improve safety.

• Monitoring equipment would be used to regulate feeds.
• The relocation was part of the overall development of the area with a land swap between Dominion Energy and Maverik.

PUBLIC COMMENT

There were no public comments.

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

Commissioner Jones moved to approve as conditioned, CUP 1901-0003, a conditional use permit request by Dominion Energy to construct a new gas line regulator station at the property located at 659 South 1000 East. The recommendation was based on the findings and discussions in the Staff Report with the following conditions:

1) The project shall comply with all public works and permitting standards for the relocation of the facility.
2) A six foot (6’) tall vinyl fence that matches the Maverik fencing shall be placed along the north and east property lines as shown on the submitted plans.
3) The regulator station building shall be painted to match the autumn tan color used for the convenience store.
4) The subdivision plat shall be recorded prior to the issuance of a building permit for this facility.
5) 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.
6) The project shall comply with City Engineer requirements as outlined in the attached review letter.

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

PUBLIC HEARING, DISCUSSION AND APPROVAL OF CUP 1901-0004, A CONDITIONAL USE PERMIT REQUEST BY REAGAN OUTDOOR ADVERTISING TO CONSTRUCT A NEW FREEWAY ORIENTED BILLBOARD AT THE LOCATION OF MESA STORAGE, LOCATED AT 755 EAST 200 SOUTH. (TIN: 12-002-0015)

The public hearing was declared open at 7:26 p.m.

Brad McIlrath presented the following background information:
- Was for the relocation of billboard from State Street.
- Allowed to relocate within 1-mile of existing location.
- With conditional use permit allowed to be a maximum of 675 square feet.
- Limited to maximum of 45’ above freeway grade.
- No billboard could be erected within 500 feet of another billboard.
- Sign should not be upgraded to a digital face, due to proximity of residential neighborhood.

Staff recommended approval with four conditions that were reviewed.
Guy Larson, Reagan Outdoor Advertising, presented the following points of discussion:

- Appreciated opportunity to address the Commission and to work with Spencer and Brad.
- Approached by property owner to move the billboard from the current location.
- There was a long term lease left on property. Approached Clearfield City to find a new location pursuant to State Code.
- Signed a new lease and willing to move the billboard.
- Agreed to keep the static display.
- Simulated billboard to check height of placement for visibility. South to north visibility was perfect but north to south visibility was blocked by trees and a sound wall. No clear view.
- Sign must be clearly visible pursuant to State Code.
- Asked for additional 10 feet to make the sign clearly visible.

PUBLIC COMMENT

There were no public comments.

The public hearing was closed at 7:38 p.m.

Staff had a discussion with the Commission and the applicant regarding State Code standards for billboards and City Code standards for billboards. Based on this discussion, condition number two was revised.

Commissioner Browning moved to approve as conditioned, CUP 1901-0004, a conditional use permit request by Reagan Outdoor Advertising to construct a new freeway oriented billboard at the location of Mesa Storage located at 755 East 200 South. The recommendation was based on the findings and discussions in the Staff Report with the following conditions:

1) 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.
2) The sign shall comply with all applicable State and local laws that are mutually acceptable to the municipality and the billboard owner as outlined in State Code § 10-9a-511.
3) The sign shall be limited to a static display and not be constructed as a digital display to mitigate the detrimental lighting and visual impacts on the adjacent residential neighborhoods.
4) The project shall comply with City Engineer requirements as outlined in the attached review letter.

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

PUBLIC HEARING, DISCUSSION AND APPROVAL OF ZTA 1901-0006, A ZONING TEXT AMENDMENT REQUEST BY CLEARFIELD CITY TO AMEND THE STANDARDS FOR ON PREMISE FREESTANDING SIGNS OUTLINED IN SECTION 11-15-8C OF THE
CLEARFIELD CITY LAND USE ORDINANCE.  THIS REQUEST IS TO AMEND THE
STANDARD FOR LOCATION FROM AN INTERSECTION

The public hearing was declared open at 8:05 p.m.

Brad McIlrath presented the following background information:

- Market demand for more flexibility in design of planned center signage and proposed
  changes can create a more business friendly environment in the community.
- Proposed regulations designed to provide more flexibility while providing standards to
  mitigate impacts of signage and reduce visual clutter.
- PLANNED COMMERCIAL OR MANUFACTURING CENTERS
  - Defined as “A commercial or manufacturing site where multiple tenants are located,
    whether in a single building or multiple buildings.”
  - Local examples: Freeport Center, Legend Hills, The Point in West Point, Layton Hills
    Mall, Farmington Station, Fashion Place Mall, etc.
- Changes previously made in July 2018.

The following revised language was reviewed:

1. Commercial or manufacturing parcels or centers less than ten (10) acres in size: No
   freestanding signs shall be allowed.
2. Commercial or manufacturing parcels or centers larger than ten (10) acres in size: One
   freestanding sign shall be allowed per three hundred feet (300’) of street frontage.
   Sign area shall not exceed three hundred (300) square feet, and sign height shall not
   exceed thirty five feet (35’). Signs shall comply with the clear vision regulations
   found in section 11-13-10 of this title, be located at least two hundred feet (200’) away
   from an intersection.
3. For centers with more than one sign, there shall be a minimum separation of two
   hundred and fifty lineal feet (250’) between each sign.
4. Reader boards, changeable copy areas and electronic message centers: No such
   devices hall exceed fifty percent (50%) of the total copy area of the freestanding sign.
5. Signs must be integrated into the development with a common theme or integrated
   architecturally with the buildings.
6. Signs shall have at least a one foot (1’) pedestal that is constructed of materials such
   as stone, brick, or rock with landscaping around the base of each sign.

Staff recommended Planning Commission forward a recommendation of approval to the city
Council for the proposed changes as presented.

Questions from the Planning Commission:

- What constitutes landscaping at the base of the sign? Mr. McIlrath responded that City
  standards do not delineate between grass and shrubs. The sign could not be surrounded
  by dirt or concrete.
- Why is 300 feet required between signs? Mr. McIlrath clarified that 250 feet between
  signs was required to ensure visibility for each sign.
PUBLIC COMMENTS:

There were no public comments.

The public hearing closed at 8:15 p.m.

Commissioner Browning moved to recommend, to the City Council, approval of ZTA 1901-0006, a zoning text amendment request by Clearfield City to amend the standards for On Premise Freestanding Signs outlined in Section 11-15-8C of the Clearfield City Land Use Ordinance, based on the findings and discussions in the staff report. Seconded by Commissioner Jones. Voting AYE: Commissioners Uccardi, Lloyd, Browning, Jones and Bigelow. Voting NO: None.

PUBLIC HEARING, DISCUSSION AND APPROVAL OF RZN 1901-0009, A REQUEST BY CLEARFIELD CITY, ON BEHALF OF THE UTAH TRANSIT AUTHORITY (UTA), FOR A REZONING FROM C-2 (COMMERCIAL) AND M-1-SP (MANUFACTURING WITH A SPECIAL PURPOSE OVERLAY) TO MU (MIXED USE) FOR APPROXIMATELY 56 ACRES OF LAND LOCATED AT 1250 SOUTH STATE STREET (TIN: 12-067-0139, 12-066-0138, 12-882-001, 12-882-0004, 12-882-0005, 12-882-0006, 12-882-0007)

The public hearing was opened at 8:16 p.m.

Spencer Brimley, Community Development Director, presented the following background information:

- Prior to 2013: The site had been the UTA/Clearfield Frontrunner Station since the late 2000s.
- 2013-2015: City was petitioned for approval of a Master Development Plan (MDP) and agreement (MDA) and rezone to MU for the property by a joint venture with UTA and Master Development Partner.
- 2015-2017: Staff worked with UTA and Master Development Partner to fine tune construction plans for development of the site, as was approved through the MDP and MDA. Developer was seeking to construct apartments first, and flex space at a later date.
- 2016-2017: UTA and Master Development Partner end joint venture and the Thackeray Garn Company (TGC) (Master Development Partner) retained approximately 10 acres for the development of 216 apartments. City approved rezone of 10 acres from current zoning to R-3-SP for the development of apartments.
- 2017: Property reverted to previous zoning designations of M-1 and C-2. The City sought to land Stadler Rail on the site for location of its US headquarters on roughly 30 acres of the overall site. Property sought for by Stadler Rail was rezoned from M-1 to M-1-SP.
- 2017-Present: UTA and Clearfield City contracted with IBI group for the creation of a Station Area (Small Area Plan).

Staff recommended approval for the proposed rezone, based on the following findings:

1) The proposed general plan amendment was consistent with the land use guidelines, goals, and objectives of the Clearfield City General Plan.
The proposed general plan amendment was supported by the following General Plan Land Use Guidelines:

a. The Land Use Plan should provide for a full range and mix of land uses including residential, commercial, manufacturing and public use areas.

b. Transitions between differing land uses and intensities should be made gradually with compatible uses.

c. The Land Use Plan should promote and encourage land use patterns that provide a high quality of life to all and offer choice and mobility and transportation.

d. The remaining vacant properties in the City should be developed at their highest and best use to maximize their value to the landowner and the City.

PUBLIC COMMENTS:

There were no public comments.

The public hearing closed at 8:23 p.m.

Commissioner Ucarddi moved to recommend approval of RZN 1901-0009, to the Clearfield City Council, for the Clearfield Station rezoning from C-2 (Commercial) and M-1-SP (Manufacturing with a Special Purpose Overlay) to MU (Mixed Use) for approximately 56 acres of land located at 1250 South State Street (TIN: 12-067-0139, 12-066-0138, 12-882-0001, 12-882-0004, 12-882-0005, 12-882-0006, 12-882-0007), with its associated station area plan and design guidelines as conditioned in the staff report. The recommendation was based on the findings and discussions in the Staff Report with the following conditions:

• The rezone to MU (Mixed Use) will apply only to the remainder parcels owned by UTA, approximately 56 acres in total.

• The attached Station Area Plan and Design Guidelines shall serve as the guiding document and regulation until such time that a Master Development Plan and Agreement for the remaining parcels are approved. Should the MDP and MDA not be accomplished the property will revert to the previous zoning designations.

• The rezone shall not take effect without the approval and execution of a Master Development Agreement between Clearfield City, UTA and the Master Developer.

Seconded by Commissioner Lloyd. Voting AYE: Commissioners Uccardi, Lloyd, Browning, Jones and Bigelow. Voting NO: None.

STAFF DISCUSSION

Brad McIlrath discussed the option of holding two Planning Commission meetings each month. The intent would be to accommodate developers in a timelier manner and to possibly reduce the meeting time. This change would take place in the next few months. The Planning Commission reviewed the pros and cons of the change. The general direction from the Commission was that it would welcome the change.

Spencer Brimley informed the Planning Commission of an upcoming LUAU (Land Use Academy of Utah) training on February 23, 2019 if anyone was interested in attending.
The Planning Commission was informed by staff of upcoming openings for alternate Planning Commission members. Staff encouraged the Commission members to refer individuals to fill those vacancies.

PLANNING COMMISSIONERS’ MINUTE

Commissioner Bigelow – Nothing

Commissioner Jones – Nothing

Commissioner Browning – Nothing

Commissioner Lloyd – Nothing

Commissioner Uccardi – Visibility of the Planning Commission was important. Members should take opportunities to communicate with residents.

Youth Ambassador Bush – Clearfield City was awesome.

Chair Jugler – Thanked the Commission for the opportunity to serve as Chair another year. He appreciated the questions that Commission Browning asked on the Reagan billboard and felt that it was useful in making a decision. He asked each Commission member if they would like a printed packet to refer to at each meeting. He thanked Chris Horrocks for her service and hard work for the Planning Commission and thanked staff.

There being no further business to come before the Planning Commission, Commissioner Jones moved to adjourn at 8:51 p.m. Seconded by Commissioner Lloyd.