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

DISCUSSION ON CUP 1906-0009, A CONDITIONAL USE PERMIT REQUEST BY DARCIE NEWBOLD TO ADD DAYCARE TO THE PRESCHOOL LOCATED AT 49 WEST 300 NORTH (TIN:12-020-0007).

- Used to be Barneck Preschool. New owner wants to add daycare.
- There was a discussion to address the concern that there would not be enough space to accommodate more children. There were State requirements for the number of children allowed, based on square footage of the facility. Those minimum requirements for adding daycare would need to be met.


- Properties were divided in 2008 through deeds, which created an illegal subdivision. This process would correct that.
- Streets would be public rights-of-way instead of private access.
- Property would be accessible from 1400 South and University Park Blvd.
• There was a discussion about the storm water and irrigation plan and if it would be pursued and maintained. The City would require a plan to be on file that would meet the requirements of the State of Utah and the EPA.
• There was a question to address if a conditional use permit would be issued without fire hydrants on the property. All of the conditions for the Fire District would have to be met. Weeds and snow removal needed to be maintained and there would be a condition for the permit as well. Code compliance could be involved in the enforcement of the conditions.
• There was a discussion about the possibility of more multi-family dwellings affecting our infrastructure, such as sewer and water. The City was conducting a capacity analysis, with emphasis on impacts to sewer, to see if improvements were required.
• There was a discussion about encouraging large multi-family dwellings to include landscape options that would require less water. The ordinance would have to be revised to require drought tolerant materials and would need to be specific on what materials could be used. The shrub requirement could be increased and Xeriscape should be defined as more than rocks.

DISCUSSION ON CUP 1906-0010, A CONDITIONAL USE PERMIT REQUEST BY LESLIE MASCARO WITH WRIGHT DEVELOPMENT FOR A 228-UNIT MULTI-FAMILY DEVELOPMENT AT THE PROPERTY LOCATED AT APPROXIMATELY 1300 SOUTH 2000 EAST (TIN: 09-341-0306 & 09-341-0305).

• A special purpose overlay would be tied to the site plan approval and recorded.

DISCUSSION ON SP 1906-0012, A SITE PLAN APPROVAL REQUEST BY MARVIN MURRI FOR A 16-UNIT TOWNHOME DEVELOPMENT AT THE PROPERTY LOCATED AT APPROXIMATELY 750 SOUTH DEPOT STREET (TIN: 12-066-0119).

• Original stucco on exterior buildings was not as good as synthetic stucco. EFIS is synthetic stucco which bends and moves with the weather.

Chair Jugler moved to adjourn at 7:05 P.M.
CLEARFIELD PLANNING COMMISSION MEETING
July 17, 2019
7:00 P.M. - Regular Session

PRESIDING: Brady Jugler Chair

PRESENT: Kathryn Murray Commissioner
Robert Browning Commissioner
Ruth Jones Commissioner
Brett McAllister Commissioner
Chris Uccardi Commissioner
David Bloomfield Alternate Commissioner

ABSENT: Nicole Bigelow Commissioner
Eden Bush Youth Ambassador

STAFF PRESENT: Brie Brass Assistant City Attorney
Brad McIlrath Senior Planner
Brooke Limoges Customer Service Rep

VISITORS: Cathy Gunderson, Dan Gunderson, Logan Johnson, Todd Goff, Darcie Newbold & family, Marvin Murri, Colette Taylor, Gary Takahashi, Nike Peterson

The Pledge of Allegiance was led by Chair Jugler

APPROVAL OF PLANNING COMMISSION MEETING MINUTES

None

Chair Jugler read the Planning Commission Chair statement.

DISCUSSION AND APPROVAL OF CUP 1906-0009, A CONDITIONAL USE PERMIT REQUEST BY DARCIE NEWBOLD TO ADD DAYCARE TO THE PRESCHOOL AT THE SUBJECT PROPERTY LOCATED AT 49 WEST 300 NORTH (TIN: 12-020-0007).

Brad McIlrath, Senior Planner, presented the following facts:
- Formerly Barneck Preschool.
- Conditional use permit was to add daycare to the preschool.
- Modifications had been made to the kitchen area to meet building and fire code regulations.

Staff recommended approval with the conditions that were reviewed.
Questions from the Planning Commission:

1. Does the property have a parking stall that is ADA accessible? Mr. McIlrath responded that because the stalls were for employee parking they would not need to be ADA accessible, but the closest stall to the building would qualify, if needed.

Commissioner Jones moved to approve as conditioned, CUP 1906-0009, a conditional use permit request by Darcie Newbold to add daycare to the preschool located at 49 West 300 North. The recommendation was based on the findings and discussions in the Staff Report with the following conditions:

1) The project shall comply with all applicable building code standards.
2) The project shall comply with all applicable international fire code standards.
3) The applicant shall obtain a business license for the proposed preschool/daycare.

Seconded by Commissioner Murray. The motion carried on the following vote: VOTING AYE: Commissioners McAllister, Uccardi, Murray, Browning, Jones, Bloomfield. Voting NO: None.


Brad McIlrath presented the following facts:

- Two-lot residential and commercial subdivision.
- Total area of 30.667 acres.
- Lot 1 was zoned C-2 (Commercial) – 19.159 acres.
- Lot 2 was zoned R-3-SP (Residential Special Purpose Overlay) – 8.715 acres.
- The subdivision included the dedication of road rights-of-way.
- Properties would be horizontally oriented.

Staff recommended approval with the conditions that were reviewed.

Logan Johnson, Wright Development, offered to answer any questions from the Commission.

Questions from the Planning Commission:

1. Would the right-of-way be installed before the property was developed? Mr. Johnson responded that both accesses would happen simultaneously with the building, per fire code requirements.

Commissioner Uccardi moved to approve as conditioned, FSP 1906-0010, a preliminary and final subdivision plat request by Leslie Mascaro with Wright Development for a 2-Lot subdivision at the property located at approximately 1300 South 2000 East. 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 obtaining final signatures on the plat and recording of that plat.
2) The developer shall install the public right-of-way improvements required by the subdivision ordinance.
3) The sidewalk shall be installed along the north and west ends of the new right of way as part of the multi-family development to provide pedestrian access for the future residents.

4) A pedestrian connection to the Goldstone Place Apartments to the west shall be constructed to provide additional connectivity in this area.

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

6) An escrow or bond agreement for the public improvements will be subject to approval by the City Engineer and City Attorney and be established prior to any permits being issued for the property or plat being recorded. The financial security shall be established prior to recordation of the Final Plat as outlined in Section 12-4-6 of the City Code.

Seconded by Commissioner Jones. The motion carried on the following vote: VOTING AYE: Commissioners McAllister, Uccardi, Murray, Browning, Jones, Bloomfield. Voting NO: None.

DISCUSSION AND APPROVAL OF CUP 1906-0010, A CONDITIONAL USE PERMIT REQUEST BY LESLIE MASCARO WITH WRIGHT DEVELOPMENT FOR A 228-UNIT MULTI-FAMILY DEVELOPMENT AT THE SUBJECT PROPERTY LOCATED AT APPROXIMATELY 1300 SOUTH 2000 EAST (TIN: 09-341-0306 & 09-341-0305).

Brad McIlrath presented the following facts:
• Four (4) buildings, 228 Unit Multi-Family Development
• Located on Lot 2 of the subdivision
• Lot 2 was zoned R-3-SP (Residential Special Purpose Overlay) – 8.715 acres.
• An existing fifteen inch water line would likely be relocated and upgraded based upon comments from Engineering Staff & Public Works Staff.
• Landscape plan would include pickle ball courts, access to the canal trail and a plaza.
• Would be a luxury development with high end amenities.
• Staff recommended a connection to Goldstone Apartments for pedestrian access.
• Unit plans included a mix of one, two and three bedrooms, with the majority of units being one bedroom.
• Fencing would be evaluated based on concerns for privacy and for safety along the trail.

Staff recommended approval with the conditions that were reviewed and revised.

Logan Johnson, Wright Development, presented the following points of discussion:
• Appreciated staff working with them on options and design of fencing.

Questions from the Planning Commission:
• Why would there be so many one-unit apartments? Mr. Johnson responded that the amenities would attract the demographic group of 55 and older and the household size would be smaller.
• Would pets be allowed on the property? A suggestion was made for a dog run or park to be included to accommodate pets. Mr. Johnson responded that would be taken into consideration and he would speak with Leslie Mascaro, the project manager about it.
• Would a small two or three foot fence be constructed to show where the property line ended? Mr. McIlrath responded that the R-3 zone didn’t require fencing but the Commission could require fencing as part of the design review process. Mr. McIlrath said a recommendation was made for design standards and Wright Development was open to including a fence.

• Where would access for Goldstone Apartments be located? Mr. McIlrath responded there would be the possibility of an automobile connection but at a minimum, a pedestrian connection would be provided. Access would be moved to the sidewalk to encourage pedestrians to use the public right-of-way rather than walking across commercial properties. Goldstone would just need to put an opening in their gate and agree to the connection. Mr. Johnson replied that they would be willing to approach Goldstone about expanding the sidewalk.

Commissioner Jones moved to approve as conditioned, CUP 1906-0010, a conditional use permit request by Leslie Mascaro with Wright Development for a 228-unit multi-family development at the property located at approximately 1300 South 2000 East. The recommendation was based on the findings and discussions in the Staff Report with the following conditions:

1) The approval of this project in the R-3-SP Zone allows for the following deviations from development standards:
   a. Parking for this development shall be provided at a parking ratio no less than 1.85 spaces per unit;
   b. The development shall not exceed 228 units;
   c. The development shall not exceed an overall height of four (4) stories.
   d. The development shall comply with all other applicable development standards of the R-3 Zone.

2) Formal landscape and irrigation plans must be prepared and submitted to the City for final approval that meets ordinance standards.

3) If a fence is constructed along the canal trail property line, it shall be constructed of a high quality material and be permeable for site to promote visibility and public safety. The fence shall not be constructed of vinyl or chain link material.

4) Additional pedestrian access shall be provided to the pickle ball courts. All of the pedestrian walkways shall have a minimum width of five feet (5’) and comply with all other pedestrian standards outlined in Chapter 18 of the Land Use Ordinance in the City Code.

5) The final subdivision plat shall be recorded prior to issuance of a building permit as required by the Subdivision Ordinance (Title 12 of the City Code).

6) The applicant shall obtain a building permit and the project shall comply with all applicable building code standards.

7) The project shall comply with all applicable fire code standards and obtain North Davis Fire District approval prior to the issuance of final land use approval.

8) The project shall comply with engineering requirements and obtain approval prior to the issuance of final Land Use approval.

Seconded by Commissioner McAllister. The motion carried on the following vote:

VOTING AYE: Commissioners McAllister, Uccardi, Murray, Browning, Jones, Bloomfield.
Voting NO: None.
DISCUSSION AND APPROVAL OF SP 1906-0012, A SITE PLAN APPROVAL REQUEST BY MARVIN MURRI FOR A 16-UNIT TOWNHOME DEVELOPMENT AT THE PROPERTY LOCATED AT APPROXIMATELY 750 SOUTH DEPOT STREET (TIN:12-066-0119).

Brad McIlrath presented the following facts:

- Property was zoned R-3, which allowed 16 units to the acre.
- One acre property.
- Two buildings, each would be designed to fit the shape of the property.
- Each unit was provided with a two car garage.
- Visitor parking would exceed what was required by the Code.
- Landscape plan would be amended to include location and number of shrubs.
- Building materials would follow the requirements for the R-3 zone.
- Majority of units would include three bedrooms.

Staff recommended approval with the conditions that were reviewed.

Questions from the Planning Commission:

- Would the units be sold? Mr. McIlrath responded there was no current indication that the units would be sold. Building code would require fire separation of units before they could be sold.

Marvin Murri, applicant, had no comments.

Commissioner McAllister moved to approve as conditioned, SP 1906-0012, a site plan approval request by Marvin Murri for a 16-unit townhome development at the property located at approximately 750 South Depot Street. The recommendation was based on the findings and discussions in the Staff Report with the following conditions:

1) The developer shall construct a six foot (6’) opaque fence along the perimeter of the development to provide privacy and buffering from the rail lines. Fencing is not required within the front yards of the townhomes.

2) Formal landscape and irrigation plans must be prepared and submitted to the City for final approval that meets ordinance standards. The plans shall be revised to provide the minimum number of shrubs required by ordinance.

3) The site plans and landscape plans shall be revised to provide direct pedestrian access to the front doors of the units from the public sidewalk and from the visitor parking areas.

4) The applicant shall obtain a building permit and the project shall comply with all applicable building code standards.

5) The project shall comply with all applicable fire code standards and obtain North Davis Fire District approval prior to the issuance of final land use approval.

6) The project shall comply with all applicable planning, engineering, and fire district requirements to obtain final land use approval. Final land use approval shall be granted prior to the submittal of plans for a building permit.

7) The applicant will be required to post a bond or escrow for the public improvements and landscaping as required by Code.

Seconded by Commissioner Jones. The motion carried on the following vote: VOTING AYE: Commissioners McAllister, Uccard, Murray, Browning, Jones, Bloomfield. Voting NO: None.
Mr. McIlrath mentioned he had been in contact with the owner of the property adjacent to Mr. Murri’s project and there was a concern about irrigation water flooding his property. He wanted to make Mr. Murri aware. Mr. Murri acknowledged that he was aware of the irrigation water.

STAFF DISCUSSION

Mr. McIlrath reminded the Commissioners there would be a joint work session with the City Council on July 30, 2019. Discussions would include progress on the Form Based Code, the new South Clearfield Elementary, accessory dwelling units and conditional use chapter changes.

PLANNING COMMISSIONERS’ MINUTE

Commissioner McAllister – Nothing

Commissioner Uccardi – Residents had expressed concern about transition from residential to multi-family on North Lakeview/ 100 North and 442 South State. He asked if setback requirements could be looked at for residents adjacent to those properties. Mr. McIlrath responded that could be considered and townhome developments in those areas could be required to have the same look as the surrounding residential areas. He acknowledged that could be addressed in the update of the Form Based Code.

Commissioner Murray – Nothing

Commissioner Browning – Nothing

Commissioner Jones – Had an opportunity to attend a joint work session between the City Council and the Parks & Recreation Commission and was impressed with the hard work of that Commission.

Alternate Commissioner Bloomfield - Nothing

Chair Jugler – Nothing

There being no further business to come before the Planning Commission, Commissioner Uccardi moved to adjourn at 7:58 P.M. Seconded by Commissioner Murray.