

## CLEARFIELD PLANNING COMMISSION MEETING

September 15, 2010

7:00 P.M. - Regular Session

PRESIDING:	Nike Peterson	Chair
PRESENT:	Bill Moore	Commissioner
	Matt Stones	Commissioner
	Randy Butcher	Commissioner
	Joel Gaerte	Commissioner
	Barbara Perry	Alternate Commissioner
	Brandon Stanger	Alternate Commissioner
EXCUSED:	Darren Carpenter	Commissioner
	Ron Jones	Commissioner
	Doyle Sprague	Council Liaison
STAFF PRESENT:	Brian Brower	City Attorney
	Adam Lenhard	Community Development Director
	Gregg Benson	GIS Coordinator
	Christine Horrocks	Building Permits Specialist
VISITORS:	Gary Pestotnik, Heather Kralik, Matthew Rasmussen, Krista Hailey, Kathryn Murray, Bill Rose	

Pledge of Allegiance was led by Chair Peterson.

### APPROVAL OF MINUTES FROM JULY 21, 2010, AUGUST 4, 2010 AND AUGUST 25, 2010 PLANNING COMMISSION MEETINGS

**Commissioner Butcher moved to approve the minutes of July 21, 2010, August 4, 2010 and August 25, 2010 as written, seconded by Commissioner Moore. All Voting AYE.**

### SITE PLAN APPROVAL FOR ATK AEROSPACE STRUCTURES AT 1051 SOUTH INDUSTRIAL PARKWAY

Adam Lenhard said the City has received a request for site plan approval from ATK Aerospace Structures for a facility located at 1051 South Industrial Parkway. The building is 615,000 square feet and will house some of ATK's commercial operations. Approximately 600,000 square feet will be used for warehousing and manufacturing. The remaining 15,000 square feet will be used for office space. The primary access to the building is on Industrial Parkway which comes off 700 South. It is top priority for the City and the Utah Department of Transportation (UDOT) that the redesign of SR193 provides quick access to this building. The building is zoned M-1, Manufacturing and the proposed use is a permitted use in this zone. There will be several small

additions to the building, which have been shown on the plans which will be used to house autoclaves. The M-1 zone requires ten percent of the site to be landscaped; 3.37 acres of landscaping would be required for this site. ATK plans to put in new parking with trees along the street. Mr. Lenhard said the Commission needs to consider the purpose of the ordinance requiring the landscaping. Reviewing the site, the only other area that could be used for landscaping is at the northern end of the parcel and it isn't very visible. The City has the authority to adjust the required open space percentage if the standards listed in the ordinance are met. The first standard states granting the modification will not adversely affect the rights of the adjacent landowners or residents. Second, that it will not adversely affect the public health, safety or general welfare. It is felt that adjusting the landscaping downward will not have that affect. Third, that it will not be opposed to the general spirit and intent of the land use ordinance or the General Plan. Mr. Lenhard said that staff feels the request by ATK is consistent with all three standards and would recommend approval of the modification to the required open space percentage. The landscaping as shown is two percent of the site.

Adam Lenhard said Title 11, Chapter 18, Design Standards, requires all new construction to be subject to the design standards in the M-1 zone. The new structures that would house the autoclaves would be required to have different exterior materials and the elevations will be held to a higher standard. Steel is an acceptable finish material, but is to be used in conjunction with another type of material as an accent. The new buildings will not be visible from the street. The City feels that the primary purpose for the design standards is to enhance streetscapes and beautify and uplift the facility. ATK has requested the buildings be built with steel. The changes to the design standards will need to be included in the development agreement. Staff recommends both modifications discussed be permitted: landscaping and permitting steel as the primary exterior material without additional materials. The approval of the site plan would be subject to those modifications included in the development agreement.

Commissioner Peterson said in a previous meeting there were some concerns about the right-of-way easement with the parking area adjacent to the Home Depot as well as the safety at the secondary employee access where the tracks are crossed. Adam Lenhard said those issues had been discussed and the City feels comfortable with the proposed solution. Brian Brower told the Commissioners the findings of fact could state why and how the modifications will not adversely affect the rights of the adjacent landowners or residents, the public health, safety or general welfare. He noted such findings will not be opposed to the general spirit and intent of the land use ordinance or the General Plan.

Commissioner Butcher asked if the neighbors had been contacted to see if they were okay with leaving the landscaping as is. Mr. Lenhard said the property to the south is leased by Home Depot and owned by the same property owner. The property to the west is a Union Pacific (UP) right-of-way used by Frontrunner and UP. There are a lot of trees and vegetation along that right-of-way which makes the property on the other side difficult to see. The City maintains a rail trail on property owned by UTA to the west. Further to the west and to the north the property is similar types of manufacturing and industrial uses.

Commissioner Moore asked if the reason for the modifications was because there isn't enough space to do what is required. Adam Lenhard said the required 3.37 acres of landscaping would take most of the northern portion of the site, north of the existing parking lot which would prevent the expansion of the parking lot. The existing parking as well as the new parking lot on the west side will be adequate for the employees. ATK anticipates additional jobs in the future which may require the parking lot on the north side to be enlarged. Other issues include challenges with the visibility from a right-of-way, ATK has dressed up the entire streetscape and the entry way and all around the building, the existing landscaping will be spruced up, the detention basin will be redone. Mr. Lenhard said the City felt ATK is meeting the intent of the ordinance and the General Plan.

Brian Brower asked how long the building has been vacant. Adam Lenhard said there was a company that occupied it for about six months about two years ago. Prior to that, it has been vacant for many years. Mr. Lenhard said the City has worked with the Governor's Office of Economic Development (GOED) to locate many companies there over the past few years, but it has never been the right fit for other companies. Mr. Lenhard said the City is glad this building will work well for ATK. Commissioner Perry asked if aesthetics of the view from the trail and the Frontrunner going by were considered. Mr. Lenhard said the only changes will be autoclaves enclosures and they will be steel buildings. Gregg Benson said there is a hill between the rail lines and the building making it difficult to see the building from the Frontrunner.

Mr. Bill Rose and Mr. Gary Pestotnik with ATK in Freeport Center gave an overview of some of the programs they will do in this expansion. Mr. Rose said this building is a remarkable find. He said they want this facility to be their front door to the global market place for aircraft. They want to be impressive from the beginning. This is the image they will project to the marketplace. ATK has four principle markets that this facility will serve: large commercial transports, business/regional jets, turbine engines and military aircraft. This facility will be their showcase facility for commercial products. The current facility in the Freeport Center will be the military facility.

Gary Pestotnik explained that an autoclave is a large pressure cooker used to create the solid component. They do not want the autoclaves exposed to the weather; therefore, they are enclosed in metal buildings. Bill Rose said this is a long term program. Commissioner Butcher asked if elements of all four markets will be done in this building. Mr. Rose said yes and explained the floor plan of the facility and what will be manufactured in each area. Commissioner Butcher asked if there will be storage for extra parts. Mr. Rose said the cycle is set up so there is not storage of parts. There will not be any product stored outside the facility; however, there is some tool storage in the Freeport Center. Commissioner Stanger asked about maintenance of the property to the north. Mr. Pestotnik said the area is gravel and Prologis will maintain the area. He said they will keep the area pristine because of the foreign visitors.

Commissioner Moore asked how they would ship the finished product. Mr. Rose said they are not looking to rail but ship by tractor/trailer transport. Commissioner Butcher asked how they will dispose of the chemicals. Mr. Pestotnik said there really aren't any hazardous chemicals used in

this type of manufacturing. Adam Lenhard said on the east side of the building there are eight different rail spurs that come from the north to the area. There is considerable distance from the building to the actual Frontrunner line. Brian Brower said he would recommend the Commission make the approval of the site plan subject to the approval of the development agreement by the City Council.

**Commissioner Butcher moved to accept the staff's recommendation of approval of the ATK ProLogis Expansion Site Plan with the .68 landscape open space and the steel siding on the added exterior building subject to the approval of the development agreement by Clearfield City.** Commissioner Stones added to the motion the findings of fact that these approvals are made due to the fact that the reduced landscaping falls into harmony with the adjacent properties, that there is limited public view from the right-of-ways that would not adversely affect the public in any way, and the design standards of the out buildings for the autoclaves would fall in harmony with the existing buildings in the area and with the existing permitted uses that are in those buildings currently. **Seconded by Commissioner Stanger. All Voting AYE.**

SITE PLAN APPROVAL FOR GOUPIOS DAYCARE AT 573 NORTH 1000 WEST

Gregg Benson said there was a conditional use permit approved at the August 25, 2010 meeting for Goupios Daycare and this site plan is the next step in the approval process. Mr. Benson said they are eliminating about five parking spaces to accommodate a playground expansion in the rear. The daycare is in the B-1, Buffer zone, the parking and play area are in the R-1-8, Residential zone. Staff feels it is a good fit in this area and recommends approval. Commissioner Stanger asked if there will be adequate parking space with the removal of the spaces. Gregg Benson said there will be adequate. They are only required to have nine parking spaces and there are currently 47. In reference to the playground equipment, Chair Peterson asked if the State requires padding or protection on the posts. Mr. Matt Rasmussen said the State and the developer require the support structures be padded. Chair Peterson asked about the ADA transfer station. Mr. Rasmussen said it is a lift to provide access to a different level of the play area. Commissioner Stanger asked about the traffic flow for dropping off and picking up the children. Mr. Rasmussen said there will be adequate parking for the parents to park and turn around when they drop off and pick up their children.

**Commissioner Butcher moved to approve this request for a Site Plan for a daycare facility at 573 North 1000 West, seconded by Commissioner Stones. All Voting AYE.**

RECOMMENDATION OF AMENDMENTS TO TITLE 11, CHAPTER 3 – DEFINITIONS OF THE CLEARFIELD CITY CODE

Adam Lenhard gave an overview of the request. He told the Commissioners the Davis County Board of Health recently voted to approve a policy directive stating that hookah smoking in commercial facilities violates the Utah Indoor Clean Air Act. In order to prohibit a hookah lounge or bar from coming into the City, it must first be defined. Secondly, the City must state in which

zones a hookah lounge or bar would be permitted or conditional. The way to prohibit the use is to define hookah lounge or bar and then intentionally not place it in any of the City's land use zones. Adam Lenhard said a hookah lounge is typically an upscale type facility and originated from Middle Eastern traditions. Some studies have shown that this form of smoking tobacco is significantly more dangerous than smoking a cigarette. The Utah Indoor Clean Air Act states that smoking is prohibited in all enclosed, indoor places of public access, publicly owned buildings and offices. Additionally, you cannot smoke within 25 feet of any building where there is an air intake, an open window, entry way or exit. This definition would prohibit a hookah lounge whether indoors or out. Commissioner Stanger asked if a zone change were necessary a restaurant came in and wanted an outside smoking element. Mr. Lenhard said hookah lounge is being defined and it becomes a prohibited use at this time.

**Commissioner Perry moved to recommend approval of the amendment to Title 11, Chapter 3 – Definitions, of the Clearfield City Code to the City Council, seconded by Commissioner Stones. All Voting AYE.**

#### STAFF REPORTS

Adam Lenhard said in the Community Development Department there have been two full time positions that have handled the Planning and Zoning activities within the City. A new position was created, a full time GIS Coordinator. Gregg Benson has accepted that position. Mr. Lenhard said the City is appreciative to Mr. Benson who will be able to use his skills and abilities in GIS. He will continue to assist with Planning and Zoning. Mr. Lenhard said the two planning positions have been consolidated into one full time position. The job is currently open for recruitment. The goal is to have someone on board by the middle of October.

#### PLANNING COMMISSIONERS' MINUTE

Commissioner Peterson – encouraged the Commissioners to be more forward in making a motion, and told them if they have questions to ask staff before the meeting. She said there shouldn't be down time. She reminded the Commissioners if they need to be excused to let her or staff know at least 24 hours ahead, if possible.

Commissioner Moore – Good to be back

Commissioner Stones – Glad to have ATK expanding in the City with more jobs. Congratulations to Gregg Benson.

Commissioner Butcher – Said he went to the open house at ATK in Freeport Center and feels this new facility will be great.

Commissioner Gaerte – Congratulations to Gregg Benson and said he is glad to have ATK in the City

Commissioner Perry – Congratulations to Gregg Benson. She is excited about ATK expanding in the City and was impressed they want this facility to be a showcase.

Commissioner Stanger – nothing

There being no further business to come before the Planning Commission, **Commissioner Stones moved to adjourn at 8:05 P.M.**