

CLEARFIELD PLANNING COMMISSION MEETING

June 7, 2017

7:00 P.M. - Regular Session

PRESIDING: Brady Jugler Chair

PRESENT: Kathryn Murray Commissioner
Ron Jones Commissioner
Michael Britton Commissioner
Steve Parkinson Commissioner
Chris Uccardi Alternate Commissioner
Karece Thompson Alternate Commissioner

ABSENT: Michael Millard Commissioner
Robert Browning Commissioner
Mallory Call Alternate Commissioner
JJ Allen Assistant City Manager

STAFF PRESENT: Stuart Williams City Attorney
Brie Brass Assistant City Attorney
Spencer Brimley Development Services Manager
Christine Horrocks Building Permits Specialist

VISITORS: Koral Vasquez, John K. Ryan

The Pledge of Allegiance was led by Chair Jugler.

APPROVAL OF MINUTES FROM MAY 3, 2017 PLANNING COMMISSION MEETING

Commissioner Murray moved to approve the minutes of the May 3, 2017 Planning Commission Meeting as written. Seconded by Commissioner Britton. The motion carried on the following vote: Voting AYE: Commissioners Jones, Uccardi, Parkinson, Murray, Britton, and Thompson. Voting NO: None.

PUBLIC HEARING ON RZN 1703-0001, A REQUEST BY SILVER PEAK ENGINEERING FOR A REZONE OF PROPERTY FROM M-1 (MANUFACTURING) TO M-1-SP (MANUFACTURING WITH A SPECIAL PURPOSE OVERLAY) ON APPROXIMATELY 24 ACRES OF PROPERTY LOCATED AT OR NEAR 1250 S. STATE STREET (TIN: 12-066-0137).

Chair Jugler declared the public hearing open at 7:01 p.m.

There was no public comment.

Commissioner Jones moved to close the public hearing at 7:02 p.m. Seconded by Commissioner Britton. The motion carried on the following vote: Voting AYE:

Commissioners Jones, Uccardi, Parkinson, Murray, Britton, and Thompson. Voting NO: None.

PUBLIC HEARING ON RZN 1704-0011, A REQUEST BY JOHN RYAN ON BEHALF OF HAMBLIN INVESTMENT GROUP, FOR A REZONE OF PROPERTY LOCATED AT APPROXIMATELY 852 & 880 SOUTH 550 EAST (TIN: 12-815-0001 & 12-815-0002) FROM RESIDENTIAL (R-2) ZONING DISTRICT TO RESIDENTIAL (R-3) ZONING DISTRICT.

Chair Jugler declared the public hearing open at 7:03 p.m.

There was no public comment.

Commissioner Uccardi moved to close the public hearing at 7:04 p.m. Seconded by Commissioner Britton. The motion carried on the following vote: Voting AYE: Commissioners Jones, Uccardi, Parkinson, Murray, Britton, and Thompson. Voting NO: None.

DISCUSSION ON RZN 1703-0001, A REQUEST BY SILVER PEAK ENGINEERING, FOR A REZONE OF PROPERTY FROM M-1 (MANUFACTURING) TO M-1-SP (MANUFACTURING WITH A SPECIAL PURPOSE OVERLAY) ON APPROXIMATELY 29.085 ACRES OF PROPERTY LOCATED AT OR NEAR 1250 S. STATE STREET (TIN: 12-066-0137).

Spencer Brimley, Development Services Manager, said the purpose of the rezone, which added an SP overlay to the current M-1 zoning designation, was for the construction of a light industrial assembly plant for Stadler Rail. The site was approximately 24 acres. The SP overlay zone required a development agreement which allowed acceptable variations for the proposed project. He said Stadler Rail needed some flexibility and had requested the following variations to the City Code:

- 1) Building height requested an increased height from 45 feet to 65 feet.
- 2) Black vinyl coated chain link security fence on the north side of the building and along the test track.
- 3) The north, west and east portions of the building had proposed future additions and the owners requested the final façade with the stone wainscot not be required until the building was completed.
- 4) Larger drive approach width was requested for trucks with very large turning radius.
- 5) The site would be the United States Corporate Headquarters for Stadler US and allowance for flags that exceeded twelve square feet near the entrance of the office building was requested.
- 6) Most of the building would be used exclusively for storage and reduction in the number of required parking stalls was requested. Staff proposed 90 parking stalls near the office area for phase one of the project. If additional parking was required, Stadler would negotiate an agreement with UTA for use of the adjacent lot until additional spaces were built with phases two and three.
- 7) Requested off street loading areas provided only in areas necessary for operation.

Staff reviewed the requests for variation from City Code and had no concerns and recommended approval as conditioned to the City Council. The conditions of approval were reviewed.

Commissioner Britton asked what the delay would be between phase 1 and phase 2. Mr. Brimley said no exact time frame was in place but the development agreement would contain more detailed information. Commissioner Britton asked if the roads would be private. Mr. Brimley said there would be both public and private in the development.

Chair Jugler asked about the approval of the development agreement. Mr. Brimley said the Planning Commission did not review the development agreement however the site plan and subdivision would be reviewed.

RECOMMENDATION ON RZN 1703-0001, A REQUEST BY SILVER PEAK ENGINEERING, FOR A REZONE OF PROPERTY FROM M-1 (MANUFACTURING) TO M-1-SP (MANUFACTURING WITH A SPECIAL PURPOSE OVERLAY) ON APPROXIMATELY 24 ACRES OF PROPERTY LOCATED AT OR NEAR 1250 S. STATE STREET (TIN: 12-066-0137).

Commissioner Uccardi moved to recommend approval to the City Council as conditioned, of RZN 1703-0001, a request by Silver Peak Engineering, for a rezone of property from M-1 (Manufacturing) to M-1-SP (Manufacturing with a Special Purpose Overlay) on approximately 24 acres of property located at or near 1250 S. State Street (TIN: 12-066-0137), based on discussion and findings in the Staff Report. Seconded by Commissioner Murray. The motion carried on the following vote: Voting AYE: Commissioners Jones, Uccardi, Parkinson, Murray, Britton, and Thompson. Voting NO: None.

DISCUSSION ON RZN 1704-0011, A REQUEST BY JOHN RYAN ON BEHALF OF HAMBLIN INVESTMENT GROUP, FOR A REZONE OF PROPERTY LOCATED AT APPROXIMATELY 852 & 880 SOUTH 550 EAST (TIN: 12-815-0001 & 12-815-0002) FROM RESIDENTIAL (R-2) ZONING DISTRICT TO RESIDENTIAL (R-3) ZONING DISTRICT

Spencer Brimley said the request for rezone from R-2 to R-3 was for the expansion of Kensington Place Phase 2 Subdivision. The request was consistent with the General Plan and supported the objectives in the small area plan. The proposal allowed the density to be consistent on the entire project. The proposal was for six units to be developed on the property. The area to the west was predominantly multi-family. Staff recommended approval. Mr. Brimley said a site plan and an amended development agreement would be required.

Commissioner Parkinson asked why there was a development agreement. Mr. Brimley said there was an existing development agreement that would be amended.

John Ryan, applicant, asked if there were any questions. Commissioner Murray asked if the rezone was to have the zoning consistent on all the property he owned. Mr. Ryan said it was.

RECOMMENDATION ON RZN 1704-0011, A REQUEST BY JOHN RYAN ON BEHALF OF HAMBLIN INVESTMENT GROUP, FOR A REZONE OF PROPERTY LOCATED AT APPROXIMATELY 852 & 880 SOUTH 550 EAST (TIN: 12-815-0001 & 12-815-0002) FROM RESIDENTIAL (R-2) ZONING DISTRICT TO RESIDENTIAL (R-3) ZONING DISTRICT

Commissioner Murray moved to recommend approval as proposed to the City Council, RZN 1704-0011, a request by John Ryan on behalf of Hamblin Investment group, for a rezone of property located at approximately 852 & 880 South 550 East (TIN: 12-815-0001 & 12-815-0002) from Residential (R-2) zoning district to Residential (R-3) zoning district, based on the discussion and findings in the Staff Report with the following condition:

- 1) The change to the Zoning Map Amendment be conditioned upon:
 - a. Submittal and approval of a Site Plan; and**
 - b. An amended development agreement with the City, which shall be approved, fully executed, and recorded against the property in conformance with the Site Plan.****

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

DISCUSSION ITEMS:

CONSIDER CHANGES TO THE SIGN CODE TO ALLOW FOR THE DISPLAY OF SIGNAGE ON CITY PROPERTY LOCATED ALONG THE FIELDS AT FISHER PARK AND STEED PARK

Spencer Brimley said the change to the sign ordinance was requested by City Council. The discussion was for changes that would refer specifically to the ball fields. The idea was that it created an opportunity for the City to have advertisement that brought revenue for upkeep and maintenance. He said the changes would be presented to the Planning Commission in July. Community Services recommended a sign per panel for the fencing and would be used spring, summer and fall.

Commissioner Parkinson asked if the signage would be toward the diamond. Mr. Brimley said it would be for spectators and would not face the street. There were three ball fields at two parks, Fisher Park and Steed Park; however, only one field at Fisher Park had a fence.

Commissioner Parkinson suggested consistency to the background color of the banners. Mr. Brimley said Community Services said the fences would need to be upgraded for the additional load. Signs were available that had holes or were made from mesh that weren't as affected by the wind. Mr. Brimley said the ordinance would be on the agenda for discussion and recommendation to City Council next month.

DISCUSSION ON TIMELINE FOR CONDITONAL USES IN THE CLEARFIELD CITY CODE

Spencer Brimley said a table would be created that outlined conditional uses within each zone and would be sent to the commissioners for review. State Code changed in regards to conditional uses and the Planning Commission would discuss changes needed so Clearfield City Code was consistent with State requirements. Mr. Brimley said State Code required the conditional uses to be approved unless issues could not be mitigated and staff's intent was to provide clarity to applicants and make City Code consistent with State Code. The State Code was provided so that cities were consistent and approved conditional uses based on facts and findings.

TRAINING

Spencer Brimley presented a training video from LUAU, "How to make informed decisions on land use issues."

STAFF COMMUNICATIONS

Spencer Brimley said a joint work session with the City Council would be held on June 20, 2017 at 6:00 p.m. Brent Bateman, Property Rights Ombudsman, would instruct on open meeting law.

He read an email from Commissioner Millard in which he expressed his thoughts about the time he served on the Planning Commission and wished the commissioners good luck and thanked them for their service.

PLANNING COMMISSIONERS' MINUTE

Commissioner Jones – Nothing

Commissioner Uccardi – Nothing

Commissioner Parkinson – Would not be at the June 20th meeting

Commissioner Murray – Nothing

Commissioner Britton – Nothing

Commissioner Thompson – Nothing

Chair Jugler – Thanked everyone for being at the meeting.

There being no further business to come before the Planning Commission, **Commissioner Uccardi moved to adjourn at 7:51 P.M. Seconded by Commissioner Britton.**