



Community Development

PLANNING, BUILDING INSPECTIONS,
CUSTOMER SERVICE, AND CODE COMPLIANCE

CLEARFIELD CITY PLANNING COMMISSION MEETING AGENDA

Notice is hereby given that the Clearfield City Planning Commission will hold a regularly scheduled meeting at **7:00 P.M., Wednesday, November 1, 2023**, on the **3rd floor** in the City Council Chambers of the Clearfield City Municipal Building, located at 55 S. State Street, Clearfield, UT 84015.

WORK SESSION – 6:30 PM – Executive Conference Room

Review of agenda items to address questions.

REGULAR SESSION – 7:00 PM- Council Chambers

- CALL TO ORDER – PLEDGE OF ALLEGIANCE
- PLANNING COMMISSION CHAIR STATEMENT

DECISION ITEMS

Scheduled Items:

1. Discussion and Possible Action on **CUP 2023-1001**, a conditional use permit request by BHD Architects on behalf of Autism Solutions to operate a specialized school at the subject property. **Location:** 1295 South State Street (TIN: 09-288-0001). **Parcel Area:** 1.51 Acres. **Zone:** C-2 (Commercial). Staff: Tyson Stoddard, Planner (**Administrative Action**).
2. Discussion and Possible Action on **PSP 2023-1004**, a preliminary subdivision plat request by Clearfield City on behalf of Autism Solutions to remove the condominium units and record a 1-lot subdivision at the subject location. **Location:** 1295 South State Street (TIN:09-288-0001). **Parcel Area:** 1.51 Acres. **Zone:** C-2 (Commercial). **Staff:** Brad McIlrath, Senior Planner (**Administrative Action**).
3. Discussion and Possible Action on **FSP 2023-1003**, an amended subdivision plat request by John Ryan to remove previously planned six (6) townhome lots and an office/garage lot from the Kensington Place Phase 2 Subdivision. **Location:** 860 South 550 East (TIN: 12-951-0046, 12-951-0047, 12-951-0048, 12-951-0049, 12-951-0050, 12-951-0051, 12-951-0052, & 12-951-0053). **Parcel Area:** 1.1 Acres. **Zone:** R-3 (Residential). **Staff:** Brad McIlrath, Senior Planner (**Administrative Action**).

DISCUSSION ITEMS

1. Staff Discussion
2. Staff Communications
3. Commissioner's Minute

****PLANNING COMMISSION MEETING ADJOURNED****

Dated this 27th day of October 2023.
/s/Brad McIlrath, Senior Planner

Meetings of the Planning Commission of Clearfield City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207 as amended. In such circumstances, contact will be established and maintained via electronic means and the meetings will be conducted pursuant to the Electronic Meetings Policy established in City Code § 1-6-4H for electronic meetings.

Clearfield City, in accordance with the 'Americans with Disabilities Act', provides accommodations and auxiliary communicative aids and services for all those citizens needing assistance. Persons requesting accommodations for City sponsored public meetings, service programs, or events, should call the Customer Service Center at 801-525-2701, giving the City a 48 hour notice.

The Work Session meeting is a public meeting; however, public comments are only received in the formal Planning Commission meeting. The Planning Commission Public Meeting is a public forum where the Planning Commission may receive comment from applicants, the public, applicable agencies and city staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items. Action may be taken which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

The complete public notice is posted on the Utah Public Notice Website - www.utah.gov/pmn/, the Clearfield City Website - clearfield.city, and at Clearfield City Hall, 55 South State Street, Clearfield, UT 84015. To request a copy of the public notice or for additional inquiries please contact Tyson Stoddard at Clearfield City, tyson.stoddard@clearfieldcity.org & 801-525-2718.



Planning Commission

STAFF REPORT

AGENDA ITEM
#1

TO: Clearfield City Planning Commission

FROM: Tyson Stoddard, Planner I
tyson.stoddard@clearfieldcity.org
(801) 525-2718

MEETING DATE: Wednesday, November 1st, 2023

SUBJECT: Discussion and Possible Action on **CUP 2023-1001**, a conditional use permit request by BHD Architects on behalf of Autism Solutions to operate a specialized school at the subject property. **Location:** 1295 South State Street (TIN: 09-288-0001). **Parcel Area:** 1.51 Acres. **Zone:** C-2 (Commercial). **(Administrative Action).**

RECOMMENDATION

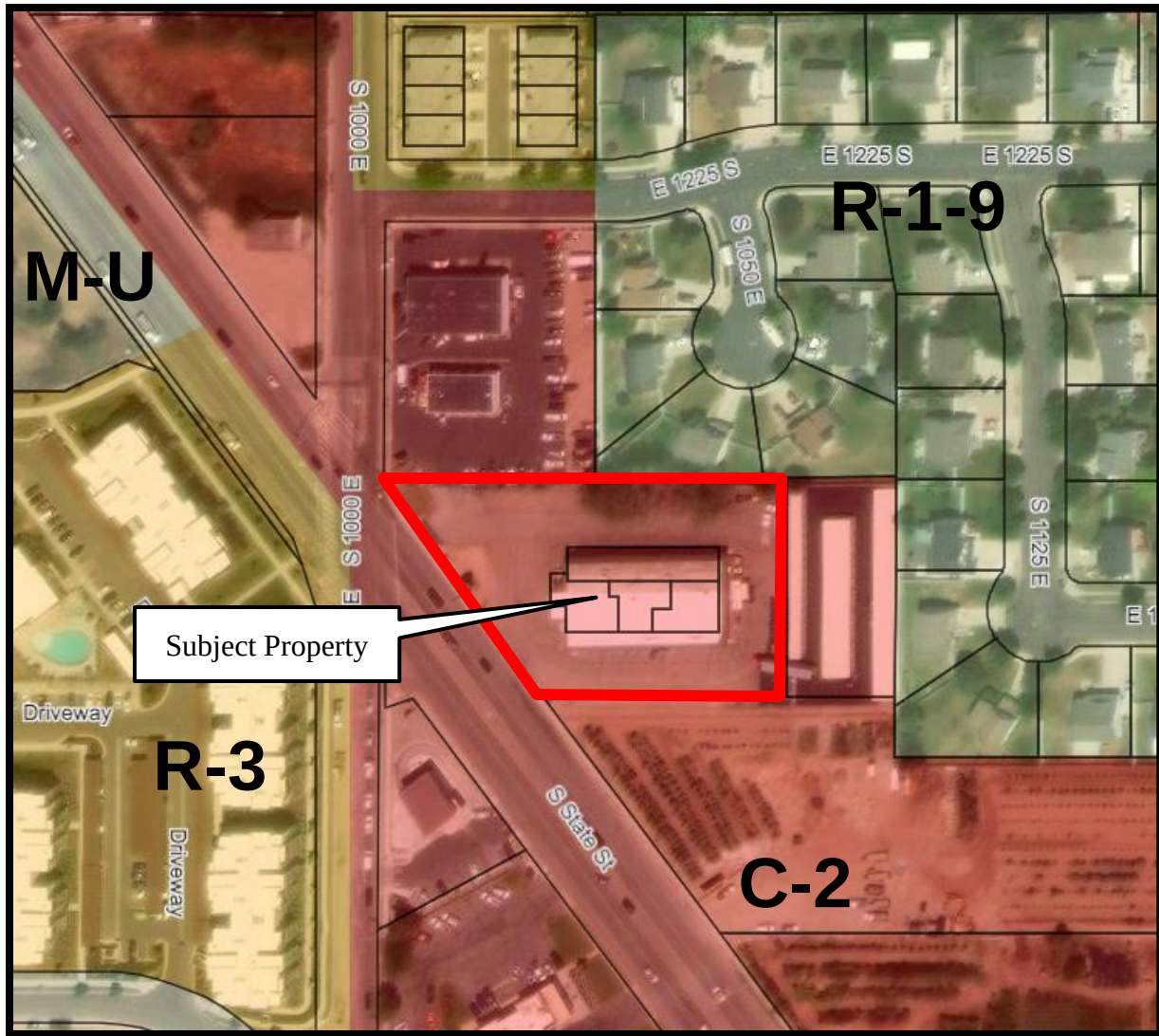
Staff recommends that the Planning Commission **approve as conditioned, CUP 2023-1001**, a conditional use permit request by BHD Architects on behalf of Autism Solutions to operate a specialized school at the property addressed 1295 South State Street (TIN: 09-288-0001). This recommendation is based on the findings and discussion in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Autism Solutions
Site Location	1295 South State Street
Parcel ID	09-288-0001
Applicant	BHD Architects on behalf of Autism Solutions
Property Owner	Safe Haven Properties LLC
Proposed Actions	Conditional Use Permit Approval
Current Zoning	C-2 (Commercial)
Parcel Area	1.51 Acres

Surrounding Properties and Uses:		Zoning District	General Plan Land Use Classification
North	Fowers Auto & Single-Family	C-2 (Commercial) & R-1-9 (Residential)	Commercial & Residential
East	Commercial Storage	C-2 (Commercial)	Residential
South	Tree Nursery	C-2 (Commercial)	Commercial
West	Fast Food & Multi-Family	C-2 (Commercial) & R-3 (Residential)	Commercial & Mixed Use

Aerial Image and Zoning



BACKGROUND AND ANALYSIS

Autism Solutions, a specialized school for autistic children, recently purchased the subject property to relocate from an existing school in Sunset. The school focuses on Applied Behavior Analysis (ABA) therapy while providing special education to autistic individuals from ages three (3) to eighteen (18). The children generally are in a classroom of eight to ten (8-10) students. Many of the students also have Behavior Technicians with them throughout the day who provide ABA therapy.

This location is attractive for the school because it would have the capacity for more students than the Sunset location and it's a single-story building without any stairs. The zoning of the property is C-2 (Commercial), in which specialized schools are listed as a conditional use. Conditional uses are allowed upon compliance with the Clearfield City Code and by obtaining conditional use permit approval from the Planning Commission.

The scope of the project will include parking and landscaping improvements, interior remodeling, roof repair, and fresh exterior paint.

CONDITIONAL USE PERMIT REVIEW

Site Access and Parking (Chapters 11-14 & 11-18)

Chapter 11-14 “Off Street Parking and Loading” and 11-18 “Design Standards” outline the development standards for site access and parking for properties located in the C-2 Zone. Schools have a minimum parking requirement of one (1) space for every three hundred (300) square feet of floor area. With a floor area of 12,107 square feet, the minimum parking requirement for this site and use is forty-one (41) spaces. The site plan submitted with the application includes sixty-nine (69) spaces and meets code requirements.

There are seven spaces that abut a road frontage landscaped area which will need to be screened by an appropriate method as listed in Section 11-14-5 of the Clearfield City Code. Staff recommends a landscape hedge screen that can be accomplished by planting an evergreen shrub species not less than three feet (3’) in height and spaced no less than five feet (5’) on center to form a continuous hedge between the parking stalls and State Street.

Vehicular and pedestrian access to the development is provided from State Street. Current site conditions include two separate vehicular access points from State Street. The north access will be closed and replaced with parking and landscaping. The south access will continue to serve the site with some modifications and the installation of a new approach. The travel lane within the parking lot is designed as a one-way lane that goes around the building in a counterclockwise direction, providing access to mostly angled parking spaces. The width of the one-way travel lane varies but is typically between fifteen and twenty feet (15’-20’).

Site Landscaping and Open Space

Commercial properties in the C-2 Zone are required to provide a minimum of 10% of the total site area as landscaped open space. This project will meet this requirement by providing approximately 21% of the site area as landscaping, which will be a significant improvement to the current conditions of the property and the surrounding area. The landscape plan shows that there will be twenty-eight (28) new trees and seventy-nine (79) new shrubs, complying with the minimum plant quantity standards from Chapter 11-21 of Clearfield City Code. The landscape doesn’t include grass and has been designed as a water efficient landscape as intended by Clearfield City’s landscaping standards.

The applicant needs to submit an irrigation plan to accompany the landscape plan so staff can verify compliance with the irrigation standards as found in Chapter 11-21 (Landscaping Standards and Requirements).

Signs (Chapter 11-15)

The plans indicate that the existing pole sign will remain. The pole sign is considered legal non-conforming, and the intent of the City’s Sign Code is that non-conforming signs are eventually eliminated. Normal maintenance and repair and face changes are permitted, but the sign cannot be moved, altered or enlarged. If Autism Solutions wants to remove the pole sign, they could do that and replace it with a monument sign as permitted by code. Signs are not included as part of this conditional use permit approval. A separate review and approval will be required with a sign permit application.

Subdivision Plat

The subject property is part of the existing Falcon Plaza Commercial Condominiums Subdivision which was created in 1999. The subdivision divided the building into four (4) separate condominiums units, with the property lines down the center of the interior walls that separated the units. The proposed commercial

remodel will open the floor plan and make it so there is no longer a separation of units. The plat will need to be amended so that it is consistent with the floor plan and new use of the building.

The existing subdivision includes a twenty-foot (20') ingress and egress easement for the commercial storage property to the east. The easement will need to be adjusted to match the changes to the site circulation as proposed in the conditional use permit site plan. A full review of the subdivision plat is provided in a separate report which will also be reviewed as part of this November 1st, 2023 Planning Commission Meeting.

REVIEW CONSIDERATIONS

Conditional Use Permit Review

Clearfield Land Use Ordinance Section 11-4-4 establishes the following review considerations that the Planning Commission shall review while determining to approve Conditional Use Permits.

REVIEW CONSIDERATION		Staff Analysis
CONSIDERATIONS: The Land Use Authority may allow a conditional use to be located in any zoning district in which the particular use is allowed as a conditional use by this title. In authorizing any conditional use, the Land Use Authority shall impose such requirements and conditions to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the applicable standards provided in this chapter or elsewhere in this title necessary for the protection of adjacent properties and the public welfare. The Land Use Authority shall determine the following:		
1)	<i>At the specified location, [the proposed use] is in harmony with the general intent and purpose of the Clearfield City General Plan and the applicable zoning district regulations;</i>	The proposed use is in harmony and compliance with the General Plan and zoning ordinance regulations.
2)	<i>[The proposed use] is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community and neighborhood;</i>	The proposed use will contribute to the general well-being of the community.
3)	<i>Such use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and</i>	The use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity.
4)	<i>Conditions imposed by the Land Use Authority are based upon ordinance standards outlined in this title [Title 11, Land Use] or as otherwise determined to be necessary by the City Engineer, Building Official, or any applicable State or Federal Agency according to</i>	The proposed conditions are based upon ordinance standards.

	<i>adopted standards of those fields of expertise.</i>	
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CITY DEPARTMENT / AGENCY REVIEW

The plans were shared for review by Clearfield Planning, Building, and Engineering staff, and the North Davis Fire District. Engineering staff provided a review letter dated October 11, 2023.

PUBLIC COMMENT

A public notice sign was placed on the subject property on Monday, October 23rd, 2023. To date no public comments have been received by City staff.

CONDITIONS OF APPROVAL

The following conditions of approval shall be addressed by the applicant and shown on a set of revised plans prior to issuance of final land use approval unless otherwise noted.

- 1) The existing subdivision plat will need to be amended or replaced to be consistent with the proposed floor plan and use of the building.
- 2) The ingress and egress easement shall be amended on the subdivision plat to be consistent with the proposed site plan.
- 3) The landscape plan shall be revised to include screening between the proposed parking spaces that abut the State Street frontage.
- 4) The plans shall be revised to include a landscape irrigation plan that meets the irrigation standards as found in Chapter 11-21 of Clearfield City Code.
- 5) The project shall comply with all building code standards and the applicant shall obtain any necessary building permits prior to the commencement of the commercial remodel.
- 6) The applicant shall obtain a Clearfield City business license prior to the commencement of business operations.
- 7) Any signs shall meet Chapter 11-15 "Sign Regulations" standards. Signs are not included as part of this conditional use permit approval. Separate review and approval will be required.
- 8) The project shall meet the standards of the North Davis Fire District and receive Fire District approval.
- 9) The plans shall be revised to address Engineering requirements as outlined in the review letter dated October 11, 2023.

ATTACHMENTS

1. Letter from Autism Solutions
2. Site Survey
3. Demolition Site Plan
4. Site Plan
5. Site Details
6. Landscape Plan
7. Demolition Floor Plan

8. Floor Plan



To Whom It May Concern:

Subject: Conditional Use Permit for 1295 South State Street, Clearfield, UT 84015

Thank you for the opportunity to present our vision for Autism Solutions as community partners in Clearfield Utah!

A LITTLE ABOUT US:

Our centers have a twofold purpose: Provide both Applied Behavior Analysis (ABA) therapy and provide special education to Autistic individuals from ages 3 to 18. We provide these through a company called Parenting Possibilities LLC that provides ABA services through our DBA Autism Solutions and through Autism Solutions Academy, a non-profit that provides education services in classroom settings. The children generally attend our academy where they are a part of a classroom of 8-10 students and have a special education teacher at the head of the class. Many of those same students also have Behavior Technicians with them throughout the day who provide ABA. This combination allows the students to have one-to-one support throughout the day. Our students generally attend year-round with a Spring and a Fall break.

Our Website: AutismSolutionsUtah.com

Our proposed use for 1295 S State:

While we currently have an operating center in Davis County, located at 1226 N Main St. in Sunset, the building itself has many drawbacks for our current use. For instance, we are maxed out at about 30 daytime therapy clients and the building is two stories. We believe we'll be able to accommodate approximately twice the number of students in Clearfield without the drawbacks of second story stairs. We also have noticed the improvements many of the companies have already made to the buildings on State Street in Clearfield. The newly constructed condominiums across from "1295" look clean and new. We would love to provide a complete makeover to "1295" helping complete the makeover of that area of Clearfield.



AUTISM SOLUTIONS

The property and building improvements we propose include the following:

- Work with the City of Clearfield building department to attain a building permit before construction begins
- Renew the parking lot
- Redo the membrane roof
- Paint the brick gray and white (part of our company colors)
- Add the necessary ADA compliant ramping to the building
- Gut the inside of the building to studs and add approximately 7 classrooms approximately 500 SQ FT each.
- Build new bathrooms including the necessary ADA compliant stalls
- Work with the Building department to create the necessary fire alarm systems
- Replace all four Furnaces and add central air conditioning to the building

Our vision as community partners

Many students in the community are Autistic and need a safe place to learn and progress. By increasing the size of our school with this building, we will be able to increase the number of students we can serve. Not only do we make sure our students feel safe and valued when they are at our centers, but we also strive to help them develop academic and life skills which translate to being able to access other parts of the community. 1 in 58 children in Utah have Autism. Many autistic children and youth in Utah are on waitlists for ABA therapy for over a year before they receive services. By increasing our capacity for clients, we can help alleviate these wait times in Clearfield City and the surrounding area.

Thank you for allowing us to share our plans and ideas with you!

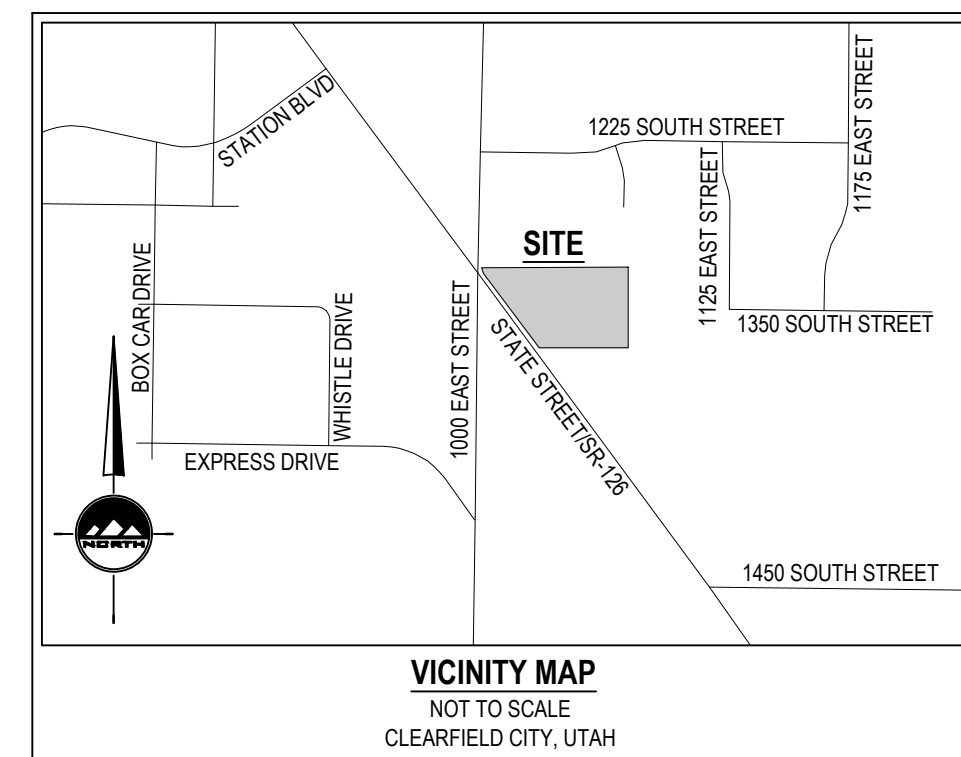
Sincerely,

W. David Anderson

Owner at Autism Solutions

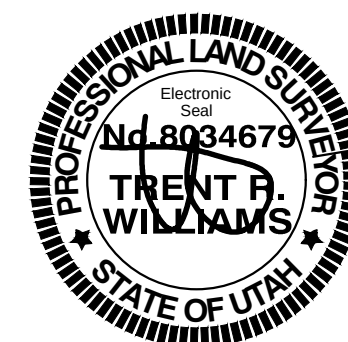


CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.



SURVEYORS CERTIFICATE

I, Trent R. Williams, do hereby represent that I am a Registered land Surveyor and that I hold Certificate No. 8034679 as prescribed by the laws of the State of Utah and I have made a survey of the following described property, and that it is true and correct based on record information obtained from research and comparing it with survey data collected in the field.



Trent R. Williams
License No. 8034679

03/15/2023

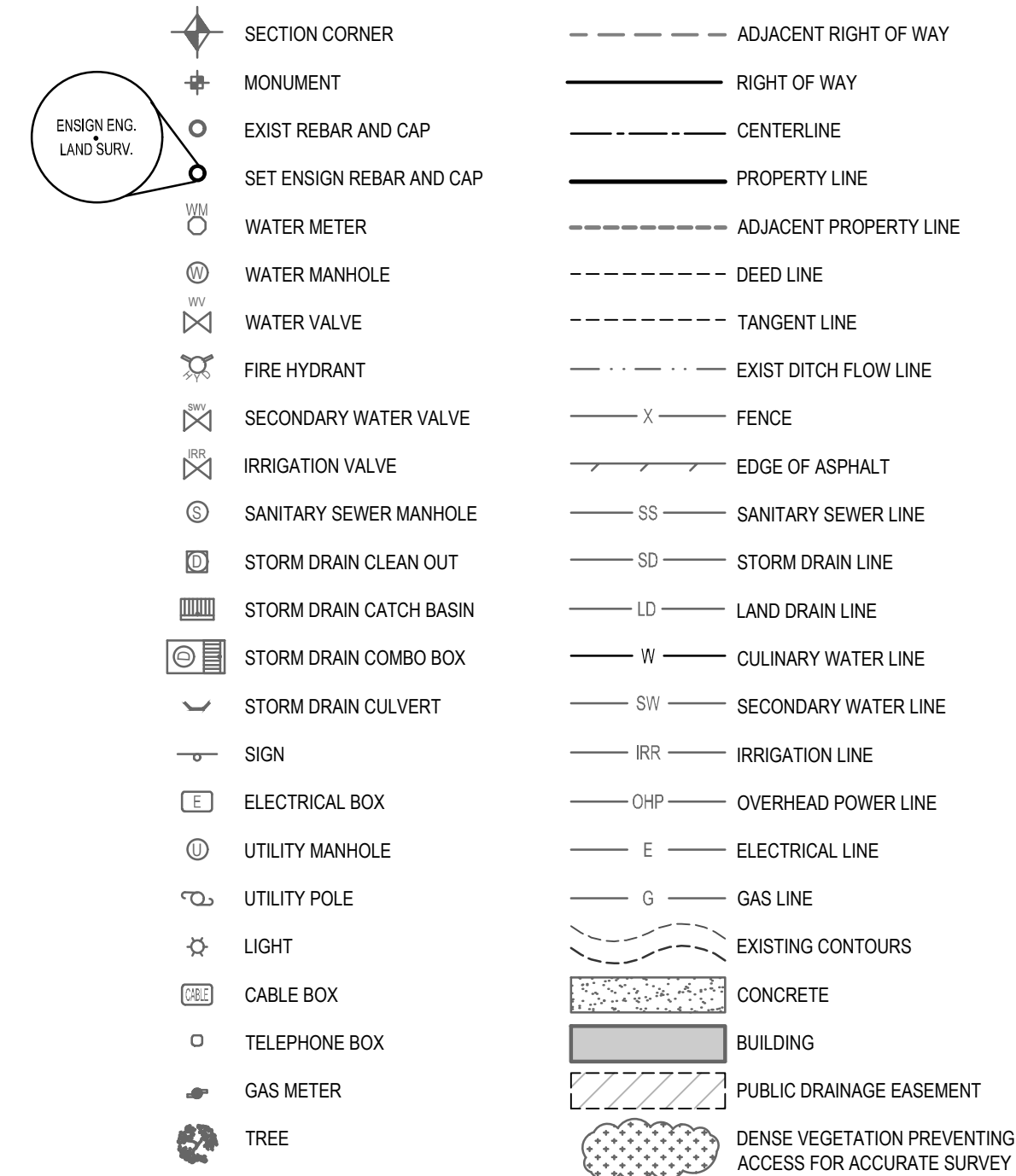
SURVEY NARRATIVE

The purpose of this survey is to locate and mark on the ground the bounds of the entire commercial subdivision for a potential buyer. I found an original Gilson Engineering at the Southeast corner of the subdivision and an illegible at the Northeast Corner. All improvements appear to match improvements as shown on the original plat.

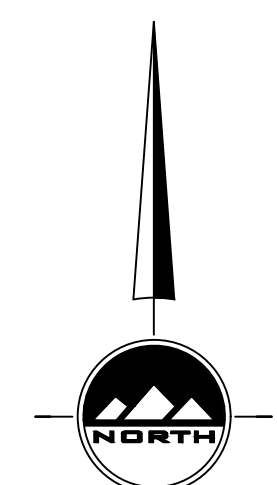
PROPERTY DESCRIPTION

All of Falcon Plaza Commercial Condominiums

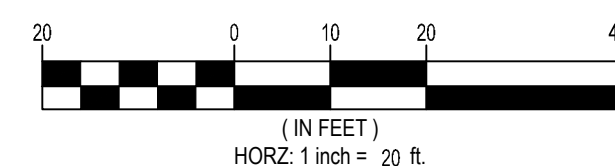
LEGEND



NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.



HORIZONTAL GRAPHIC SCALE



LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 7
TOWNSHIP 4 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
CLEARFIELD CITY, DAVIS COUNTY, UTAH



www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

Autism Solutions

Autism Solutions TI - Clearfield Remodel

1295 State Street
Clearfield, Utah

Date	BHDA Proj No.
30 Jun 2023	2312

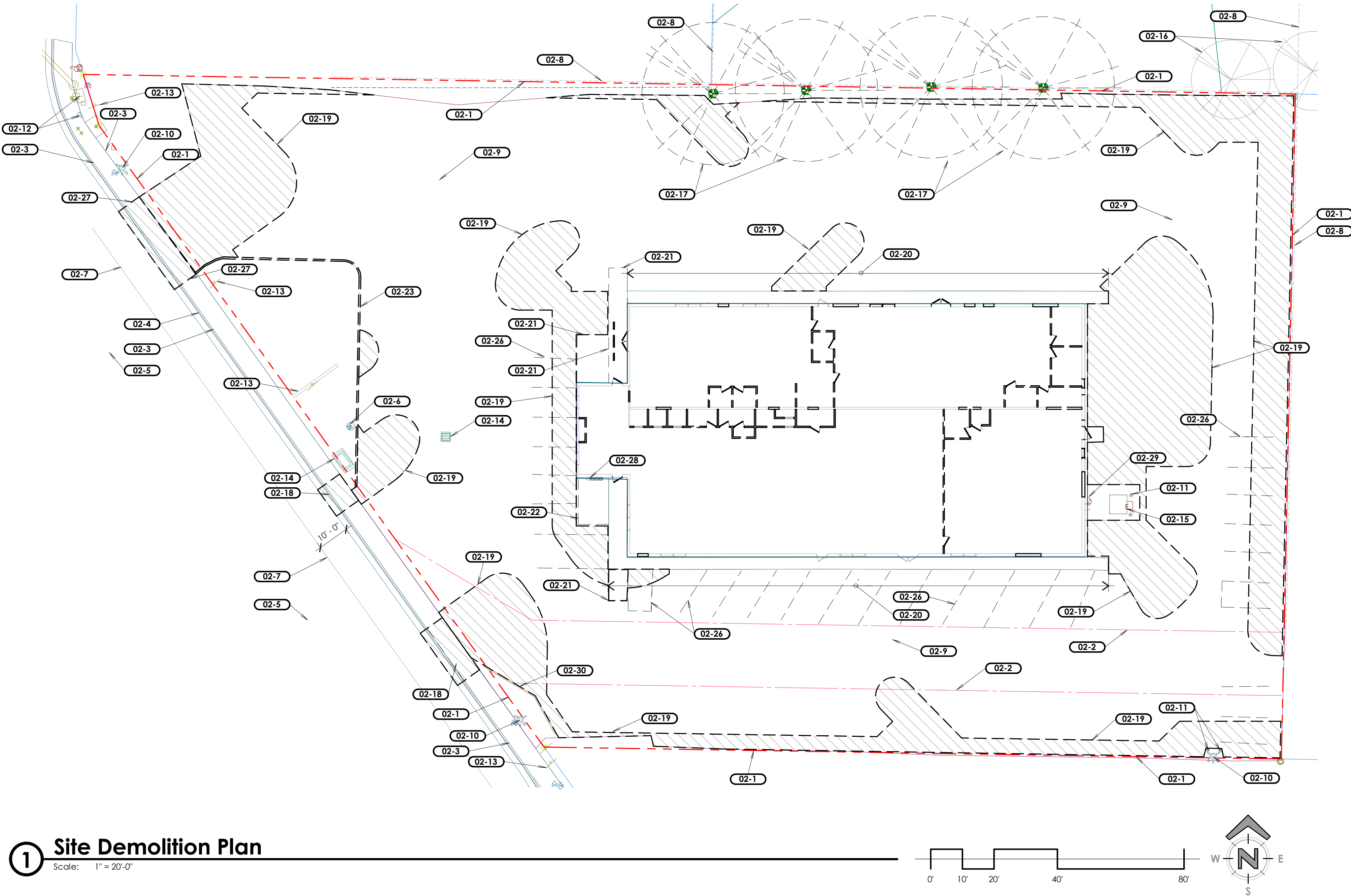
Drawing Issue and Revision Schedule

[illegible]

Site Survey

C100

Printed: 2023-09-29 4:18:57 PM © 2023 BHD Architects This document and the ideas and designs incorporated herein, as an instrument of professional service, are the property of BHD Architects, and may not be used or duplicated in whole or in part for any other project without written authorization of BHD Architects.



1 Site Demolition Plan
Scale: 1" = 20'-0"

General Notes

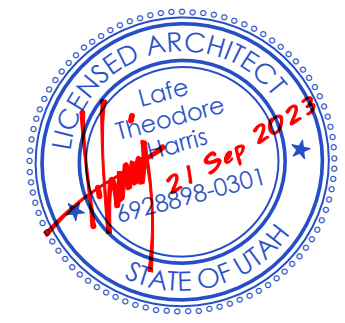
A. This demolition drawing is not intended to be all-inclusive, nor to define the scope of all demolition work required for this project. Demolition drawings are shown only to aid the contractor in preparing his bid and performing the work. Contractor shall examine all contract documents and visit the site during bidding as required to determine the total extent and scope of the demolition portion of this work. All items that are not required to remain shall be of the demolition work whether shown specifically or not. Contractor shall be responsible for all demolition work required to carry out the work as shown and specified in the contract documents. All noted items are new unless noted otherwise.

B. The contractor shall verify all existing site conditions prior to bidding. Coordinate all work affecting adjacent properties with the respective property owners prior to any demolition or construction work. Repair and replace all existing items on adjacent properties damaged or affected during construction to the satisfaction of the property owner.

C. For mowstrips in landscaped areas, see Landscape Sheets.

- Keyed Notes**
- 02-1 Existing property line.
 - 02-2 Existing access easement to remain.
 - 02-3 Existing sidewalk to remain.
 - 02-4 Existing curb and gutter to remain.
 - 02-5 Existing street paving to remain.
 - 02-6 Existing water meter to remain. Modify as necessary for new concrete curb and gutter.
 - 02-7 Existing turning lane to remain.
 - 02-8 Existing fence to remain.
 - 02-9 Existing parking paving to remain.
 - 02-10 Existing fire hydrant to remain.
 - 02-11 Existing bollard to remain.
 - 02-12 Existing utility equipment to remain.
 - 02-13 Existing signage to remain.
 - 02-14 Existing storm drain box to remain.
 - 02-15 Existing transformer to remain.
 - 02-16 Existing tree to remain.
 - 02-17 Remove existing tree to 2 feet below grade and repair the paving and any damage to the neighboring property, fences, etc., caused by the tree removal.
 - 02-18 Remove existing area of sidewalk, curb, and gutter as necessary for new construction.
 - 02-19 Remove existing area of asphalt paving as necessary for new construction. Overcut as necessary for proper installation of new construction.
 - 02-20 Remove all sidewalk in this area with lips of more than 1/2", with a slope of more than 5%, and at entries where the sidewalk doesn't meet the FFE of the building. Remove adequate area of sidewalk to correct the issues. Coordinate all corrections with the Architect.
 - 02-21 Remove area of existing sidewalk.
 - 02-22 Remove existing patio.
 - 02-23 Remove existing curb and gutter.
 - 02-26 Remove existing parking striping.
 - 02-27 Remove existing concrete drive approach in preparation for new sidewalk installation.
 - 02-28 Existing gas meter to remain.
 - 02-29 Existing electrical equipment to remain.
 - 02-30 Existing curb to remain.

11 bhd ARCHITECTS
www.bhdarchitects.com
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Fax 801.571.0303
Toll Free 888.571.0010
45 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020



Autism Solutions

Autism Solutions TI - Clearfield

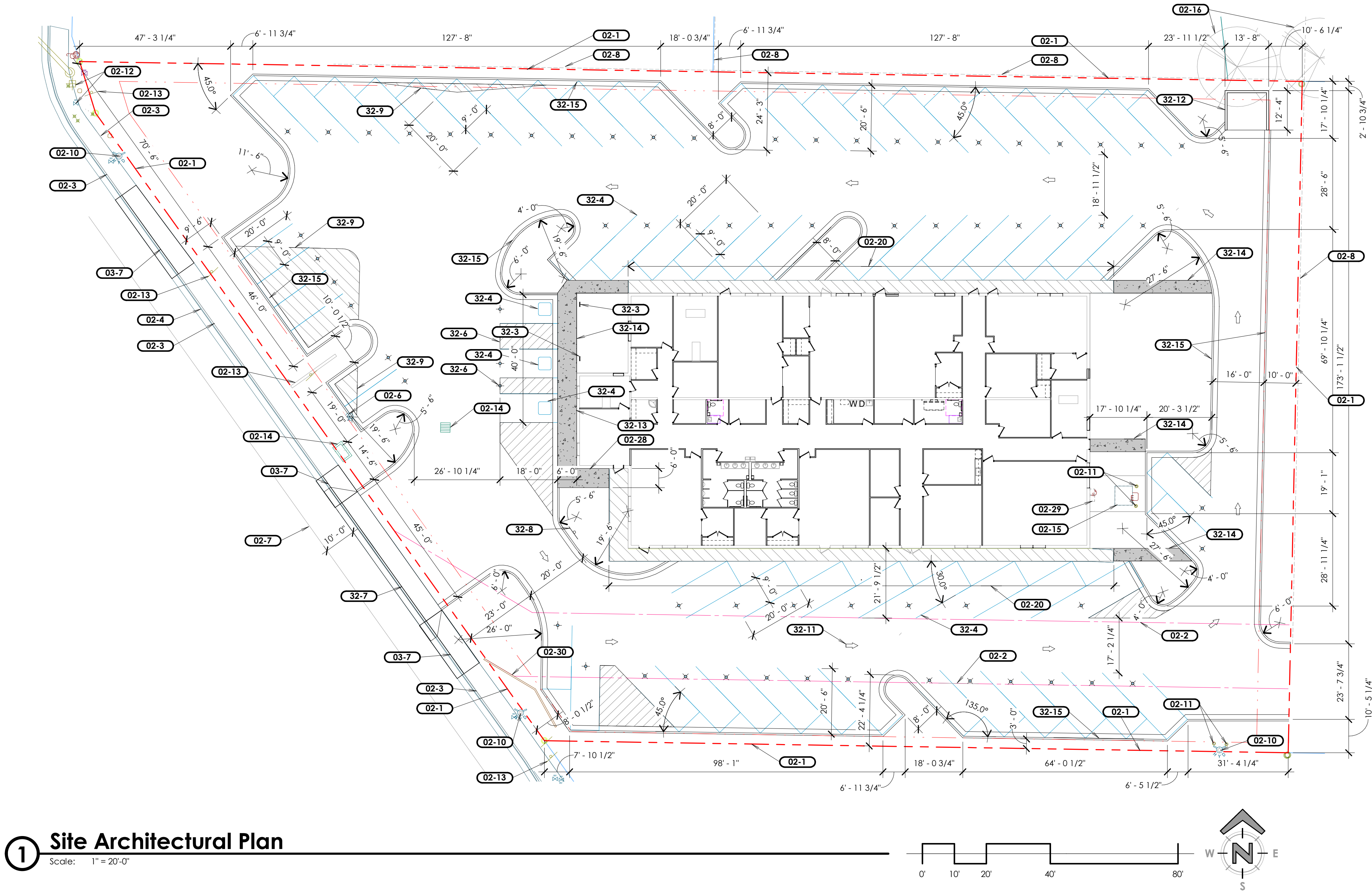
1295 State Street
Clearfield, Utah
BDA Proj No. 2301
Date 21 Sep 2023

Drawing Issue and Revision Schedule	
#	Description

Demolition Site Plan

CD111

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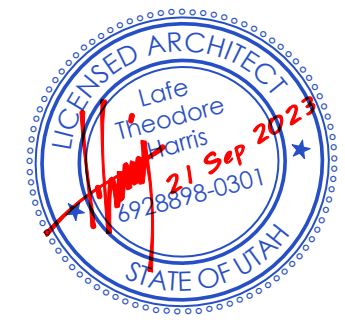
1 Site Architectural Plan
Scale: 1" = 20'-0"

General Notes

- A. This demolition drawing is not intended to be all-inclusive, nor to define the scope of all demolition work required for this project. Demolition drawings are shown only to aid the contractor in preparing his bid and performing the work. Contractor shall examine all contract documents and visit the site during bidding as required to determine the total extent and scope of the demolition portion of this work. All items that are not required to remain shall be of the demolition work whether shown specifically or not. Contractor shall be responsible for all demolition work required to carry out the work as shown and specified in the contract documents. All noted items are new unless noted otherwise.
- B. The contractor shall verify all existing site conditions prior to bidding. Coordinate all work affecting adjacent properties with the respective property owners prior to any demolition or construction work. Repair and replace all existing items on adjacent properties damaged or affected during construction to the satisfaction of the property owner.
- C. For mowstrips in landscaped areas, see Landscape Sheets.
- D.

Keyed Notes

- 02-1 Existing property line.
02-2 Existing access easement to remain.
02-3 Existing sidewalk to remain.
02-4 Existing curb and gutter to remain.
02-6 Existing water meter to remain. Modify as necessary for new concrete curb and gutter.
02-7 Existing turning lane to remain.
02-8 Existing fence to remain.
02-10 Existing fire hydrant to remain.
02-11 Existing bollard to remain.
02-12 Existing utility equipment to remain.
02-13 Existing signage to remain.
02-14 Existing storm drain box to remain.
02-15 Existing transformer to remain.
02-16 Existing tree to remain.
02-20 Remove all sidewalk in this area with lips of more than 1/2", with a slope of more than 5%, and at entries where the sidewalk doesn't meet the FFE of the building. Remove adequate area of sidewalk to correct the issues. Coordinate all corrections with the Architect.
02-28 Existing gas meter to remain.
02-29 Existing electrical equipment to remain.
02-30 Existing curb to remain.
03-7 New concrete sidewalk, curb, and gutter per City and UDOT standards.
32-3 New accessible parking sign. See K/C501.
32-4 New painted parking stall. Typical.
32-6 New accessible parking aisle.
32-7 New concrete drive approach where necessary. Install per City and UDOT standards.
32-8 New traffic sign to read: One Way Drive Lane. Include arrow pointing to the south.
32-9 New asphalt paving, 3" asphalt paving over 8" imported aggregate base over compacted existing subgrade.
32-11 Painted traffic direction arrow. Typical.
32-12 New dumpster enclosure per City requirements.
32-13 Building-mounted accessible parking sign.
32-14 New concrete sidewalk. See A/C501. Typical.
32-15 New concrete curb and gutter. See C & D/C501. Typical.



Autism Solutions

Autism Solutions TI - Clearfield

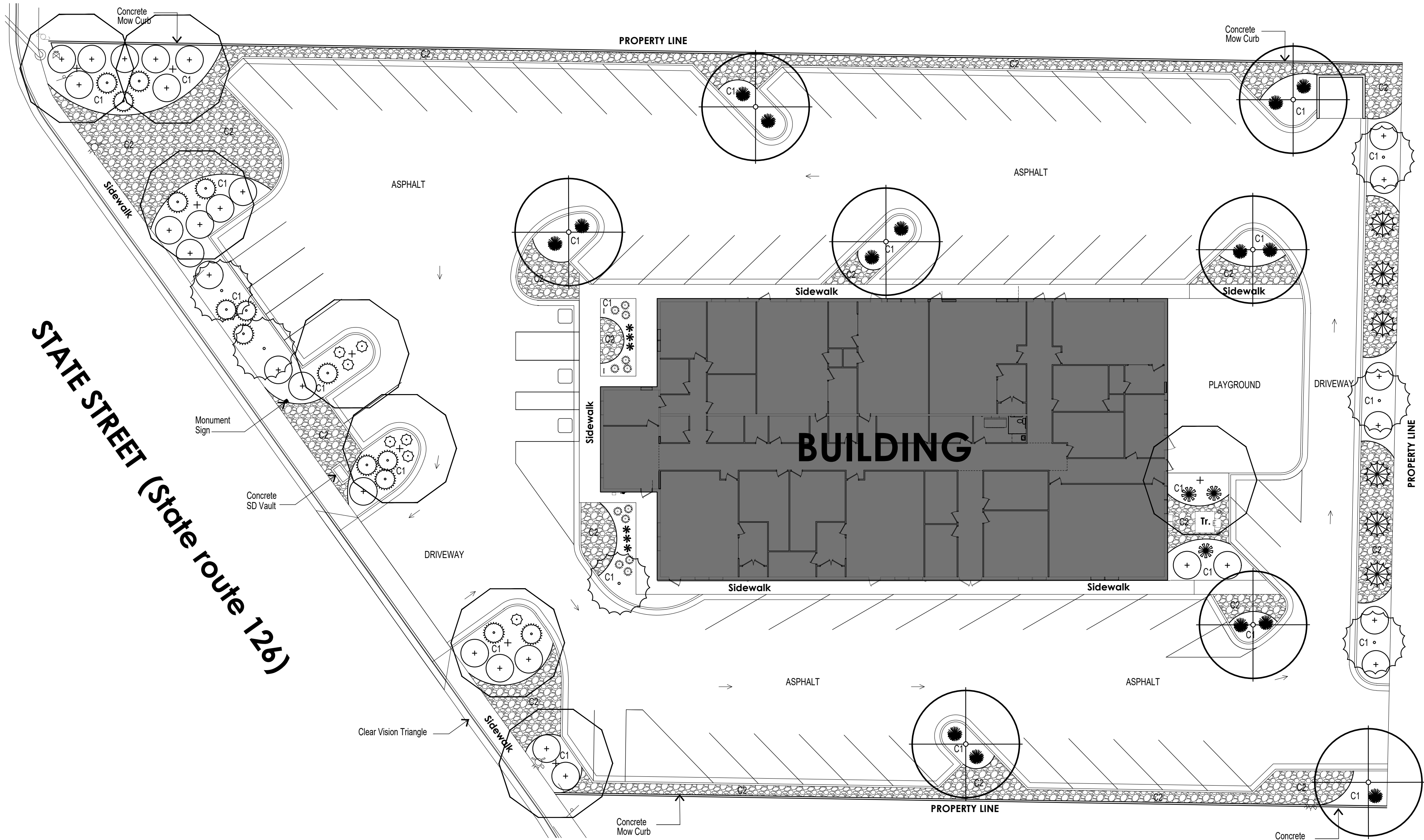
1295 State Street
Clearfield, Utah
BHDA Proj No. 2301
Date 21 Sep 2023

Drawing Issue and Revision Schedule

#	Date	Description

Site Plan

C111



SHRUB LEGEND

Symbol	Type	Scientific Name / Common Name	Root Ball Size	Planting Size		Mature Size		Plant Count
				Height	Width	Height	Width	
	Evergreen	Pinus mugo 'Mughus - Tyrolese'	2 Gallon	12"	18"	4'	4'	16
	Evergreen	Juniperus horizontalis 'Blue Chip'	2 Gallon	4"	18"	8"	6'	14
	Deciduous	Euonymus alatus 'Compacta'	2 Gallon	18"	12"	4'	4'	3
	Evergreen	Yucca filamentosa 'Verigated Leaf Yucca'	2 Gallon	12"	12"	3'	4'	7
	Deciduous	Rhus 'Low Gro'	2 Gallon	12"	12"	2'	8'	27
	Deciduous	Rosa 'Knockout'	2 Gallon	24"	12"	2'	4'	12

GRASS & PERENNIAL LEGEND

Symbol	Type	Scientific Name / Common Name	Root Ball Size	Planting Size		Mature Size		Plant Count
				Height	Width	Height	Width	
	Grass	Calamagrostis s. acutiflora 'Karl Foerster'	2 - Gal	18"	6"	4'	2'	6

TREE LEGEND

Symbol	Plant Type	Scientific Name / Common Name	Planting Size	Planting Size		Mature Size		Plant Count
				Height	Width	Height	Width	
	Deciduous	Zelkova serrata 'Green Vase'	25 Gal. Container	8'	3'	30'	30'	8
	Deciduous	Celtis occidentalis 'Common Hackberry'	15 Gal. Container	8'	3'	30'	30'	8
	Deciduous	Amelanchier x g. 'Autumn Brilliance'	15 Gal. Container	8'	3'	20'	15'	6
	Evergreen	Pinus nigra 'Arnolds Sentinel'	Container	6'	2"	25'	7'	6

Landscape Notes

1. TOPSOIL: TOPSOIL IN EXISTING LANDSCAPE AREAS THAT ARE RETAINED AS LANDSCAPE AREAS TO REMAIN IN PLACE. EXISTING LANDSCAPE AREAS TO BE REMOVED TO BE STRIPED OF EXISTING TOPSOIL AND STOCKPILED. NEWLY CREATED SHRUB AREAS "C1" TO RECEIVE TWELVE (12) INCHES OF STOCKPILED TOPSOIL. LANDSCAPE AREAS THAT ARE ONLY COBBLE ROCK (C2) DO NOT NEED TOPSOIL.
2. ALL COBBLE ROCK TO BE INSTALLED THREE (3) INCHES DEEP MINIMUM AND DEEP ENOUGH TO COMPLETELY COVER THE FABRIC. ALL COBBLE ROCK TO BE FINISH GRADED ONE (1) INCH BELOW ADJACENT CONCRETE EDGES. SUBMIT ROCK PRODUCT SAMPLES FOR APPROVAL BEFORE INSTALLATION. ALL COBBLE ROCK TO BE WASHED BEFORE DELIVERY.
3. WEED BARRIER FABRIC TO BE PLACED UNDER ALL COBBLE ROCK MULCH. OVERLAP 6" AT JOINTS AND ADHERE TO GROUND USING 1" BY 6" STEEL WIRE STAKES PLACED 4' O.C. ALONG EDGES.
4. BOULDERS ARE TO BE THE SIZES INDICATED ON THE DRAWING KEY. BOULDERS TO BE OF A NATURAL APPEARANCE, QUARTZ OR OTHER HARD ROCK, OF A BROWN COLOR. SUBMIT A FULL SIZED SAMPLE FOR APPROVAL BEFORE USE.
5. MAKE SURE ALL LANDSCAPE AREAS HAVE POSITIVE DRAINAGE OUT OF PLANTERS FOLLOWING FINISH GRADING AS PER GRADING AND DRAINAGE DRAWINGS.
6. DEMOLITION OF EXISTING LANDSCAPE ADDRESSED ON OTHER DRAWINGS.
7. INSTALL CONCRETE CURB BETWEEN PROPERTIES WHERE LANDSCAPE ABUTS. CONCRETE TO BE 6"x6".
7. SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

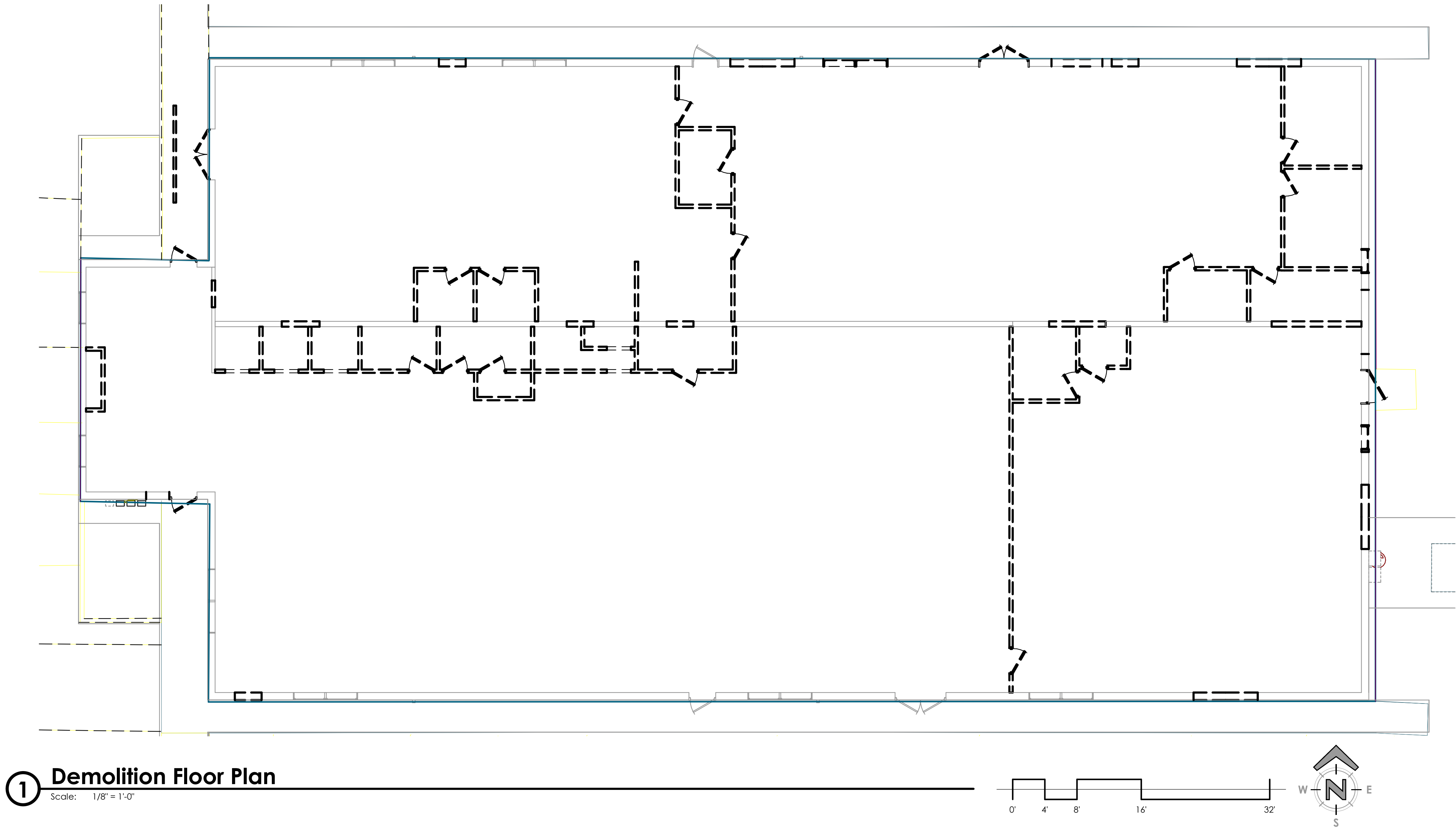
Key

	COBBLE ROCK 1.5" DIA. Light Color
	COBBLE ROCK 3-5" DIA. Dark Color
	CONCRETE MOW CURB 6" x 6" SEE CIVIL DRAWINGS

Site Data

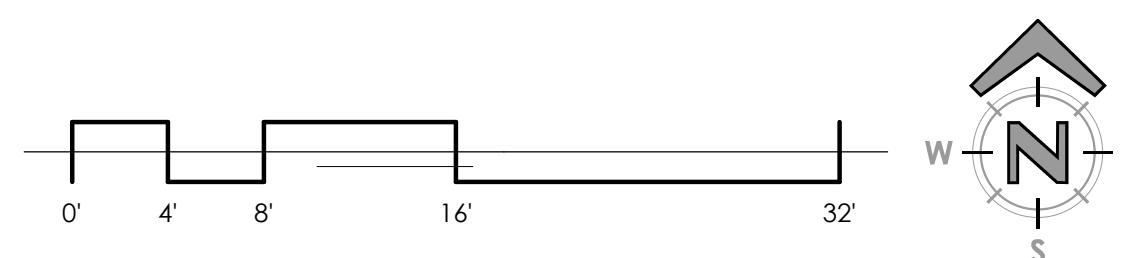
TOTAL LANDSCAPE AREA	11,241 SF
REQUIRED TREES 400 / SF	= 28 Trees
PROVIDED TREES	28 Trees
REQUIRED SHRUBS 200 / SF	= 56 Shrubs
PROVIDED SHRUBS	79 Shrubs

#	Date	Description
1	19 Jun 2023	UDOT site submittal



1 Demolition Floor Plan
Scale: 1/8" = 1'-0"

#	Date	Description





Planning Commission

STAFF REPORT

AGENDA ITEM
#2

TO: Clearfield City Planning Commission

FROM: Brad McIlrath, Senior Planner
brad.mcilrath@clearfieldcity.org
(801) 525-2784

MEETING DATE: Wednesday, June 1, 2023

SUBJECT: Discussion and Possible Action on **PSP 2023-1004**, a preliminary subdivision plat request by Clearfield City on behalf of Autism Solutions to remove the condominium units and record a 1-lot subdivision at the subject location. **Location:** 1295 S. State Street (TIN: 09-288-0001). **Project Area:** 1.51 Acres. **Zone:** C-2 (Commercial). **(Administrative Action).**

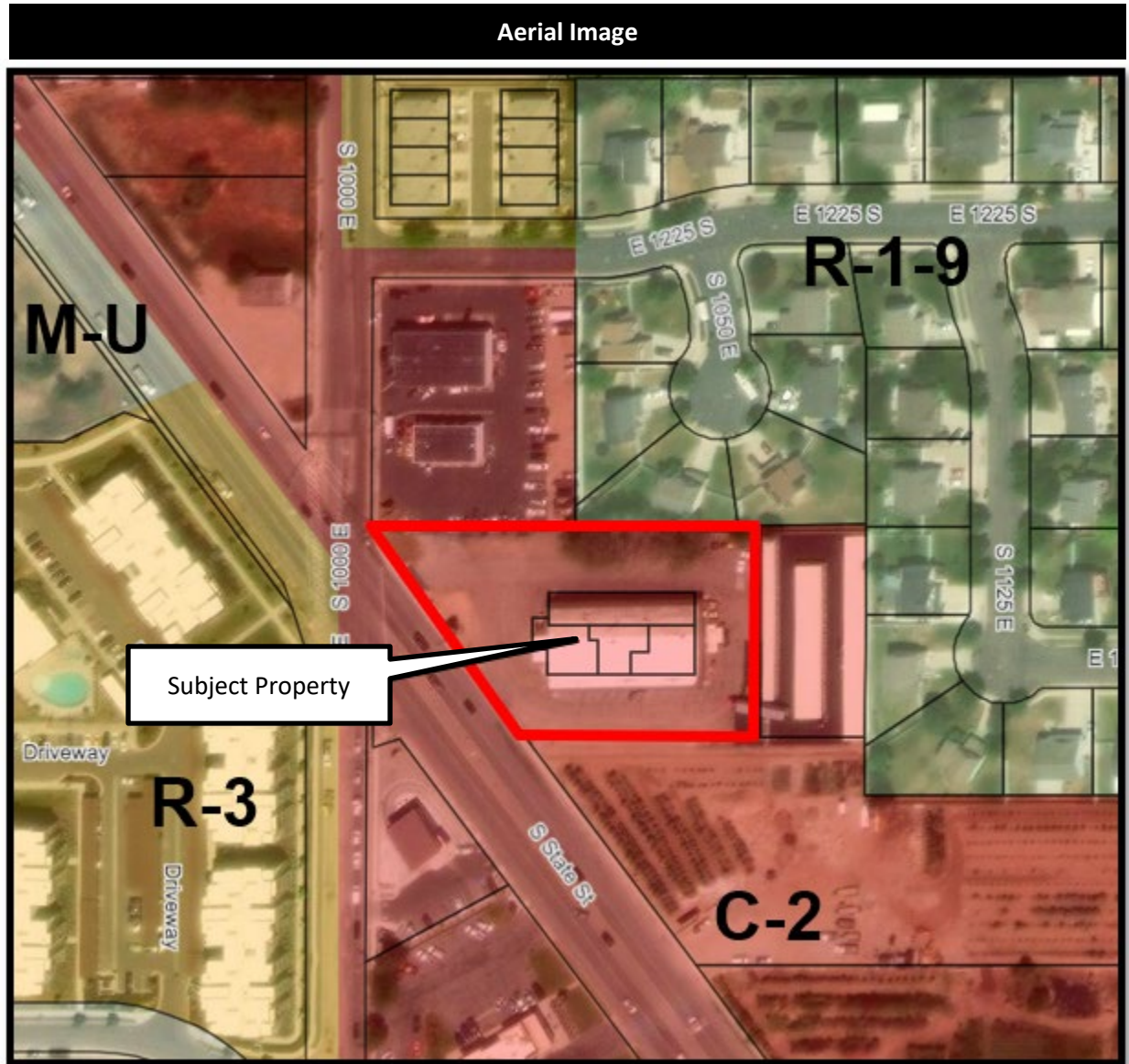
STAFF RECOMMENDATIONS

Staff recommend that the Planning Commission **approve PSP 2023-0105 as conditioned**, a preliminary subdivision plat request by Clearfield City on behalf of Autism Solutions to remove the condominium units and record a 1-lot subdivision for the subject property located at 1295 S. State Street (TIN: 09-288-0001). This recommendation is based on the discussion and findings in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Autism Solutions Subdivision
Site Location	1295 S. State Street
Tax ID Numbers	09-288-0001
Applicant	Clearfield City
Owner	Safe Haven Properties, LLC
Proposed Actions	Preliminary Subdivision Plat Approval
Zoning	C-2 (Commercial)
General Plan Land Use Classification	Commercial
Gross Site	1.51 Acres

Surrounding Properties and Uses:		Zoning District	General Plan Land Use Classification
North	Fowers Auto & Single-Family	C-2 (Commercial) & R-1-9 (Residential)	Commercial & Residential
East	Commercial Storage	C-2 (Commercial)	Residential
South	Tree Nursery	C-2 (Commercial)	Commercial
West	Fast Food & Multi-Family	C-2 (Commercial) & R-3 (Residential)	Commercial & Mixed Use



BACKGROUND & SUBDIVISION PLAT REVIEW

The existing Falcon Plaza Commercial Condominiums Subdivision was created and recorded in April of 1999. The commercial condominiums were created for businesses previously located at the site of Clearfield City Hall that were required to be relocated when the new city hall building was constructed. The property owner, Safe Haven Properties, LLC operates Autism Solutions with the plan to occupy the entire building and remodel the inside of the building. There is no longer the need to have commercial condominiums for this single user, and if the condominium units were to remain it would create an impediment for Autism Solutions to remodel the interior of the building to meet their needs. As the original subdivider, Clearfield City is the applicant for this new subdivision plat to remove the commercial condominiums and adjust the access easement to align with the new parking lot layout. This request is to vacate the commercial condominiums and create a one lot subdivision to allow Autism Solutions to move forward with the site and building renovations prior to commencement of operations.

Lot Area, Frontage, and Setback Regulations

The proposed lots comply with the minimum regulations for lots in the C-2 Zone.

CITY DEPARTMENT REVIEW

The plat was shared for review by Clearfield City Planning & Engineering Staff on October 19th, 2023. Engineering has reviewed the plat and granted approval of the plat.

PUBLIC COMMENT

A public meeting notice sign was placed on the property for the conditional use permit application and this subdivision application on October 23rd, 2023. To date, staff has not received any public comment regarding the two requests.

CONDITION OF APPROVAL

- 1) Future development of this one lot subdivision shall comply with all applicable City regulations and shall be tied to the approval and recording of this subdivision plat.

ATTACHMENTS

1. Recorded Falcon Plaza Commercial Condominiums Subdivision Plat
2. Autism Solutions Subdivision Plat

3144-1

S00°06'23"W 2634.69' (MEASURED)
S00°06'05"W 2633.90' (RECORDED)

BASIS OF BEARINGS

NORTHWEST CORNER OF
SECTION 7, TOWNSHIP 4 NORTH,
RANGE 1 WEST, SALT LAKE BASE
& MERIDIAN, U.S. SURVEY

FALCON PLAZA COMMERCIAL CONDOMINIUMS

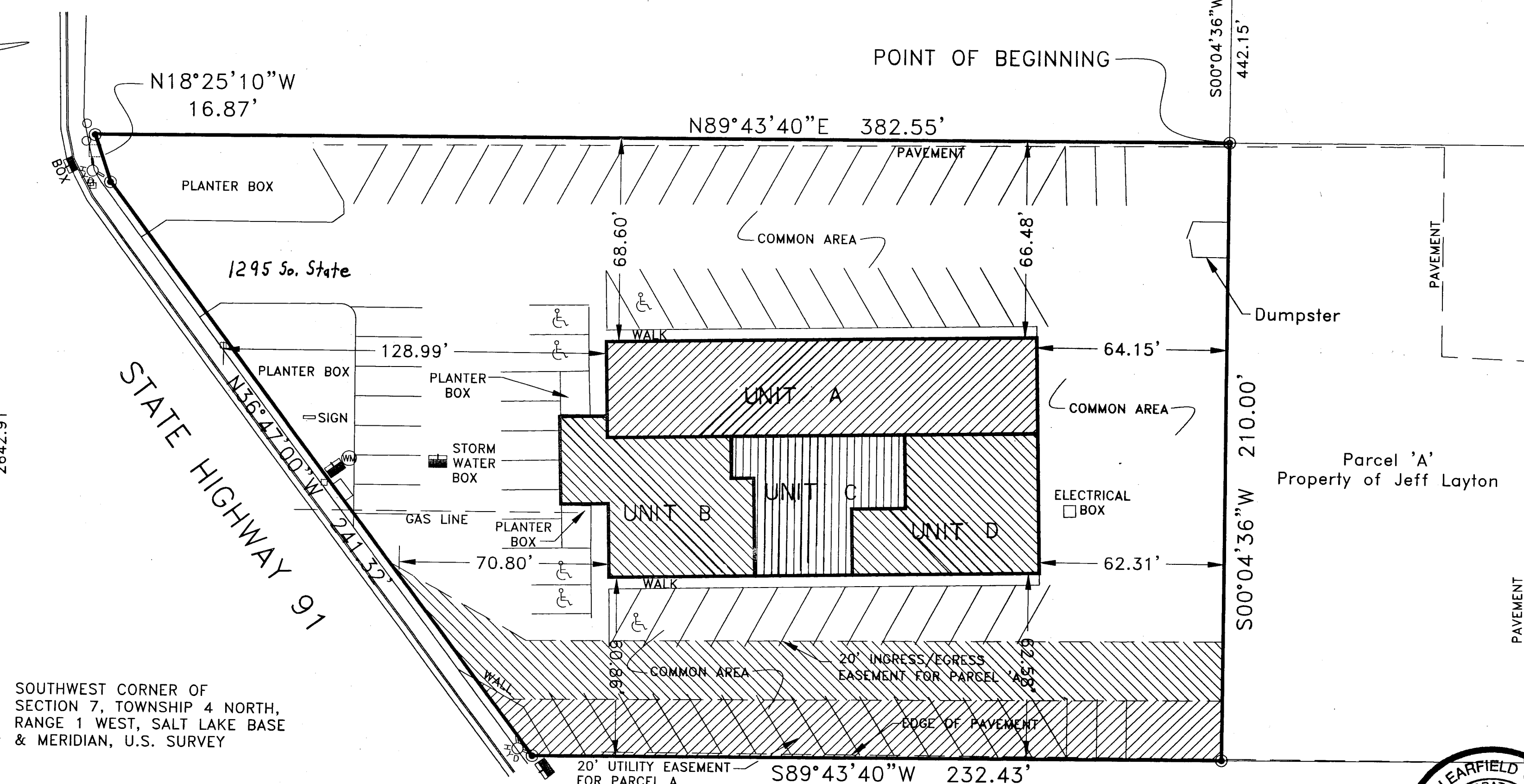
A Part of the Southwest Quarter of Section 7,
Township 4 North, Range 1 West,
Salt Lake Base & Meridian, U.S. Survey;
Clearfield City, Davis County, Utah

March 1999

15 0 15 30
SCALE: 1"=30'

NORTHWEST CORNER OF THE
SOUTHWEST QUARTER OF
SECTION 7, TOWNSHIP 4 NORTH,
RANGE 1 WEST, SALT LAKE BASE
& MERIDIAN, U.S. SURVEY

N89°43'40"E
417.97'



SOUTHWEST CORNER OF
SECTION 7, TOWNSHIP 4 NORTH,
RANGE 1 WEST, SALT LAKE BASE
& MERIDIAN, U.S. SURVEY

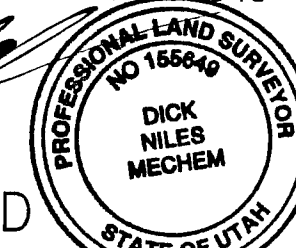
SURVEYOR'S CERTIFICATE

I, Dick N. Mechem, do hereby certify that I am a licensed land surveyor of the State of Utah, and that this map consisting of 2 sheets is a true and complete representation of a survey made (under my supervision) in (February 1999) and that all monuments shown hereon are of the character and occupy the positions indicated, or will be set. And are sufficient to enable the survey to be retraced.

Signed this 25th day of March 1999.

Licensed Land Surveyor No. 155649

Dick N. Mechem



OWNERS CERTIFICATE & CONSENT TO RECORD

Known to all persons at these presents, Clearfield City, owners of the tract of land described hereon as "Falcon Plaza Commercial Condominiums" located on said tract of land, do hereby make this certificate that said owners have caused a survey to be made.

Signed this 25th day of March 1999.

Thomas C. Waggoner
Clearfield City Mayor

Rayma Young
Attest City Recorder



BOUNDARY DESCRIPTION

A part of the Southwest Quarter of Section 7, Township 4 North, Range 1 West, Salt Lake & Meridian, U.S. Survey:

Beginning at a point N89°43'40"E 417.97 Feet along the Quarter Section Line and S0°04'36"W (parallel to the East line of the Northwest Quarter of the Southwest Quarter) 442.15 feet from the Northwest Corner of the Southwest Quarter of said Section 7 and running Thence; S0°04'36"W 210.00 feet, thence S89°43'40"W 232.43 feet to the Easterly line of State Highway 91, thence N36°47'00"W 241.32 feet, thence N18°25'10"W 16.87 feet, thence N89°43'40"E 382.55 feet to the point of beginning.

Contains 1.50 acres

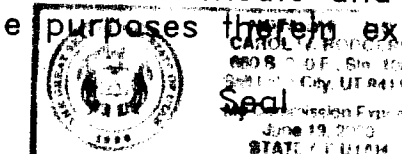
NARRATIVE

The purpose of this condominium plat is to create the "Falcon Plaza Commercial Condominiums", which consists of 4 separate units as shown.

ACKNOWLEDGMENT

State of Utah
County of Davis

On this 25th day of March 1999, personally appeared before me, Mayor Waggoner, who duly sworn, did say he is the Mayor of Clearfield City, and that the foregoing "Owners Certificate and Consent to Record" was signed freely and voluntarily, and for the purposes therein expressed.



Carol W. Rodgers
Notary Public

Record of survey map of Falcon Plaza Commercial Condominiums project is being recorded concurrently with an instrument called the "Declaration of Condominium of the Falcon Plaza Commercial Condominiums Project", (hereinafter referred to as the "Declaration"). Terms used on this record of survey map of Falcon Plaza Commercial Condominiums project that are defined in the Declaration shall, to the extent permitted by their context, have the meanings ascribed to them in the Declaration. The rights and obligations of all persons having or acquiring any interest in the development shown hereon are governed by the Declaration and such persons are referred to the Declaration for a description thereof. Specifically, the Declaration describe the status of title and certain reservations and right in favor of declarants (the owners shown on this record of survey map) and this record of survey map of Falcon Plaza Commercial Condominiums project is made subject to such status, such as reservations and rights, and all other terms and provisions of the Declaration. As more fully described in the Declaration, the common areas are to be maintained by the association of suite owners.

Clearfield City Planning Commission

Approved by the Clearfield Planning Commission on this 17th day of Feb. 1999.

Signed this 25th day of March 1999. *Rayma Young*
Chairman

Clearfield City Engineer

This is to certify that the requirements of all applicable statutes and ordinances prerequisite to City Engineer approval of the foregoing plat and dedications have been complied with.

Signed this 25th day of March 1999. *Thomas C. Waggoner*
Engineer

Clearfield City Council

This is to certify that this plat and the dedication of this plat along with the dedication of all streets, easements and public improvement guarantee were duly approved and accepted by the City Council of Clearfield City, on the day of Feb. 1999.

Thomas C. Waggoner
Mayor

Rayma Young
Attest: Recorder



Sheet 1 of 2

Gilson Engineering
Riverdale, Utah (801)773-1191

Clearfield City Attorney

I hereby certify that I have examined the foregoing plat and description and in my opinion it conforms with the City ordinances thereto and now in force and effect.

Signed this 25th day of March 1999. *Thomas C. Waggoner*
Attorney

Davis County Recorder

Entry No. 150125 Fee Paid \$65.00
Filed For Record & Recorded
APRIL 1999 at 11:55 AM in book 2476
of official records, page 175.
Recorded for CLEARFIELD CITY
Sheryl S. White
County Recorder

By: *Sheryl S. White*

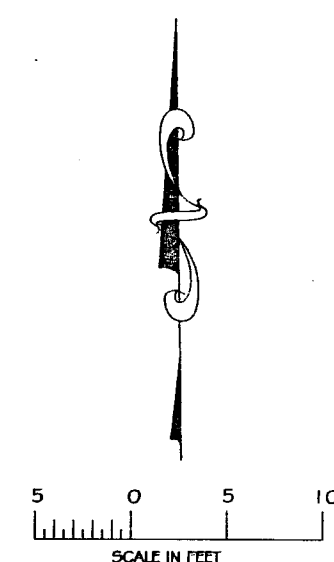
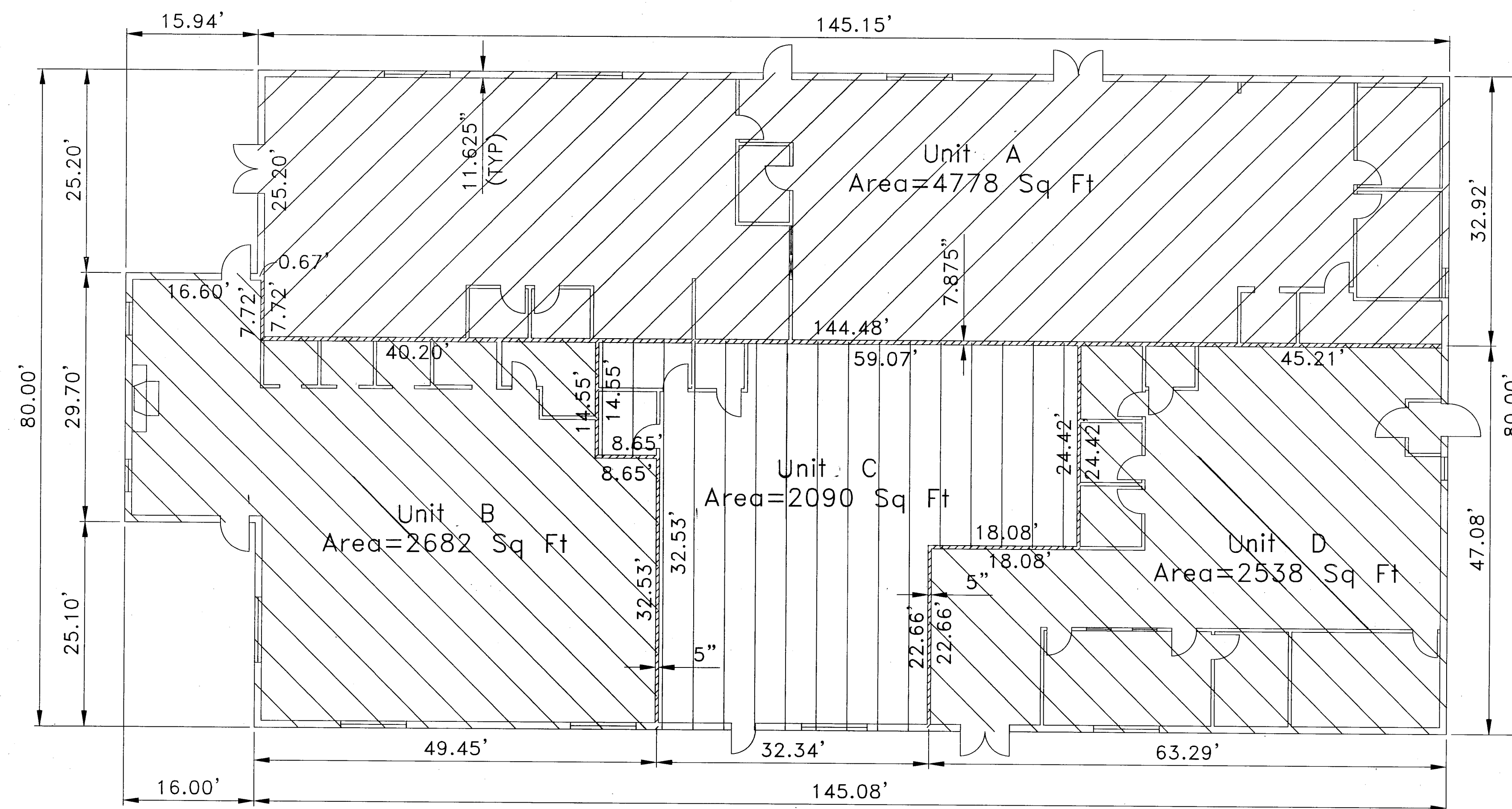
5144-2

314-5

FALCON PLAZA COMMERCIAL CONDOMINIUMS

A Part of the Southwest Quarter of Section 7,
Township 4 North, Range 1 West,
Salt Lake Base & Meridian, U.S. Survey;
Clearfield City, Davis County, Utah

March 1999



Notes:

1. Property line measurements are down the center of the hatched interior walls. All other property lines are on the outside wall line of the structure as shown.
2. Finish floor elevation is 4478.6
3. Interior ceiling elevation is 4488.6
4. Hatching of units as shown is private ownership.
5. All area above the ceiling elevation line is common area for utilities and other needs as contained in the "Declarations".
6. Any & all utility lines existing at present in ceilings & walls shall be considered private and shall be given "Easement Rights" as required. Utilities may be maintained by the appropriate owner with restoration of damage required.
7. Property lines are the center of hatched walls & the outside of exterior walls.

Sheet 2 of 2

Gilson Engineering

Riverdale, Utah (801)773-1191

Davis County
Recorder

Entry No. 1501225 Fee Paid \$65.00
Filed For Record & Recorded
APRIL 1, 1999 at 11:50 AM in book 2476
of official records, page 175.
Recorded for CLEARFIELD CITY
Sheryl S. White
County Recorder

By: *S. H. E.*

AUTISM SOLUTIONS SUBDIVISION

A PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, S.L.B.&M.
CLEARFIELD CITY, DAVIS COUNTY, UTAH
OCTOBER 2023

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO VACATE AND REPLACE THE PREVIOUSLY RECORDED FALCON PLAZA COMMERCIAL CONDOMINIUMS PLAT WITH A SINGLE LOT WHILE CONTINUING TO MAINTAIN THE INGRESS / EGRESS AND UTILITY EASEMENTS. THE PURPOSE IS ALSO TO DISSOLVE ALL COMMON AREAS, DECLARATION (PREVIOUSLY RECORDED AS THE DECLARATION OF CONDOMINIUM OF THE FALCON PLAZA COMMERCIAL CONDOMINIUMS PROJECT), AND ANY OWNERSHIP, RIGHTS, OR MAINTENANCE RESPONSIBILITIES BY THE ASSOCIATION OF UNIT OWNERS OF FALCON PLAZA COMMERCIAL CONDOMINIUMS.

THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE FALCON PLAZA COMMERCIAL CONDOMINIUMS PLAT, ALONG WITH THE EXISTING DAVIS COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST S.L.B.&M.

THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION WHICH BEARS SOUTH 0°06'05" WEST, DAVIS COUNTY BEARING, (SOUTH 0°26'13" WEST UTAH NORTH, STATE PLANE, N.A.D. 83 BEARING - A CLOCKWISE ROTATION OF 0°20'08" FROM DAVIS TO STATE PLAN COORDINATES).

LEGEND



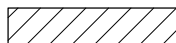
SECTION CORNER



PROPERTY CORNER



INGRESS / EGRESS EASEMENT IN FAVOR OF PARCEL 09-022-0103



UTILITY EASEMENT IN FAVOR OF PARCEL 09-022-0103



BOUNDARY LINE



EASEMENT LINES

PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L1	239.83'	S89°43'40"W
L2	14.81'	N60°53'08"W
L3	9.70'	S89°43'40"W
L4	209.30'	S89°43'40"W
L5	19.18'	N60°53'08"W
L6	110.35'	N00°00'11"E
L7	106.43'	N00°00'11"E
L8	188.11'	S89°59'49"E
L9	188.11'	S89°59'49"E
L10	97.70'	N01°12'03"W
L11	80.27'	N01°12'03"W
L12	9.80'	N88°47'57"E

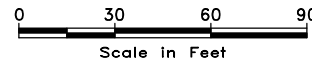
PARCEL CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	31.42'	20.00'	90°00'00"	28.28'	N44°59'49"W
C2	56.55'	36.00'	90°00'00"	50.91'	N44°59'49"W
C3	31.84'	20.00'	91°12'14"	28.58'	S44°24'04"W
C4	63.67'	40.00'	91°12'14"	57.16'	S44°24'04"W

NOTES:

- THE RECORDATION OF THIS PLAT WILL VACATE ALL UNDERLYING PROPERTY AND COMMON AREA OWNERSHIP AND REPLACE IT WITH FEE SIMPLE TITLE OWNERSHIP.
- THE RECORDATION OF THIS PLAT WILL DISSOLVE ANY NEED FOR THE ASSOCIATION OF UNIT OWNERS OF FALCON PLAZA COMMERCIAL CONDOMINIUMS ENTITY, ANY AND ALL OWNERSHIP, RIGHTS, OR RESPONSIBILITIES ARE HEREBY VACATED.



SCALE:
1" = 60'



NORTHWEST CORNER OF SECTION 7,
TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT
LAKE BASE AND MERIDIAN, U.S. SURVEY

NORTHWEST CORNER OF THE SOUTHWEST
QUARTER OF SECTION 7, TOWNSHIP 4
NORTH, RANGE 1 WEST, SALT LAKE BASE
AND MERIDIAN, U.S. SURVEY

SOUTHWEST CORNER OF SECTION 7,
TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT
LAKE BASE AND MERIDIAN, U.S. SURVEY

DON & JANETTE FOWERS - TRUSTEES
09-022-0158

CHANDLER BLACKBURN
09-286-0011

GARRETT MCDERMONT
09-286-0012

KEYPERS LLC
09-022-0103

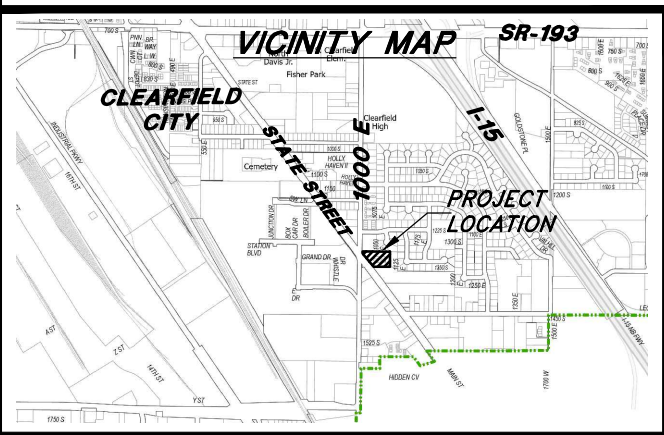
JEFFERY & LAURA LAYTON - TRUSTEES
09-461-0001

STATE STREET (SR-126)

LOT 1
1.50 ACRES
1295 SOUTH STATE STREET

EXISTING BUILDING

POINT OF BEGINNING



CONSULTING ENGINEERS
6080 Fashion Point Dr
South Ogden, Utah 84403 (801) 476-9767

CLEARFIELD CITY PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF ____, 2023,
BY THE CLEARFIELD CITY PLANNING COMMISSION.

CHAIRMAN

CLEARFIELD CITY ATTORNEY

APPROVED THIS ____ DAY OF ____, 2023,
BY THE CLEARFIELD CITY ATTORNEY.

CLEARFIELD CITY ATTORNEY

CLEARFIELD CITY APPROVAL AND ACCEPTANCE

APPROVED THIS ____ DAY OF ____, 2023,
BY THE CLEARFIELD CITY COUNCIL.

MAYOR
ATTEST: CLEARFIELD CITY RECORDER

CLEARFIELD CITY ENGINEER

APPROVED THIS ____ DAY OF ____, 2023,
BY THE CLEARFIELD CITY ENGINEER.

CLEARFIELD CITY ENGINEER

SURVEYOR'S CERTIFICATE

I, BENJAMIN A. SLATER, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HEREBY VACATE AND REPLACE THE PREVIOUSLY RECORDED FALCON PLAZA COMMERCIAL CONDOMINIUMS PLAT WITH A SINGLE LOT, KNOWN HEREFTER AS THE AUTISM SOLUTIONS SUBDIVISION, WHICH HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE, AND I FURTHER HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF CLEARFIELD CITY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS ____ DAY OF ____, 2023.

BENJAMIN A. SLATER, P.L.S.
UTAH LAND SURVEYOR LICENSE NO. 8888948

SUBDIVISION BOUNDARY DESCRIPTION

BEING PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT NORTH 89°43'40" EAST 417.97 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 00°04'36" WEST (PARALLEL TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER) 442.15 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 7;

RUNNING THENCE SOUTH 00°04'36" WEST 210.00 FEET, THENCE SOUTH 89°43'40" WEST 232.43 FEET TO THE EASTERLY LINE OF STATE ROAD 126, THENCE NORTH 36°47'00" WEST 241.32 FEET, THENCE NORTH 18°25'10" WEST 16.87 FEET, THENCE NORTH 89°43'40" EAST 382.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.50 ACRES

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE VACATED AND REPLACED WITH A SINGLE LOT, AS SHOWN ON THIS PLAT, TO BE HEREAFTER KNOWN AS AUTISM SOLUTIONS SUBDIVISION, AND DO HEREBY DEDICATE, GRANT, AND CONVEY TO CLEARFIELD CITY, ALL THOSE CERTAIN STRIPS DESIGNATED AS UTILITY EASEMENTS FOR UTILITY AND DRAINAGE PURPOSES, AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY SERVICE LINES. WE ALSO DEDICATE, GRANT, AND CONVEY A 20' INGRESS / EGRESS EASEMENT AS SHOWN HEREON TO THE OWNERS OF THE ADJACENT PARCEL TO THE EAST (CURRENTLY RECORDED AS PARCEL ID 09-022-0103), THE SAME TO BE USED FOR INGRESS / EGRESS PURPOSES. WE ALSO DEDICATE, GRANT, AND CONVEY A 20' UTILITY EASEMENT AS SHOWN HEREON TO THE OWNERS OF THE ADJACENT PARCEL TO THE EAST (CURRENTLY RECORDED AS PARCEL ID 09-022-0103), THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF THOSE UTILITIES CONTAINED THEREIN. THE PLAT NOTES SHOWN HEREON ARE HEREBY DECLARED EFFECTIVE AND BINDING.

SAFE HAVEN PROPERTIES LLC DATE

ASSOCIATION OF UNIT OWNERS
OF FALCON PLAZA COMMERCIAL
CONDOMINIUMS DATE

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF)

ON THIS ____ DAY OF ____, 2023, PERSONALLY APPEARED BEFORE ME, WILLIAM D. ANDERSON, WHO BEING BY ME DULY SWORN DID SAY AND ACKNOWLEDGE THAT HE IS A MANAGING MEMBER OF SAFE HAVEN PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY ("LLC"), WHICH LLC IS THE OWNER OF THE REAL PROPERTY LISTED HEREIN, AND EXECUTED THE FOREGOING INSTRUMENT AS THE AUTHORIZED AGENT OF THE LLC, AND THAT SAID AUTHORIZATION TO SIGN ON BEHALF OF THE LLC CAME PURSUANT TO A RESOLUTION OF THE MANAGERS, THE CERTIFICATE OF ORGANIZATION, AND/OR THE OPERATING AGREEMENT OF THE LLC.

NOTARY PUBLIC
MY COMMISSION EXPIRES ____

STAMP

ASSOCIATION OF UNIT OWNERS ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF)

ON THIS ____ DAY OF ____, 2023, PERSONALLY APPEARED BEFORE ME, WILLIAM D. ANDERSON, WHO BEING BY ME DULY SWORN DID SAY AND ACKNOWLEDGE THAT HE IS A MANAGING MEMBER OF THE ASSOCIATION OF UNIT OWNERS OF FALCON PLAZA COMMERCIAL CONDOMINIUMS, WHICH ASSOCIATION IS THE OWNER OF THE REAL PROPERTY LISTED HEREIN, AND EXECUTED THE FOREGOING INSTRUMENT AS THE AUTHORIZED AGENT OF THE ASSOCIATION, AND THAT SAID AUTHORIZATION TO SIGN ON BEHALF OF THE ASSOCIATION CAME PURSUANT TO THE DECLARATION OF UNIT OWNERS.

NOTARY PUBLIC
MY COMMISSION EXPIRES ____

STAMP

COUNTY RECORDER

ENTRY NO. ____ FEE PAID ____
FILED FOR RECORD AND RECORDED ____
AT ____ IN BOOK ____
OF OFFICIAL RECORDS, PAGE ____
RECORDED FOR ____

DAVIS COUNTY RECORDER CHIEF DEPUTY



Planning Commission

STAFF REPORT

AGENDA ITEM
#3

TO: Clearfield City Planning Commission

FROM: Brad McIlrath, Senior Planner
brad.mcilrath@clearfieldcity.org
(801) 525-2784

MEETING DATE: Wednesday, November 1st, 2023

SUBJECT: Discussion and Possible Action on **FSP 2023-1003**, an amended subdivision plat request by John Ryan to remove previously planned six (6) townhome lots and an office/garage lot from the Kensington Place Phase 2 Subdivision. **Location:** 860 South 550 East (TIN: 12-951-0046, 12-951-0047, 12-951-0048, 12-951-0049, 12-951-0050, 12-951-0051, 12-951-0052, & 12-951-0053). **Parcel Area:** 1.1 Acres. **Zone:** R-3 (Residential). **(Administrative Matter).**

RECOMMENDATION

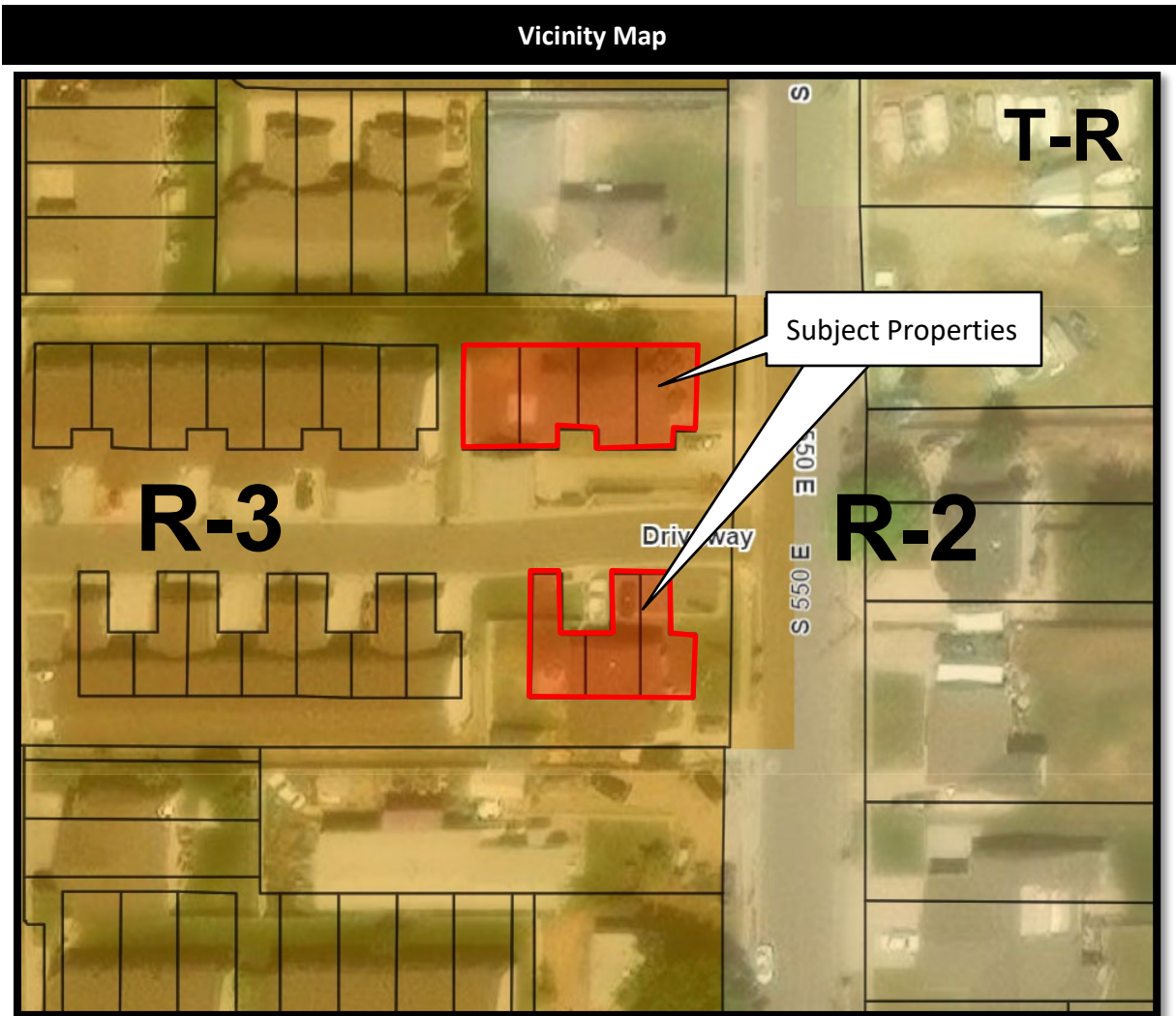
Move to recommend **APPROVAL** of **FSP 2023-1003**, to the Clearfield City Council, an amended subdivision plat request by John Ryan to remove the previously planned six (6) additional townhome lots and an office/garage lot to the Kensington Place Phase 2 Subdivision located at 860 South 550 East (TIN: 12-951-0046, 12-951-0047, 12-951-0048, 12-951-0049, 12-951-0050, 12-951-0051, 12-951-0052, & 12-951-00532). This recommendation is based on the findings and discussion in the staff report and subject to the conditions outlined at the end of the staff report.

PROJECT SUMMARY

Project Information	
Project Name	Kensington Place Phase 2 Amendment No. 2
Site Location	860 South 550 East
Tax ID Number	12-951-0046, 12-951-0047, 12-951-0048, 12-951-0049, 12-951-0050, 12-951-0051, 12-951-0052, & 12-951-005
Applicant	John Ryan
Property Owner	John K. Ryan
Proposed Actions	Subdivision Amendment Approval
Current Zoning	R-3 (Residential)
General Plan-Land Use	Residential
Gross Site Area	1.1 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Residential	R-2 (Residential)	Residential
East	Residential Single-Family	R-2 (Residential)	Residential
South	Residential Single-Family	R-3 (Residential)	Residential

West	Residential Multi-Family	R-3 (Residential)	Residential
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BACKGROUND & ANALYSIS

The Kensington Place Phase 2 Amended subdivision plat was recorded in September of 2020. The purpose was to include these existing single-family properties within the Kensington Place Townhomes development and redevelop those properties with six (6) additional townhomes and one (1) garage/office space. These additional townhome units and garage are shown on the attached plat as Building J and Building K. Plans have changed for the property owner and they have a desire to remove the previously planned townhome lots and garage/office lot and revert the properties back to their shape and sizes to continue the single-family uses. The property owner plans to either sell those properties or remodel them and continue the uses instead of redevelop the sites with townhomes as previously planned.

Lot Area, Width, and Setback Regulations

Lot 1 of this subdivision complies with the minimum lot area, width, and setback regulations of the R-3 Zone. Lot 2, as it existed prior to the Kensington Place Phase 2 Amended plat did not comply with the minimum lot area, or width required for single-family dwellings in the R-3 Zone. As a new subdivision that is creating Lots 1 & 2, Lot 2 will need to be revised to meet the minimum lot area of 6,500 square feet and lot width of sixty-five feet (65') required for single-family homes in the R-3 Zone. Lot 2 is 527 square feet

short of the minimum area required by the zone. The applicant will need to provide a revised plat that has been modified to have Lot 2 comply with these minimum zone regulations.

CITY DEPARTMENT REVIEW

The plat was shared for review by Clearfield City Planning & Engineering Staff on October 19th, 2023. Engineering Staff has reviewed the amended plat and granted approval in accordance with the conditions of approval outlined at the end of this report.

PUBLIC COMMENT

A public meeting notice sign was placed on the property on October 23rd, 2023. To date, staff has not received any public comment regarding the request.

CONDITIONS OF APPROVAL

- 1) Lot 2 shall be revised to meet the minimum lot area of 6,500 square feet and the lot width of sixty-five (65').
- 2) Future development of these lots shall comply with all applicable City regulations and shall be tied to the approval and recording of this subdivision plat.
- 3) The properties shall not be sold or transfer ownership until the subdivision plat has been recorded.

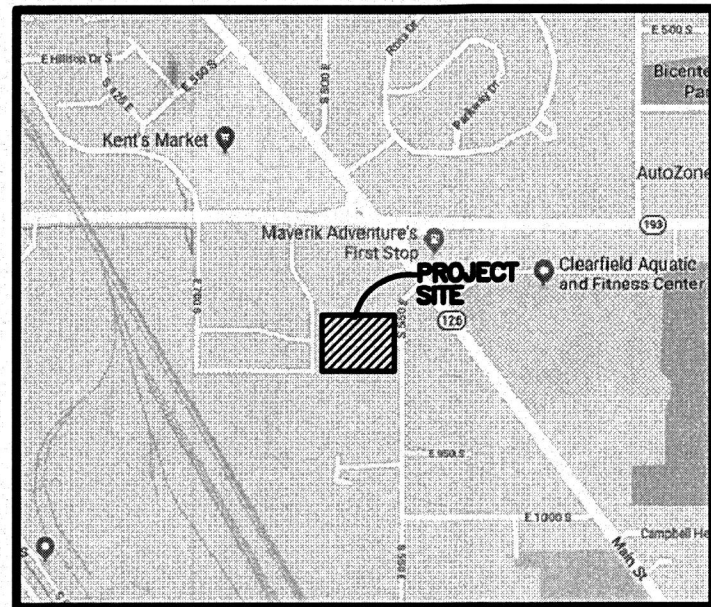
ATTACHMENTS

1. Recorded Kensington Place Phase 2 Amended Plat
2. Kensington Place Phase 2 Amendment No. 2 Plat

KENSINGTON PLACE PHASE 2 SUBDIVISION AMENDED

A TOWNHOUSE DEVELOPMENT

PART OF THE NORTHEAST QUARTER OF SECTION 12,
T.4N., R.2W., S.L.B.&M., U.S. SURVEY
CLEARFIELD CITY, DAVIS COUNTY, UTAH
OCTOBER, 2019



VICINITY MAP
SCALE: NONE

LEGEND

- SECTION CORNER
 - SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
 - BOUNDARY LINE
 - LOT LINE
 - ADJOINING PROPERTY
 - EASEMENTS
 - SECTION TIE LINE
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - EXISTING BUILDING PAD
 - BUILDING PAD CREATED BY THIS PLAT
 - OPEN SPACE/COMMON AREA
 - LIMITED COMMON AREA
- Scale: 1" = 30'

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE FOUND DAVIS COUNTY MONUMENT AT THE NORTHEAST CORNER AND A FOUND DAVIS COUNTY MONUMENT AT THE NORTH QUARTER CORNER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: N89°47'01"W

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO AMEND KENSINGTON PLACE PHASE 2 BY ADDING 6 ADDITIONAL BUILDINGS, RELOCATING 6 PARKING STALLS, ADDING A MAINTENANCE GARAGE, INSTALLING A NEW RETENTION BASIN, AND EXTENDING EXISTING UTILITIES. THE EXTERIOR BOUNDARY OF THE SUBDIVISION REMAINED UNCHANGED KENSINGTON PLACE PHASE 2 SUBDIVISION.

BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

BEGINNING AT A POINT, SAID POINT LIES 2646.77 FEET, N89°47'01"W AND 730.39 FEET S00°09'18"W FROM A FOUND DAVIS COUNTY MONUMENT AT THE NORTHEAST CORNER OF SAID SECTION 12 AND RUNNING; THENCE S89°50'42"E 396.72 FEET; THENCE S00°29'51"W 182.30 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF KENSINGTON PLACE PUD; THENCE N89°50'42"W ALONG SAID NORTHERLY BOUNDARY LINE 395.63 FEET; THENCE N00°09'18"E 182.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 72,222 SQUARE FEET OR 1.658 ACRES

CLEARFIELD CITY PLANNING COMMISSION

APPROVED THIS 15 DAY OF October, 2019
BY THE CLEARFIELD CITY PLANNING COMMISSION.

CHAIRMAN, CLEARFIELD CITY PLANNING COMMISSION

CLEARFIELD CITY ENGINEER

I HEREBY CERTIFY THAT THE "OFFICE OF THE CITY ENGINEER" HAS EXAMINED THE FOREGOING PLAT AND IN OUR OPINION THE INFORMATION CONVEYED HEREWITH, COMPLIES WITH THE PUBLIC WORKS STANDARDS AND SPECIFICATIONS OF CLEARFIELD CITY

CLEARFIELD CITY ENGINEER
DATE 18 Oct 2019

CLEARFIELD CITY COUNCIL

PRESENTED TO THE CLEARFIELD CITY COUNCIL THIS THE 23 DAY OF April, 2019, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

CLEARFIELD CITY MAYOR ATTEST: Nancy R. Dean
CITY RECORDER

CLEARFIELD CITY ATTORNEY

APPROVED AS TO FORM BY THE CLEARFIELD CITY ATTORNEY THIS THE 23 DAY OF October, 2019.

CLEARFIELD CITY ATTORNEY

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF Davis } ss.
ON THE 17 DAY OF October, 2019,
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,
BEING BY ME DULY SWORN,

ACKNOWLEDGED TO ME THEY ARE _____ OF
SAID ASSOCIATION AND THAT THEY SIGNED THE ABOVE OWNER'S
DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF
SAID ASSOCIATION FOR THE PURPOSES THEREIN MENTIONED.

May 16 2021
COMMISSION EXPIRES
NOTARY PUBLIC

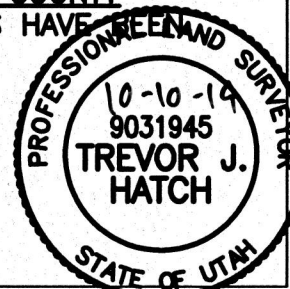
SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF KENSINGTON PLACE PHASE 2 SUBDIVISION AMENDED, A TOWNHOUSE DEVELOPMENT IN CLEARFIELD CITY, DAVIS COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF CLEARFIELD CITY, DAVIS COUNTY, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 10 DAY OF October, 2019.

9031945
UTAH LICENSE NUMBER

TREVOR J. HATCH



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS UNITS AND PRIVATE ROADWAYS AS SHOWN ON THIS PLAT AND NAME SAID TRACT KENSINGTON PLACE PHASE 2 AMENDED SUBDIVISION, A TOWNHOUSE DEVELOPMENT AND DO HEREBY:

- 1) DEDICATE, GRANT AND CONVEY A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THIS PLAT AS EITHER PUBLIC UTILITY EASEMENTS (P.U.E.'S) OR "OPEN SPACE", THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND FACILITIES, STORM DRAINAGE LINES AND FACILITIES AS AUTHORIZED BY LAW AND/OR BY CLEARFIELD CITY, WITH NO BUILDINGS OR STRUCTURES TO BE ERRECTED ON OR WITHIN SUCH EASEMENTS;
- 2) DEDICATE, GRANT AND CONVEY TO THE HOMEOWNER'S ASSOCIATION FOR THE KENSINGTON PLACE PHASE 2 AMENDED SUBDIVISION ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PRIVATE ROADWAYS ON THIS PLAT, THE SAME TO BE USED AS PRIVATE ROADWAYS FOREVER AND TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION FOR THE KENSINGTON PLACE PHASE 2 AMENDED SUBDIVISION; AND
- 3) DEDICATE, GRANT AND CONVEY TO THE HOMEOWNER'S ASSOCIATION FOR THE KENSINGTON PLACE PHASE 2 AMENDED SUBDIVISION ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS "OPEN SPACE" ON THIS PLAT, THE SAME TO BE USED AS OPEN SPACE FOREVER AND TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION FOR THE KENSINGTON PLACE PHASE 2 AMENDED SUBDIVISION.

John K. Ryan
HAMLIN INVESTMENTS GROUP, LLC
AND PRECISE INVESTMENTS, LLC
JOHN K. RYAN
aka Hamlin Investment Group LLC
JOHN K. RYAN

ASSOCIATION OF UNIT OWNERS OF
KENSINGTON PLACE PHASE 2

JOHN K. RYAN

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF Davis } ss.
ON THE 17 DAY OF October, 2019, PERSONALLY APPEARED BEFORE
ME, THE UNDERSIGNED NOTARY PUBLIC, JOHN K. RYAN, SIGNER OF THE ABOVE OWNER'S
DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME
MENTIONED. SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN

May 16 2021
COMMISSION EXPIRES
NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF Davis } ss.
ON THE 17 DAY OF October, 2019, PERSONALLY APPEARED BEFORE
ME, THE UNDERSIGNED NOTARY PUBLIC, JOHN K. RYAN, BEING BY ME DULY SWORN,
ACKNOWLEDGED TO ME HE IS _____ OF SAID LIMITED LIABILITY
COMPANIES AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION
FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LIMITED LIABILITY COMPANIES FOR THE
PURPOSES THEREIN MENTIONED.

May 16 2021
COMMISSION EXPIRES
NOTARY PUBLIC

PROJECT INFORMATION

Surveyor: TREVOR JAMES HATCH
Project Name: KENSINGTON PLACE PH. 2 AMD.
Designer: NK ANDERSON
Scale: 1"=30'
Begin Date: 07-29-14
Revision: 8-7-19
Checked:

DAVIS COUNTY RECORDER

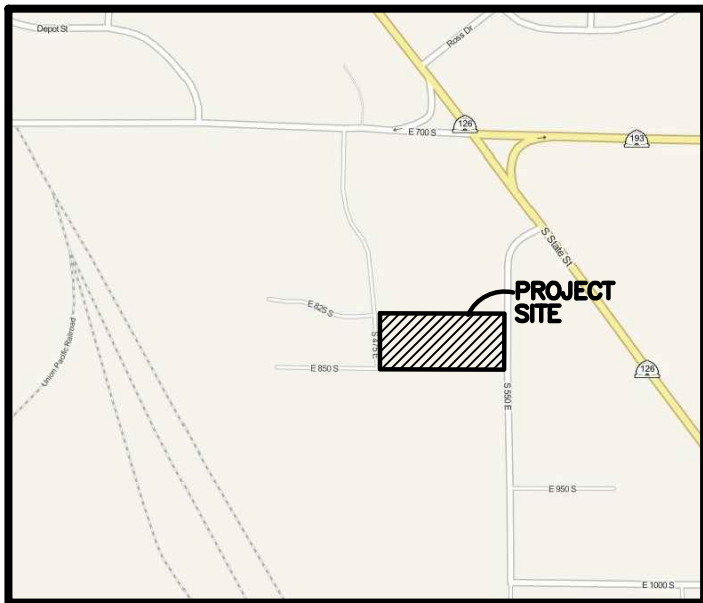
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\$102.00 FILED FOR RECORD
AND RECORDED, 9-23-2020 AT
9:16 IN BOOK 7801 OF
THE OFFICIAL RECORDS, PAGE
404
RECORDED FOR:

Reeve & Associates, Inc.
DAVIS COUNTY RECORDER
DEPUTY



KENSINGTON PLACE PHASE 2 SUBDIVISION AMENDMENT NO. 2 A TOWNHOUSE DEVELOPMENT

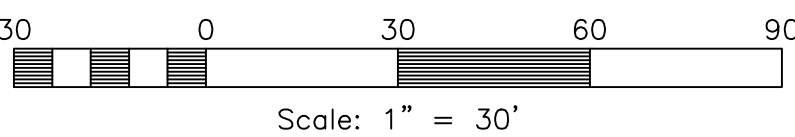
PART OF THE NORTHEAST QUARTER OF SECTION 12,
T.4N., R.2W., S.L.B.&M., U.S. SURVEY
CLEARFIELD CITY, DAVIS COUNTY, UTAH
OCTOBER, 2023



VICINITY MAP
SCALE: NONE

LEGEND

- SECTION CORNER
- SET STREET MONUMENT
- SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- BOUNDARY LINE
- ADJOINING PROPERTY
- EASEMENTS
- SECTION TIE LINE
- P.U.E. = PUBLIC UTILITY EASEMENT
- BUILDING PAD
- EXISTING BUILDING TO REMAIN
- OPEN SPACE/COMMON AREA
- LIMITED COMMON AREA



Scale: 1" = 30'

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE FOUND DAVIS COUNTY MONUMENT AT THE NORTHEAST CORNER AND A FOUND DAVIS COUNTY MONUMENT AT THE NORTH QUARTER CORNER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: N89°47'01"W

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO LOTS AND PRIVATE ROADWAYS. ALL BOUNDARY CORNERS AND REAR LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

BEGINNING AT A POINT, SAID POINT LIES 2646.77 FEET, N89°47'01"W AND 730.39 FEET S00°09'18"W FROM A FOUND DAVIS COUNTY MONUMENT AT THE NORTHEAST CORNER OF SAID SECTION 12 AND RUNNING; THENCE S89°50'42"E 396.72 FEET; THENCE S00°29'51"W 182.30 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF KENSINGTON PLACE PUD; THENCE N89°50'42"W ALONG SAID NORTHERLY BOUNDARY LINE 395.63 FEET; THENCE N00°09'18"E 182.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 72,222 SQUARE FEET OR 1.658 ACRES

DESIGN CRITERIA

TOTAL AREA1.66 ACRES
AREA OF TOWNHOMES.....1.33 ACRES
OPEN SPACE/COMMON AREA.....0.41 ACRES (30.8%)
AREA OF HARDSCAPE.....0.51 ACRES (38.3%)
AREA OF UNITS.....0.41 ACRES (30.8%)
DENSITY 15.0 UNITS/ACRE

NOTE:
ALL ROADS, UTILITIES, SIDEWALKS AND OPEN SPACE AREAS ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

DEVELOPER:

HAMBLIN INVESTMENT GROUP
JOHN RYAN
1027 W. 350 S.
LAYTON, UT 84041
(801) 509-0616

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°11'21"W	5.01'
L2	S00°11'21"W	4.99'
L3	S89°50'42"E	12.50'
L4	S89°50'42"E	12.50'
L5	SOUTH	5.00'
L6	N00°29'51"E	12.50'
L7	N00°29'51"E	12.50'
L8	S00°29'51"W	5.34'

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	112.50'	14.90'	14.89'	7.46'	N03°36'18"W	7°35'18"
C2	125.00'	16.56'	16.54'	8.29'	N03°36'18"W	7°35'18"
C3	137.50'	18.21'	18.20'	9.12'	N03°36'18"W	7°35'18"
C4	112.50'	14.83'	14.82'	7.43'	S03°37'19"E	7°33'15"
C5	125.00'	16.48'	16.47'	8.25'	S03°37'19"E	7°33'15"
C6	137.50'	18.13'	18.12'	9.08'	S03°37'19"E	7°33'15"
C7	10.00'	15.71'	14.14'	10.00'	N45°09'18"E	90°00'00"
C8	137.50'	6.17'	6.17'	3.08'	N88°52'11"E	2°34'14"
C9	137.50'	3.47'	3.47'	1.73'	S86°51'42"W	1°26'45"
C10	112.50'	7.89'	7.88'	3.94'	N88°08'49"E	4°00'58"
C11	125.00'	8.76'	8.76'	4.38'	N88°08'49"E	4°00'58"
C12	137.50'	9.64'	9.64'	4.82'	N88°08'49"E	4°00'58"
C13	112.50'	1.56'	1.56'	0.78'	N86°32'07"E	0°47'33"
C14	112.50'	6.33'	6.33'	3.17'	S88°32'36"W	3°13'25"
C15	10.00'	15.71'	14.14'	10.00'	S44°50'42"E	90°00'00"
C16	125.00'	8.76'	8.76'	4.38'	N88°08'49"E	4°00'58"

TYPICAL BUILDING DETAIL
NOT TO SCALE

CLEARFIELD CITY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____,
BY THE CLEARFIELD CITY PLANNING COMMISSION.

CHAIRMAN, CLEARFIELD CITY PLANNING COMMISSION

CLEARFIELD CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

CLEARFIELD CITY ENGINEER DATE

CLEARFIELD CITY COUNCIL

PRESENTED TO THE CLEARFIELD CITY COUNCIL THIS THE _____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

CLEARFIELD CITY MAYOR ATTEST: CITY RECORDER

CLEARFIELD CITY ATTORNEY

APPROVED AS TO FORM BY THE CLEARFIELD CITY ATTORNEY THIS THE _____ DAY OF _____, 20____.

CLEARFIELD CITY ATTORNEY

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

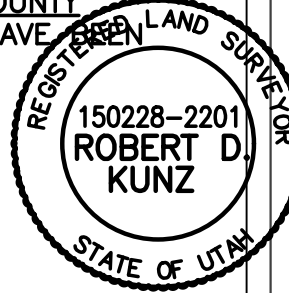
SURVEYOR'S CERTIFICATE

I, ROBERT D. KUNZ, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF KENSINGTON PLACE PHASE 2 SUBDIVISION AMENDMENT NO. 2, A TOWNHOUSE DEVELOPMENT IN CLEARFIELD CITY, DAVIS COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF CLEARFIELD CITY, DAVIS COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

150228
UTAH LICENSE NUMBER

ROBERT D. KUNZ



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS UNITS AND PRIVATE ROADWAYS AS SHOWN ON THIS PLAT AND NAME SAID TRACT KENSINGTON PLACE PHASE 2 SUBDIVISION, A TOWNHOUSE DEVELOPMENT AND DO HEREBY:

1) DEDICATE, GRANT AND CONVEY A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THIS PLAT AS EITHER PUBLIC UTILITY EASEMENTS (P.U.E.'S) OR "OPEN SPACE", THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND FACILITIES, STORM DRAINAGE LINES AND FACILITIES AS AUTHORIZED BY LAW AND/OR BY CLEARFIELD CITY, WITH NO BUILDINGS OR STRUCTURES TO BE ERECTED ON OR WITHIN SUCH EASEMENTS;

2) DEDICATE, GRANT AND CONVEY TO THE HOMEOWNER'S ASSOCIATION FOR THE KENSINGTON PLACE PHASE 2 SUBDIVISION ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PRIVATE ROADWAYS ON THIS PLAT, THE SAME TO BE USED AS PRIVATE ROADWAYS FOREVER AND TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION FOR THE KENSINGTON PLACE PHASE 2 SUBDIVISION; AND

3) DEDICATE, GRANT AND CONVEY TO THE HOMEOWNER'S ASSOCIATION FOR THE KENSINGTON PLACE PHASE 2 SUBDIVISION ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS "OPEN SPACE" ON THIS PLAT, THE SAME TO BE USED AS OPEN SPACE FOREVER AND TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION FOR THE KENSINGTON PLACE PHASE 2 SUBDIVISION.

HAMBLIN INVESTMENTS GROUP, LLC
JOHN K. RYAN

PRECISE INVESTMENTS, LLC
JOHN K. RYAN

JOHN K. RYAN

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

PROJECT INFORMATION

Surveyor: R. KUNZ Project Name: KENSINGTON PLACE PH. 2 AMD. 2
Designer: E. ROCHE Number: 6388-01
Begin Date: 07-29-14 Scale: 1"=30'
Revision: 10-18-2023 NA
Checked:

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID
_____ FILED FOR RECORD
AND RECORDED, _____ AT
_____ IN BOOK _____ OF
THE OFFICIAL RECORDS, PAGE
RECORDED FOR:

DAVIS COUNTY RECORDER

DEPUTY.



Reeve & Associates, Inc.
4155 S. HARRISON BLVD., SUITE 310, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associates.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS