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, December 6, 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
- APPROVAL OF MINUTES
  - July 5, 2023
  - September 6, 2023

DECISION ITEMS

Scheduled Items:

1. Discussion and Possible Action on **CUP 2023-1104**, a conditional use permit request by Alpine Church to operate a church at the subject location. **Location:** 690 West 1700 South (TIN: 12-297-0005, 12-297-0004, & 12-065-0158). **Parcel Area:** 5.95 Acres. **Zone:** C-2 (Commercial). **Staff:** Tyson Stoddard, Planner **(Administrative Action)**.
2. Discussion and Possible Action on **FSP 2023-1103**, an amended subdivision plat request by Alpine Church to combine the subject properties into one lot. **Location:** 690 West 1700 South (TIN: 12-297-0005, 12-297-0004, & 12-065-0158). **Parcel Area:** 5.95 Acres. **Zone:** C-2 (Commercial). **Staff:** Tyson Stoddard, Planner **(Administrative Action)**.

DISCUSSION ITEMS

1. Staff Discussion
   - Subdivision Ordinance Update
   - 2024 Planning Commission Meeting Schedule
2. Staff Communications
3. Commissioner's Minute

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

Dated this 30th day of November 2023.
/s/Tyson Stoddard, 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.

CLEARFIELD PLANNING COMMISSION MEETING
July 5, 2023
7:00 P.M. – Regular Session

PRESIDING:	Chris Uccardi	Chair
PRESENT:	Megan Ratchford	Vice Chair
	Kathryn Murray	Commissioner
	Robert Browning	Commissioner
	David Bloomfield	Commissioner
	Brogan Fullmer	Commissioner
	Lauren DeSpain	Commissioner
	Jaylee Bouwhuis	Youth Commission Ambassador
ABSENT:	Chad Mortensen	Commissioner (Alternate)
	Zach Gaines	Commissioner (Alternate)
STAFF PRESENT:	Shawn Robinson	Assistant City Attorney
	Spencer Brimley	Community Development Director
	Brad McIlrath	Senior Planner

VISITORS:

Chair Uccardi called the meeting to order and led the Pledge of Allegiance.

Planning Commission Chair Statement.

APPROVAL OF CUP 2023-0603, A CONDITIONAL USE PERMIT REQUEST BY EUGENE DEGUZMAN FOR A HOME OCCUPATION BUSINESS TO CLEAN AND DETAIL VEHICLES WITHIN AN ATTACHED GARAGE. LOCATION: 1061 EAST 1100 SOUTH (TIN: 09-024-0001). PARCEL AREA: 0.2 ACRES. ZONE: R-1-8 (RESIDENTIAL). STAFF: BRAD MCILRATH, SENIOR PLANNER. (ADMINISTRATIVE ACTION).

Brad McIlrath, Planner, presented the following:

- Zoning was R-1-8 (Residential)
- Applicant seeking to use attached garage for a Home Occupation business to detail and clean vehicles.
- Home Occupations permitted in all residential zones, subject to code standards.
- Home Occupations that use a garage or accessory structure require a Conditional Use Permit.
- Showed an aerial image and zoning map.
- Showed the proposed floor plan.
- Stated the purpose of Home Occupation standards was to protect the residential character of the City's neighborhoods from impacts of business and commercial activities that might take place in individual dwelling units.

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Commissioner Fullmer asked if the City had any standards related to management of chemicals and if that would apply to this business having vehicles on driveways or in the garage. Mr. McIlrath said that storm water regulations were handled by the Public Works Department, and if there were any concerns about chemicals running into the storm water system it would be addressed through Code Enforcement. He said that applied to a lot of things and gave an example of having gutters that were dirty and needed to be cleaned to prevent stormwater contamination. Commissioner Fullmer gave an example of a carwash and said that they have a filtration and treatments system to treat water before releasing any into the storm water system. He asked if in general the City's storm water system had a similar treatment process. Mr. McIlrath stated that the storm water was typically not treated. He explained that the detention and retention basins naturally filter the water to a certain extent. Mr. McIlrath also explained that there was also something called an illicit discharge which was prohibited, and people found in violation would have fines for that type of activity.

Commissioner Ratchford asked how many vehicles would be serviced each day. Mr. McIlrath said that from what he understood, the vehicles serviced would likely be by appointment only and that there wouldn't be excessive traffic associated with the use.

Commissioner DeSpain asked if there would be washing activities in the garage. Mr. McIlrath responded that from his understanding there wouldn't be much washing of vehicles, but that the business focused on detailing which could take place in the garage.

Commissioner Fullmer asked the representative for information on the process they used in detailing the vehicles. The representative, Alyssa McEwan, said that they would mostly be doing detail work on the inside of vehicles. She said any exterior detailing would likely be just for the wheels.

Chair Uccardi asked for any other questions or discussion amongst the Planning Commission.

Commissioner Ratchford moved to approve CUP 2023-0603, a conditional use permit request by Eugene Deguzman for a home occupation business to clean and detail vehicles within an attached garage at 1061 East 1100 South. The approval was based on the findings in the staff report and subject to the following conditions.

1. **The cleaning and detailing operations shall take place wholly within the garage and not in the driveway or public street.**
2. **No more than one (1) nonresident may be employed on the premises, at any time.**
3. **The home occupation shall not physically change the dwelling to the extent that it would alter the residential character of the neighborhood in which it is located.**
4. **The use shall not unreasonably disturb the peace and quiet of the neighborhood by reason of signage, color, design, materials, construction, lighting, sound, noises, or vibrations.**
5. **Storage of material must be entirely within an enclosed structure.**
6. **The home occupation shall not generate vehicular traffic significantly in excess of that which is normally generated by a residential use. The home occupation shall not generate frequent deliveries by large vehicles.**
7. **All vehicles of customers or residents that are on the subject property shall be parked on authorized and properly surfaced portions of the lot.**

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8. **The home occupation shall not be associated with noise, dust, odors, noxious fumes, glare, or other hazards to safety and health, which are emitted and may be discernable beyond the premises. The home occupation shall not create a hazard by using or storing flammable, explosive, or other dangerous materials in quantities that exceed those which may normally be found in a residence.**
9. **To protect the residential character of the neighborhood, the business shall operate only between the hours of 8:00 a.m. and 8:00 p.m.**
10. **The applicant shall obtain a Clearfield City business license prior to the commencement of business operations from this location.**

Seconded by Commissioner Murray. The motion carried on the following vote. Voting AYE: Commissioners Uccardi, Ratchford, Murray, Browning, Bloomfield, Fullmer, and DeSpain. Voting NO: None.

STAFF DISCUSSION

Brad McIlrath, Senior Planner, gave a training with the following topics.

- Planning Commission's Role
- General Plans
- Station Area Plans

STAFF COMMUNICATIONS

Mr. McIlrath gave a report of the Station Area Plan Open House that was held at the Aquatic Center on June 28, 2023.

Mr. McIlrath introduced Jaylee Bouwhuis, a member of the Clearfield City Youth Commission. He shared that she was appointed at the Youth Commission Ambassador to the Planning Commission. Jaylee said that she was a Senior and spoke about the great programs at Clearfield High School and school pride.

COMMISSIONERS MINUTE

Chair Uccardi: Said that he heard from someone that traveled from Price to attend the 4th of July event. He thanked everyone for their hard work and efforts.

Vice Chair Ratchford: Thanked everyone for their work and efforts for the 4th of July event. She said she really enjoyed it, residents enjoyed it, and it was a great success.

Commissioner Murray: She asked how many commissioners were at the parade and the fireworks. She asked how many had used the shirts they were given for the Planning Commission. She said the shirts were the same color as staff shirts and that could cause some confusion.

Commissioner Browning: Said the 4th of July was a great event and mentioned that there was a new sign at Steed Park.

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Commissioner Bloomfield: Said he hoped that everyone would wear the Planning Commission shirts enough to pay for the expense.

Commissioner Fullmer: Thanked staff and said the 4th of July event was great. He heard of people coming from as far as West Jordan.

Commissioner DeSpain: Nothing.

There being no further business to come before the Planning Commission, **Chair Uccardi moved to adjourn. Seconded by Commissioner Fullmer.**

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CLEARFIELD PLANNING COMMISSION MEETING
September 6, 2023
6:30 P.M. – Work Session

PRESIDING:	Chris Uccardi	Chair
PRESENT:	Megan Ratchford	Vice Chair
	Kathryn Murray	Commissioner
	Robert Browning	Commissioner
	Brogan Fullmer	Commissioner
	Lauren DeSpain	Commissioner
	Chad Mortensen	Commissioner (Alternate)
	Jaylee Bouwhuis	Youth Commission Ambassador
ABSENT:	David Bloomfield	Commissioner
	Zach Gaines	Commissioner (Alternate)
STAFF PRESENT:	Shawn Robinson	Assistant City Attorney
	Brad McIlrath	Senior Planner
	Tyson Stoddard	Planner

VISITORS:

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

DISCUSSION ON SP 2023-0201, A SITE PLAN APPROVAL REQUEST BY JAROD HALL WITH DIVELEPT DESIGN FOR A THREE-STORY MIXED USE BUILDING AT THE SUBJECT PROPERTY. LOCATION: 246 EAST 200 SOUTH (TIN: 12-003-0042). PARCEL AREA: 0.33 ACRES. ZONE: U-C (URBAN CORE COMMERCE). STAFF: TYSON STODDARD, PLANNER (ADMINISTRATIVE ACTION).

Commissioner DeSpain asked about the proposed fencing. Mr. Stoddard replied that the plans were lacking detail in the type of fencing proposed, and that a condition of approval would be to revise the plans to show the type and height of fencing that will be used.

The Commission discussed that there were a lot of conditions for approval as was typical of Downtown Form Based Code projects, but many of them were minor issues. Mr. Stoddard stated that one of the more significant conditions was compliance with the minimum parking requirements. They were a few spaces short and were unable to receive the transit reduction credit because the UTA (Utah Transit Authority) Bus Schedule wasn't providing fifteen (15) minutes headways at the bus stops near the proposed development.

Commissioner Ratchford asked if the parking was going to be separate. Mr. Stoddard replied that they were also using a shared parking reduction. He explained that the code allowed for shared parking between commercial and residential uses and shared how the shared parking reduction was calculated.

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Commissioner DeSpain asked what kind of commercial use they were thinking about for the ground floor. Mr. Stoddard replied that they didn't know any specifics yet, but it was being classified as retail. She asked if staff had heard anything from the neighbors. Mr. Stoddard replied that they had spoken with the neighbor about the narrow strip of land that he used to access the back portion of his property. He said that the properties would share a drive approach to provide access to their prospective properties.

Commissioner Murray asked if the building would include an elevator. Mr. Stoddard replied that it would, and the elevator would go up to the rooftop patio.

Additional conversation about the project included the possibility of a snowmelt system for the parking lot, and the square footage of the proposed residential units.

DISCUSSION ON PSP 2023-0801, A PRELIMINARY SUBDIVISION PLAT REQUEST BY MIKE HARDIN TO SUBDIVIDE THE SUBJECT PROPERTY INTO A 3-LOT FLAG LOT SUBDIVISION. LOCATION: 115 EAST 100 NORTH (TIN: 12-001-0118). PROJECT AREA: 0.75 ACRES. ZONE: R-1-8 (RESIDENTIAL). STAFF: BRAD MCILRATH, SENIOR PLANNER (ADMINISTRATIVE ACTION).

Chair Uccardi introduced the project and explained that the location of the property was next to the property where the Mayfly Rise Townhomes were recently built. The Commission discussed current trends with smaller lot sizes.

Commissioner Browning said that several large trees would have to come down to do the flag lots. Mr. McIlrath replied that their hope was to save the trees, and they thought they had the space to save the trees.

Commissioner Murray spoke about the neighboring lots that were also large and deep lots. She stated that the Commission couldn't deny the subdivision just because they were afraid that more of the lots would do something similar.

Commissioner Fullmer said that the code said that a development had to be complementary to surrounding area. He asked if it could be argued that creating flag lots in an area that didn't have those types of properties would not be complementary to the surrounding area. Mr. McIlrath said he thought that it could be argued, but would likely be considered arbitrary and capricious. He said the better thing to do would be to not have that kind of subjective language in the code. Shawn Robinson, Assistant City Attorney, shared his opinion that there wouldn't be a strong argument that the flag lots weren't complementary because the residences would be additional single-family homes, similar to the existing single-family homes on the street.

Mr. McIlrath shared that staff received a lot of phone calls regarding the subject property from people asking if they could rezone the property to allow for townhomes. He said staff's response was always that the property was zoned for single-family, and that the General Plan showed the area as residential, not the mixed-use designation that allowed higher density development. He said that staff would recommend denial on that type of request, to stay consistent with the General Plan.

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Mr. McIlrath related that he was working on a draft update to the subdivision ordinance which would include a rewrite of the flag lot standards, so the Planning Commission and City Council would be able to debate the standards that the City should have relative to flag lot subdivisions soon. Chair Uccardi said that there were communities in Salt Lake County that were making changes to their ordinances to allow more flag lots and accessory dwelling units to help with affordable housing.

Commissioner Fullmer asked about the calls staff received from people asking to rezone the property to allow for townhomes or apartments. He asked if based on those calls, staff thought that single-family flag lots was the best use of the land, as opposed to a higher density residential development. Mr. McIlrath said that he thought it was the highest and best use for the land, while balancing the interests of both the developer and the City.

Commissioner Murray spoke in favor of how the City had created the Form Based Code to allow for higher density development in the downtown area but protected the character of existing single-family neighborhoods outside of downtown.

Chair Uccardi moved to adjourn the work session. Seconded by Commissioner Murray.

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CLEARFIELD PLANNING COMMISSION MEETING
September 6, 2023
7:00 P.M. – Regular Session

PRESIDING:	Chris Uccardi	Chair
PRESENT:	Megan Ratchford	Vice Chair
	Kathryn Murray	Commissioner
	Robert Browning	Commissioner
	Brogan Fullmer	Commissioner
	Lauren DeSpain	Commissioner
	Chad Mortensen	Commissioner (Alternate)
	Jaylee Bouwhuis	Youth Commission Ambassador
ABSENT:	David Bloomfield	Commissioner
	Zach Gaines	Commissioner (Alternate)
STAFF PRESENT:	Shawn Robinson	Assistant City Attorney
	Brad McIlrath	Senior Planner
	Tyson Stoddard	Planner
VISITORS:	Terry Black, Brent Muegge, Tony Munoz, Donna Walters, Patti L. Hortin, Spencer Child, Paul Hadley, David Bates, David Crompton, Robert Nievar, R. Lance Willson, Mike Hardin	

Chair Uccardi called the meeting to order and led the Pledge of Allegiance.

Planning Commission Chair Statement.

DISCUSSION AND APPROVAL OF SP 2023-0201, A SITE PLAN APPROVAL REQUEST BY JAROD HALL WITH DIVELEPT DESIGN FOR A THREE-STORY MIXED USE BUILDING AT THE SUBJECT PROPERTY. LOCATION: 246 EAST 200 SOUTH (TIN: 12-003-0042). PARCEL AREA: 0.33 ACRES. ZONE: U-C (URBAN CORE COMMERCE). STAFF: TYSON STODDARD, PLANNER (ADMINISTRATIVE ACTION).

Tyson Stoddard, Planner, presented the following:

- Parcel address was 246 East 200 South.
- Zone: U-C (Urban Core Commerce)
  - 0.33 acres
- Mixed-Use Buildings were allowed in the U-C Zone subject to the development standards of the Downtown Form Based Code (FBC).
- Proposed Project includes:
  - Two (2) commercial spaces with approximately 2,500 square feet of retail space
  - Six (6) studio units, four (4) one-bedroom units, and two (2) two-bedroom units
- Showed an aerial and zoning map.
- Showed a photo of the existing site.

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- Showed the proposed site plan.
- Reviewed the table used to calculate the required parking spaces and proposed shared use parking reduction.
- Reviewed the proposed building elevations, floor plans, and landscaping plans.
- Proposed building features and tenant amenities
  - 5% increase of primary building materials
  - Electric vehicle charging stations (2)
  - Energy Star appliances
  - Water efficient fixtures
  - Lobby of at least 500 square feet
  - Outdoor dining area
  - Secure bike storage
  - Rooftop hot tub
- Reviewed the recommendation of approval and the proposed conditions of approval.

Commissioner Mortensen said that according to the site plan, they were relying on a shared driveway with the neighbor. Mr. Stoddard clarified that they weren't relying on a shared driveway, but the site plan proposed having a shared drive approach that would lead to the respective driveways of each property.

Youth Ambassador Bouwhuis asked the applicant how they thought they would be able to meet the parking requirements of the code. Jarod Hall, the applicant, said they would have to redesign the building with less units.

Commissioner Fullmer asked for additional details about the electric vehicle charging stations that were being proposed. Mr. Hall pointed out on the site plan which two parking spaces would have the charging stations and said that they would be 240 Volt and 48 Amp charging stations.

Commissioner DeSpain asked if the neighbor and developer had come to an agreement on the shared drive approach. Mr. Stoddard replied that the two owners had not engaged yet, but that the site plan proposal would continue to be reviewed by Public Works staff to determine if the shared approach was possible and would meet their standards. He said that if Public Works determined that there had to be an agreement between the property owners for the shared approach, then both parties would ultimately enter that agreement together. Commissioner DeSpain asked if the owners had started discussions. Mr. Stoddard responded that they had not done that yet.

Commissioner Fullmer moved to approve SP 2023-0201, a site plan approval request by Jarod Hall with Divelept Design for a three-story mixed use building at 246 East 200 South. The motion was made based on the findings of the staff report and the following conditions.

1. **The areas shown on the architectural site plan as permeable paving will need a detail added to the plans. The permeable paving will also need to be shown on the civil plan set.**
2. **The proposed drive approach to access the property shall be approved by Public Works and meet Public Works standards.**
3. **The project shall meet the minimum parking standards of the Clearfield City Downtown Form Based Code.**

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4. **The plans shall be revised to include a horizontal façade division for the top of the highest story of the street facing façade that meets the façade articulation standards found in Chapter 6 of the Clearfield City Downtown Form Based Code. This can be accomplished with the horizontal expression line referenced in Condition #5.**
5. **The plans shall be revised to include a horizontal expression line to define the parapet from the upper stories of the building on all sides.**
6. **The plans shall be revised to include a note indicating that commercial quality doors, windows, and hardware will be used for the building.**
7. **The landscape plans shall be revised to include the following:**
    - **a. The install size of the deciduous shrubs needs to be increased to five (5) gallons.**
    - **b. An irrigation plan that meets the 'Irrigation System' requirements found in Chapter 7 of the FBC needs to accompany the landscape plan.**
    - **c. A note and detail need to be added to the plans showing the structural soil or urban root treatment for the five-foot (5') wide park strip, and the parking lot buffer areas that are less than seven feet (7') wide.**
8. **The plans shall be revised with the following items related to the streetscape design:**
    - **a. The civil plan set shall be revised to show the five-foot (5') park strip and six-foot (6') sidewalk according to the FBC standards.**
    - **b. The civil plans and the landscape plan shall include the required street bench as shown in Appendix A of the FBC and the concrete pad where the bench will be located.**
    - **c. A note and detail are needed for the single lamp streetlight as shown in Appendix A of the FBC. The streetlight needs to be shown on the civil and landscape plan sets.**
9. **A detail shall be included for the dumpster enclosure screen walls and gate that meets the standards of the Landscape Screening section of Chapter 7 of the Form Based Code.**
10. **The plans shall be revised to include a detail for the commercial bike rack and to update the landscape plan showing the bicycle parking in relation to the surrounding landscaping.**
11. **The plans shall be revised to show fence heights. Fences shall be opaque and constructed of materials that complement the building. White Vinyl only and chain link with slats are not allowed.**
12. **The plans shall be revised to provide more detail for the snow melt system referenced on the civil plans, or to remove the note if no snow melt system is being proposed.**
13. **The project shall comply with all North Davis Sewer District standards.**
14. **The project shall comply with all North Davis Fire District standards.**
15. **The project shall address all engineering comments as outlined in the Engineering Review Letter dated August 18th, 2023.**

Seconded by Commissioner Ratchford. The motion carried on the following vote. Voting AYE: Commissioners Uccardi, Ratchford, Murray, Browning, Fullmer, DeSpain, Mortensen, and Youth Ambassador Bouwhuis. Voting NO: None.

Dave Crompton, owner of the neighboring property, said he had a comment. Chair Uccardi instructed him to talk to Planning staff.

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DISCUSSION AND APPROVAL OF PSP 2023-0801, A PRELIMINARY SUBDIVISION PLAT REQUEST BY MIKE HARDIN TO SUBDIVIDE THE SUBJECT PROPERTY INTO A 3-LOT FLAG LOT SUBDIVISION. LOCATION: 115 EAST 100 NORTH (TIN: 12-001-0118). PROJECT AREA: 0.75 ACRES. ZONE: R-1-8 (RESIDENTIAL). STAFF: BRAD MCILRATH, SENIOR PLANNER (ADMINISTRATIVE ACTION).

Mr. McIlrath, Senior Planner, presented the following:

- Location: 115 East 100 North
- Zone: R-1-8 (Single-Family Residential)
- Three (3) lot subdivision with two (2) flag lots
- Flag Lots were permitted in the R-1-8 zone provided they meet development standards.
  - Lot Area
  - Fourteen-foot (14') staff portion of flag lot
  - 200' maximum length on staff portion of flag lot
  - Setbacks
  - Cross-access and fire truck turn-around
- Showed aerial image and zoning map
- Showed proposed plat

Chair Uccardi added some clarification saying that this application was a preliminary subdivision plat application. He said that due to recent changes from the State Legislature, final subdivision plat applications would not come back to the Planning Commission for review but would be handled administratively by staff. Mr. McIlrath confirmed that was correct.

Mr. McIlrath reported that nearby residents had asked what the homes would look like. He stated that they hadn't reviewed any plans for building permits yet. He also stated that the State Legislature had made policy changes that no longer allowed cities to regulate building material and design standards for single-family homes.

Commissioner Browning asked about the condition to provide landscaping on both sides of the proposed shared driveway and if it was requiring a bioswale. Mr. McIlrath replied that it was just to provide landscaping. He said that when we update the subdivision ordinance there could be language added to require a bioswale, but currently Public Works was just requiring the landscaping.

Commissioner Murray moved to approve PSP 2023-0801, a preliminary subdivision plat request by Mike Hardin to subdivide the subject property into a 3-lot flag lot subdivision at 115 East 100 North. The approval made based on the discussion and findings in the staff report and subject to the following conditions.

1. **A reciprocal cross-access easement shall be provided on Lots 2 & 3 to provide sufficient emergency response access and access to the two properties.**
2. **A shared twenty-foot (20') wide paved driveway shall be provided within the cross-access easement for Lots 2 & 3.**
3. **A fire truck turnaround shall be provided at a location and to the design deemed appropriate by the North Davis Fire District.**

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4. **Four feet (4') of landscaping shall be provided on the west and east sides of the shared driveway to accommodate storm water runoff and provide buffering from the adjacent properties.**
5. **A geotechnical report shall be submitted for review and approval by Clearfield City Engineering staff.**
6. **Plans shall be revised to address Clearfield City Engineering requirements prior to obtaining final signatures on the plat and recording of that plat.**
7. **The applicant is responsible for the replacement or repair of deteriorated, damaged or missing surface improvements surrounding the perimeter of the subdivision. This includes, but is not limited to curb and gutter, sidewalks, landscaping park strip improvements, driveways, etc.**
8. **An Escrow agreement or bond for any new or replaced public improvements shall be approved by the City Engineer and posted prior to the recordation of the plat as outlined in Section 12-9-2 of the subdivision ordinance.**

Seconded by Commissioner Ratchford. The motion carried on the following vote. Voting AYE: Commissioners Uccardi, Ratchford, Murray, Browning, Fullmer, DeSpain, Mortensen, and Youth Ambassador Bouwhuis. Voting NO: None.

Chair Uccardi thanked the public for their attendance. He clarified that the items on the agenda did not have a public comment period. He said that the items approved were administrative and that the Planning Commission's job was to make sure ordinances were being followed in granting approval or approval with conditions.

Commissioner Browning said it was important to say that the State Legislature was frequently adding legislation that changed regulations and affected City regulations.

The public in attendance had some questions about the public notice for the meeting. Mr. McIlrath explained the difference between a public hearing notice and a public meeting notice, saying that a public hearing allowed for public comment.

STAFF COMMUNICATIONS

Mr. McIlrath gave an update on the General Plan update and the outreach that had taken place so far. He also shared results from the community survey related to the General Plan.

Mr. McIlrath let the Planning Commission know that this was the last meeting that Shawn Robinson, Assistant City Attorney, would attend because he had taken a position with the Attorney General's Office. He thanked Mr. Robinson for his service and wished him the best of luck.

COMMISSIONERS MINUTE

Chair Uccardi: Thanked everyone for being at the meeting and for their efforts. He wished Shawn Robinson good luck.

Vice Chair Ratchford: Said she loved the survey but was disappointed that more people didn't take it. She said she was excited to see how to include more people and get them more involved.

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Commissioner Murray: Wished Shawn Robinson good luck.

Commissioner Browning: Thanked Shawn Robinson.

Commissioner Fullmer: Wished Shawn Robinson luck and gave a shout out to Gio's Pizza, a new restaurant in the City.

Commissioner DeSpain: Thanked Shawn Robinson. She said it was good that there were so many community members present, but she was disappointed that we could not hear from them. She said she understood that it wasn't a public hearing, but thought it was important for community members to come and to be heard.

Commissioner Mortensen: Nothing.

Youth Ambassador Bouwhuis: Thanked staff for their work and said she was excited to attend the ULCT (Utah League of Cities and Towns) Conference the following day.

There being no further business to come before the Planning Commission, **Chair Uccardi moved to adjourn. Seconded by Commissioner Murray.**

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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, December 6th, 2023

SUBJECT: Discussion and Possible Action on **CUP 2023-1104**, a conditional use permit request by Alpine Church to operate a church at the subject location. **Location:** 690 West 1700 South (TIN: 12-297-0005, 12-297-0004, & 12-065-0158). **Parcel Area:** 5.95 Acres. **Zone:** C-2 (Commercial). **(Administrative Action)**.

RECOMMENDATION

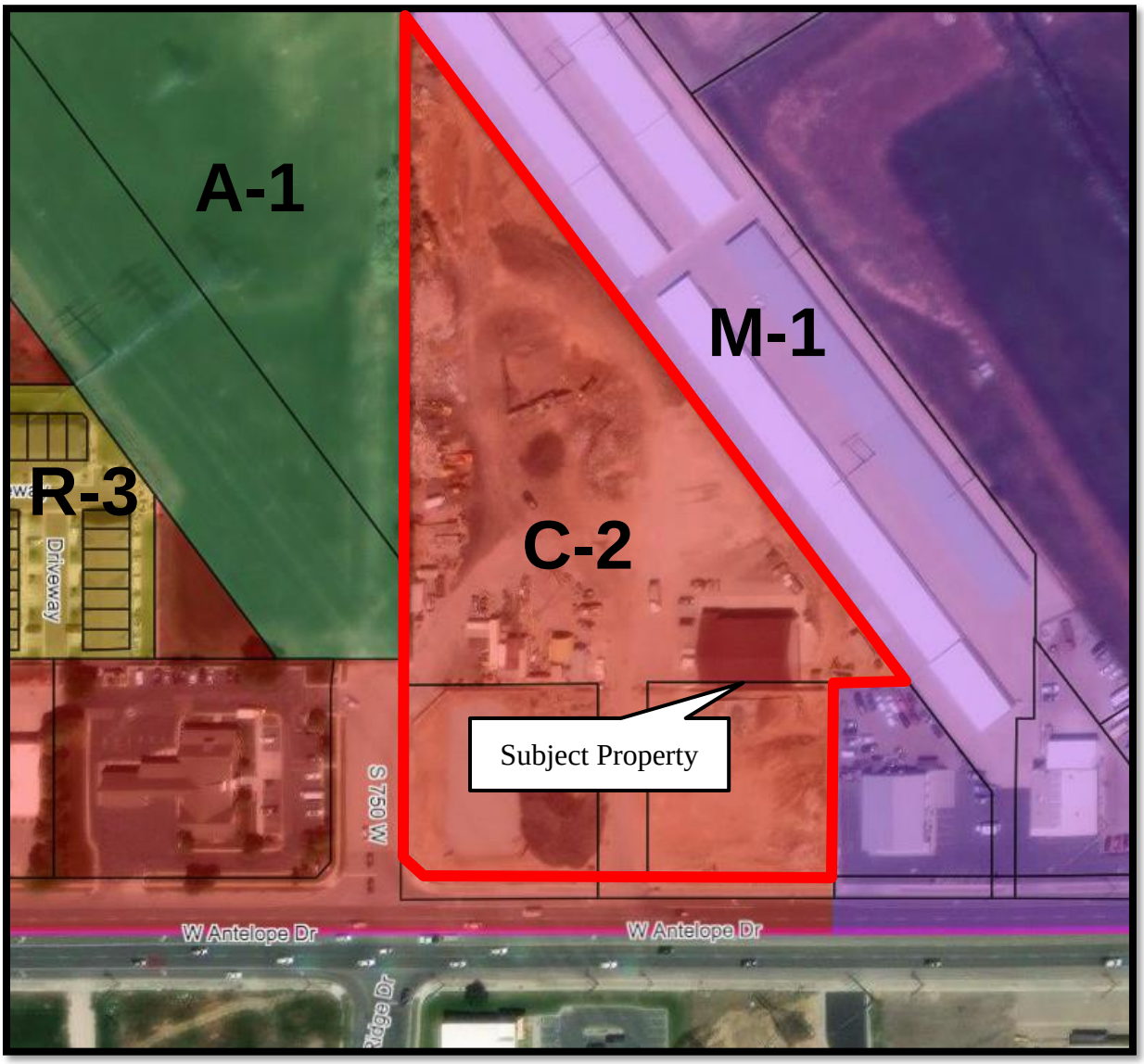
Staff recommends that the Planning Commission **approve as conditioned**, **CUP 2023-1104**, a conditional use permit request by Alpine Church to operate a church at the property addressed 690 West 1700 South (TIN: 12-297-0005, 12-297-0004, & 12-065-0158). This recommendation is based on the findings and discussion in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Alpine Church
Site Location	690 West 1700 South
Parcel ID	12-297-0005, 12-297-0004, & 12-065-0158
Applicant	Alpine Church
Property Owner	Alpine Community Church
Proposed Actions	Conditional Use Permit Approval
Current Zoning	C-2 (Commercial)
Parcel Area	5.95 Acres

Surrounding Properties and Uses:		Zoning District	General Plan Land Use Classification
North	Safe Site Storage	M-1 (Manufacturing)	Manufacturing
East	Perks Auto	M-1 (Manufacturing)	Commercial
South	Commercial (Syracuse City)	Industrial (Syracuse City)	Commercial (Syracuse City)
West	America First Credit Union	C-2 (Commercial)	Commercial

Aerial Image and Zoning



BACKGROUND AND ANALYSIS

Earlier this year, Alpine Church requested a general plan amendment and rezone of the subject property from M-1 (Manufacturing) to C-2 (Commercial). The request was given a recommendation of approval from the Planning Commission and later approved by the Clearfield City Council on August 22, 2023. Alpine Church has subsequently purchased the property and is now requesting conditional use permit approval to operate a church at the location. The scope of the project will include adding a new drive approach off 750 West, a parking lot, landscaping, an interior remodel of the existing building, and an entrance canopy on the south façade of that building.

The purpose of a conditional use permit is to allow a land use that, because of its unique characteristics or potential impact on the city, surrounding neighbors or land uses, may be compatible if certain conditions are required that mitigate the detrimental impacts. Staff has reviewed Chapter 11-4-5

"Conditional Use Permits" which lists the types of conditions that the Planning Commission may require to limit any potential negative impacts of the proposed use. Staff's recommended conditions are listed under the conditions of approval section of this report.

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. Churches have a minimum parking requirement of one (1) space for every one-hundred and fifty (150) square feet of floor area. With a floor area of 6,295 square feet, the minimum parking requirement for this site and use is forty-two (42) spaces. The site plan submitted with the application includes one-hundred and sixteen (116) spaces and meets code requirements. The site plan is also providing five (5) accessible parking spaces in accordance with the Americans with Disabilities Act (ADA).

The parking lot landscaping standards of the code require an eighteen foot (18') long by nine-foot (9') wide landscaped island a minimum of every twelve stalls. The site and landscape plans will need to be revised to meet this standard. Parking lot designs shall also plan for snow stacking areas to accommodate the stacking volume of a four-inch (4") snow base over the entire parking lot. The site plan will need to indicate the areas designated for snow stacking.

Vehicular access to the development is provided from 750 West where they will construct a new drive approach and a twenty-seven-foot (27') asphalt driveway that will lead to the building and parking areas. The existing vehicular access from Antelope Drive will be removed and replaced with a curb and gutter. Pedestrian access is provided with a private sidewalk connection to the existing public sidewalk along Antelope Drive. A public sidewalk will need to be provided along 750 West, between Antelope Drive and to the north where 750 West terminates.

Site Landscaping and Open Space

Chapter 11-21 of the Clearfield City Code, "Landscape Standards and Requirements", provides the minimum open space and plant quantity requirements for commercial projects. Commercial properties in the C-2 Zone are required to provide a minimum of 10% of the project site area as landscaped open space. This project exceeds the open space requirement, and the new landscaping will be a significant improvement to the current conditions of the property. The landscape includes a small amount of turf grass and has been designed as a water efficient landscape as intended by Clearfield City's landscaping standards. Because of the size of the site, there will be large open space areas that are planted with a native seed mix.

Under the plant quantity standards, this development is required to have one (1) tree for every four hundred (400) square feet of landscaped area and one (1) shrub for every two hundred (200) square feet of landscaped area. Staff have applied this standard to the areas provided as decorative landscape beds, resulting in a required minimum of fifty-four (54) trees and one hundred and nine (109) shrubs. The landscape plan shows that there will be thirty-eight (38) new trees and two hundred and forty-one (241) new shrubs. The plan will need to be revised to include additional trees to comply with the minimum tree quantity requirement.

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).

Dumpster Enclosures
Garbage dumpsters need to be completely screened when they are visible from a public right of way, using the same materials as the building or approved masonry fencing. The plans will need to be revised to include the location of any dumpsters and details for any necessary screening.

Subdivision Plat
The entrance canopy that is proposed to be built on the south façade would cross a lot line. For this reason, they are also requesting to amend the existing subdivision and combine the three subject parcels into one lot. A full review of the subdivision plat is provided in a separate report which will also be reviewed as part of this December 6th, 2023 Planning Commission Meeting.

Signs (Chapter 11-15)
Signs are not included as part of this conditional use permit approval. A separate review and approval will be required. A sign which is a religious symbol or emblem placed flat against the building does not require a sign permit.

CONDITIONAL USE 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)	*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;*	The proposed use is in harmony and compliance with the General Plan and zoning ordinance regulations.
2)	*[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;*	The proposed use will contribute to the general well-being of the community.
3)	*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*	The use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity.

4)	*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 adopted standards of those fields of expertise.*	The proposed conditions are based upon ordinance standards.

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 November 16, 2023.

PUBLIC COMMENT

A public notice sign was placed on the subject property on Wednesday, November 22nd, 2023. To date no public comments have been received by City staff.

CONDITIONS OF APPROVAL

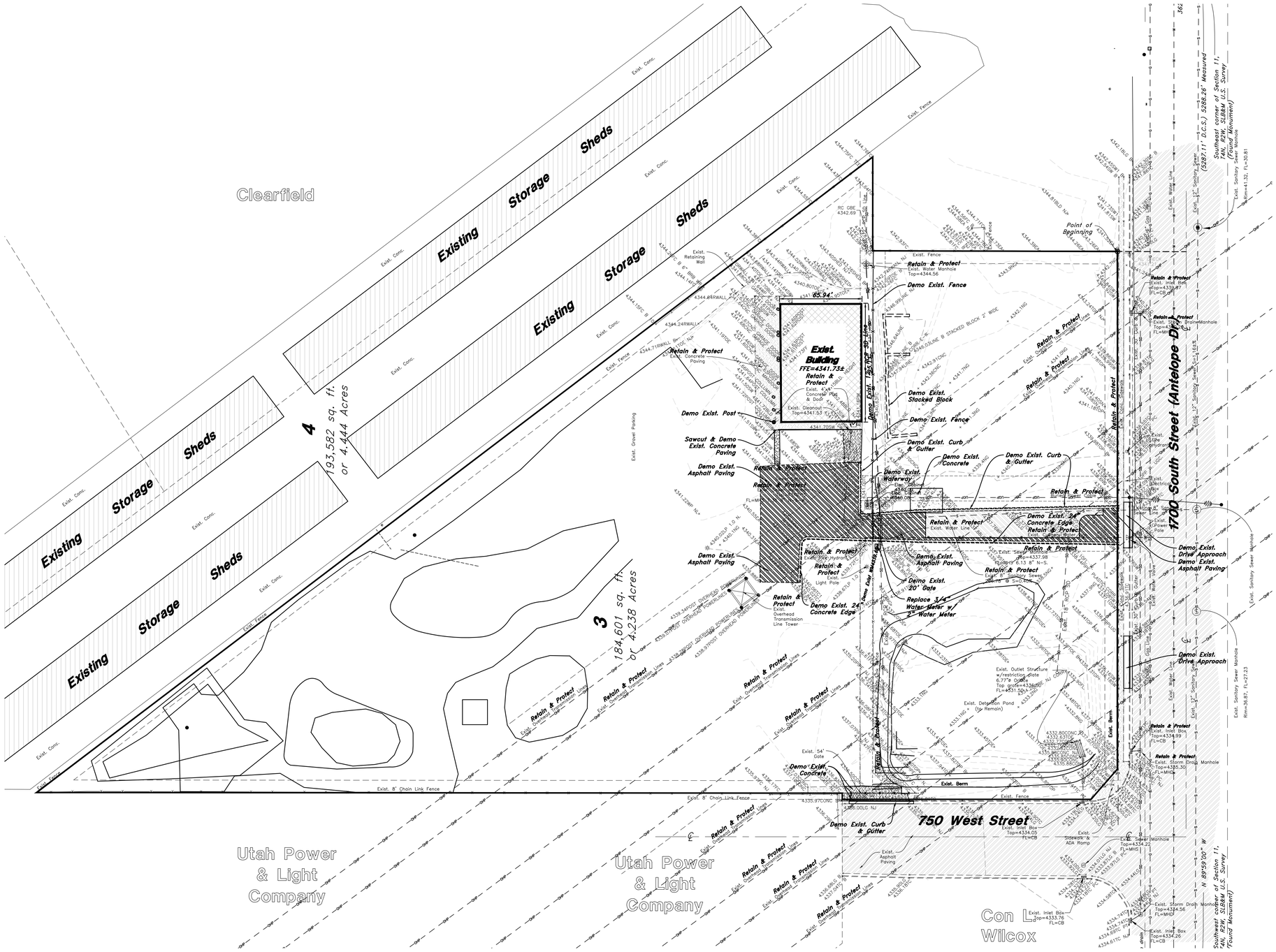
The following conditions of approval shall be addressed by the applicant and shown on a set of revised plans prior to issuance of final land use approval unless otherwise noted.

1) The existing subdivision lot lines will need to be amended to allow for the addition of the entry canopy.
2) The plans shall be revised to include a public sidewalk along 750 West, between Antelope Drive and north to where 750 West terminates.
3) The road base drive and parking area shown on the site plan shall be revised to be surfaced with concrete or asphalt.
4) The plans shall be revised to include a landscaped island for single rows of parking where there are more than twelve (12) continuous spaces.
5) Any garbage dumpster locations shall be shown on the site plan and include details of any required screening.
6) The landscape plan shall be revised to meet the minimum tree quantity standards as outlined in the staff report.
7) 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.
8) 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.
9) Any signs shall meet Chapter 11-15 “Sign Regulations” standards. A sign which is a religious symbol or emblem placed flat against the building does not require a sign permit.
10) The project shall address the comments and requirements of the North Davis Fire District review and receive Fire District approval.

11) The plans shall be revised to address Engineering requirements as outlined in the review letter dated November 16, 2023.

ATTACHMENTS

1. Demolition Plan
2. Overall Site Plan
3. Site Plan
4. Grading & Drainage Plan
5. Utility Plan
6. Details
7. Architectural Set Title Page
8. Code Review
9. Floor Demolition Plan
10. Proposed Floor Plan
11. Elevations
12. Interior Wall Details
13. Restroom Details
14. Interior Finish Schedule
15. Landscape Plan & Details



Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	S
Water Manhole	W
Storm Drain Manhole	SD
Cleanout	C
Electrical Manhole	E
Catch Basins	
Exist. Fire Hydrant	
Fire Hydrant	
Fire Department Connection	
Post Indicator Valve	
Exist. Water Valve	
Water Valve	
Sanitary Sewer	S
Culinary Water	W
Gas Line	G
Irrigation Line	IW
Storm Drain	SD
Telephone Line	T
Secondary Waterline	SW
Power Line	P
Fire Line	F
Land Drain	LD
Power pole	
Power pole w/guy	
Light Pole	
Fence	
Flowline of ditch	
Overhead Power line	OHP
Corrugated Metal Pipe	CMP
Concrete Pipe	CP
Reinforced Concrete Pipe	RCP
Ductile Iron	DI
Polyvinyl Chloride	PVC
Top of Asphalt	TA
Edge of Asphalt	EA
Centerline	CL
Flowline	FL
Finish Floor	FF
Top of Curb	TC
Top of Wall	TWL
Top of Walk	TW
Top of Concrete	TCN
Natural Ground	NG
Finish Grade	FG
Match Existing	ME
Fire Department Connection	FDC
Finish Contour	90
Exist. Contour	90
Finish Grade	95.53TA
Exist. Grade	95.72TA
Ridge Line	R
Direction of Flow	
Existing Asphalt	
New Asphalt	
Heavy Duty Asphalt	
Existing Concrete	
New Concrete	
Demo'd Road Base	
Spilli Curb & Gutter	
Demo Tree	
Tree To Remain in Place	

Scale: 1" = 40'

40 0 10 20 40 50 60 70 80

Graphic Scale

GENERAL DEMOLITION NOTES:

1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. Demolish existing buildings and clear from site. (Including removal of all footings and foundations.)
4. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from site unless otherwise shown.
5. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
6. Basements and other excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner)
7. Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.
8. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
9. If ASBESTOS is found in existing structures, the Asbestos must be removed in a legal manner by a contractor licensed to handle asbestos materials. (Not a part of contract)
10. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
11. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
12. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
13. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
14. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
15. Install traffic warning devices as needed in accordance with local standards.
16. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.

CAUTION NOTICE TO CONTRACTOR

The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the propose improvements shown on the plans.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

REV	DATE	DESCRIPTION

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 FAX (801)392-7544
SLC (801)521-0222
WWW.GREATBASINENGINEERING.COM

Demolition Plan

Alpine Church - Clearfield

560 West 1700 South
Clearfield City, Davis County, Utah
A part of Section 11, T4N, R2W, SLB&M, U.S. Survey

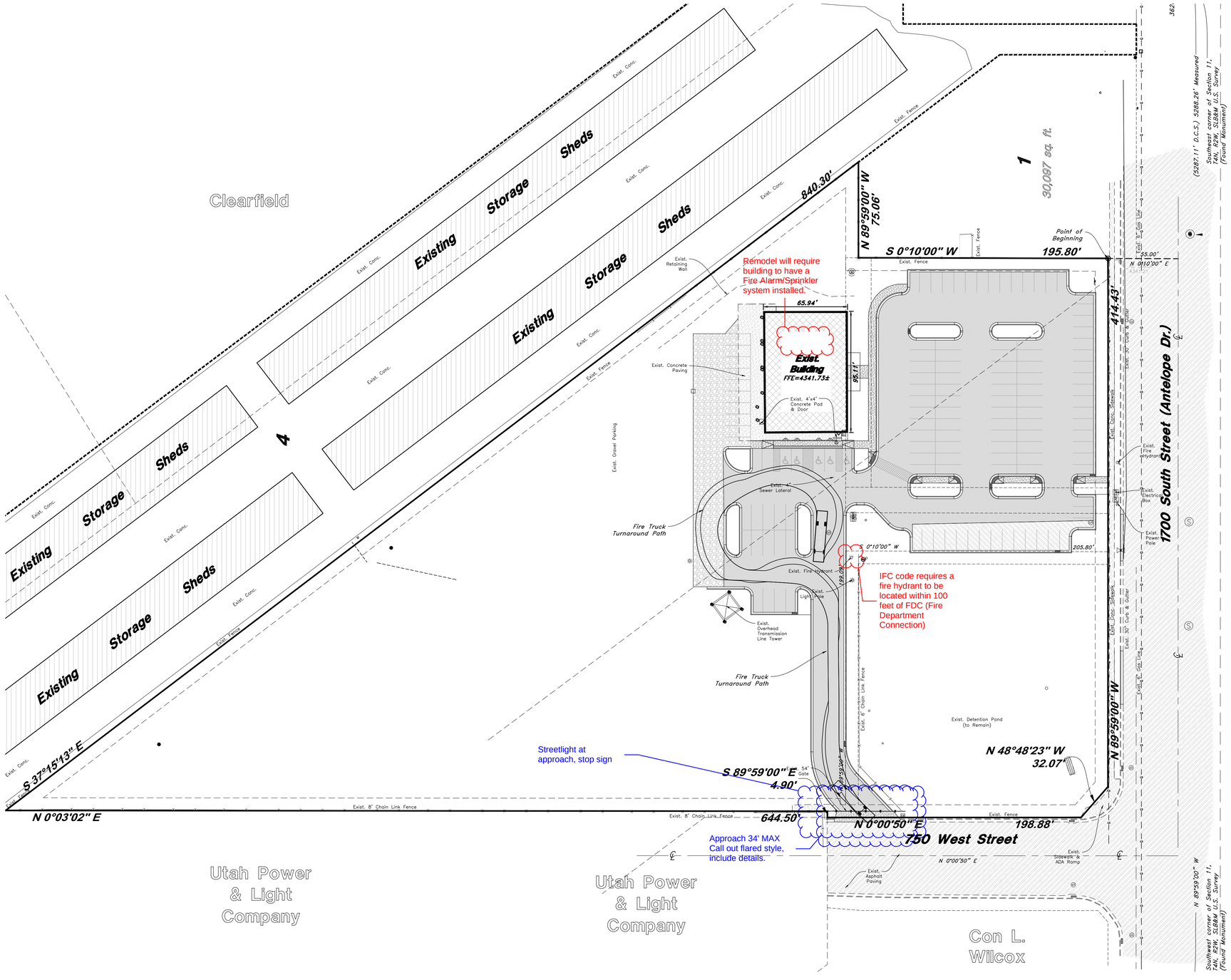
LICENSED PROFESSIONAL ENGINEER
No. 166184
MARK EUGENE BABBITT
10-30-23
STATE OF UTAH

30 Oct, 2023

SHEET NO.
C0

23N208

W:\23N208 - Alpine Church - Clearfield\Dwg\23N208-S6.dwg



Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Cleanout
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Fire Department Connection
- Post Indicator Valve
- Exist. Water Valve
- Water Valve
- Sanitary Sewer — S —
- Culinary Water — W —
- Gas Line — G —
- Irrigation Line — IW —
- Storm Drain — SD —
- Telephone Line — T —
- Secondary Waterline — SW —
- Power Line — P —
- Fire Line — F —
- Land Drain — LD —
- Power pole
- Power pole w/guy
- Light Pole
- Fence — x — x — x —
- Flowline of ditch
- Overhead Power line — OHP —
- Corrugated Metal Pipe — CMP
- Concrete Pipe — CP
- Reinforced Concrete Pipe — RCP
- Ductile Iron — DI
- Polyvinyl Chloride — PVC
- Top of Asphalt — TA
- Edge of Asphalt — EA
- Centerline — CL
- Flowline — FL
- Finish Floor — FF
- Top of Curb — TC
- Top of Wall — TWL
- Top of Walk — TW
- Top of Concrete — TCN
- Natural Ground — NG
- Finish Grade — FG
- Match Existing — ME
- Fire Department Connection — FDC
- Finish Contour — 90 —
- Exist. Contour — 92 —
- Finish Grade — 95.33TA
- Exist. Grade — 95.72TA
- Ridge Line — R —
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Demo'd Road Base
- Spill Curb & Gutter
- Demo Tree
- Tree To Remain in Place

Scale: 1" = 40'

40 0 10 20 40 50 60 70 80

Graphic Scale

GENERAL SITE NOTES:

1. Stalls designated as accessible will require a painted accessible symbol and sign. (See Details)
2. Fire lane markings and signs to be installed as directed by the Fire Marshall.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. Building sidewalks, ramps, and bollards are building contractor responsible items. See architectural plans.
5. All dimensions are to back of curb unless otherwise noted.

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ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

REV	DATE	DESCRIPTION

GREAT BASIN ENGINEERING
574 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 SLC (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Overall Site Plan

Alpine Church - Clearfield

560 West 1700 South
Clearfield City, Davis County, Utah
A part of Section 11, T4N, R2W, SLB&M, U.S. Survey

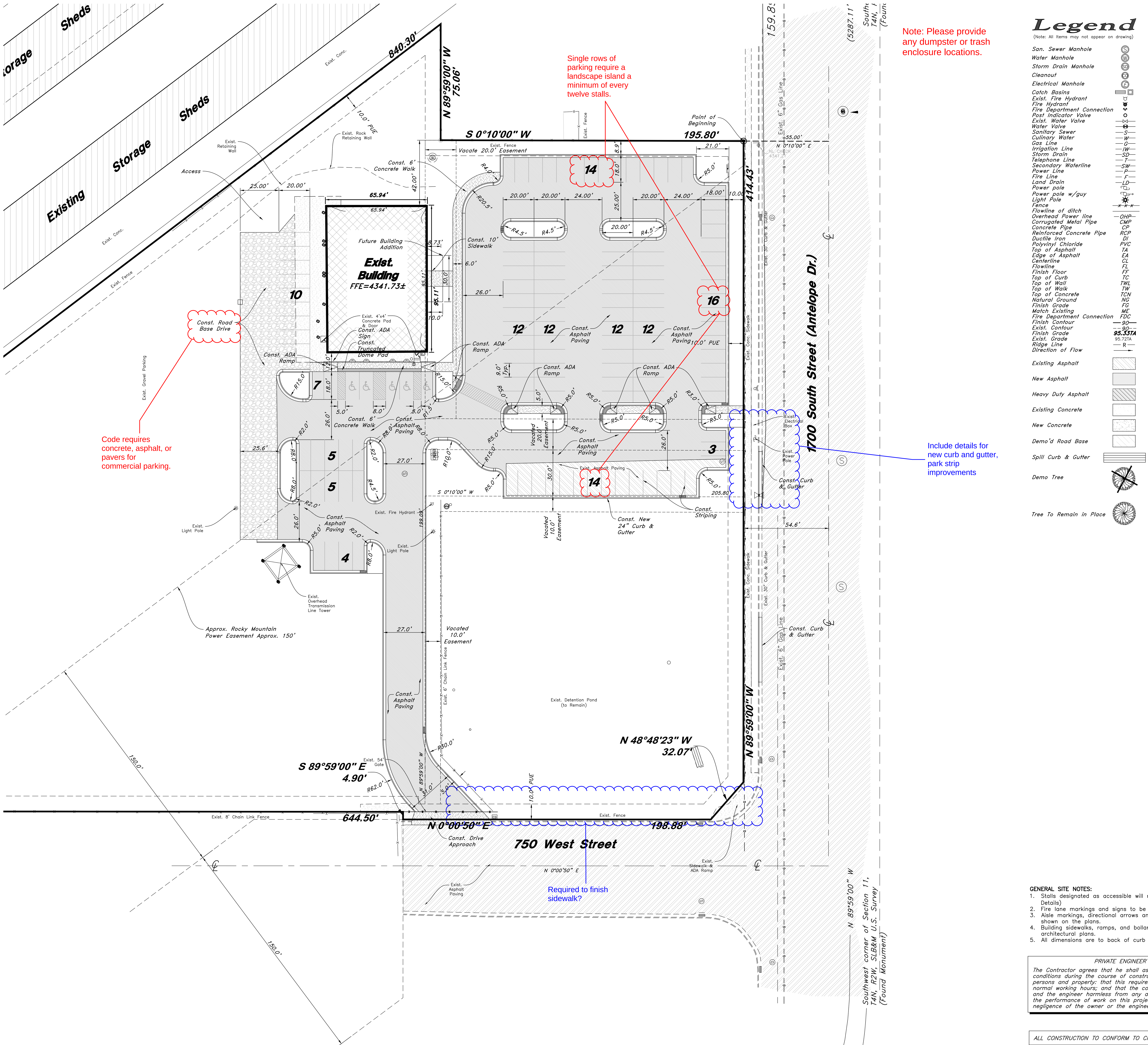
No. 166484
MARK EUGENE BABBITT
10-30-23
LICENSED PROFESSIONAL ENGINEER
STATE OF UTAH

30 Oct, 2023

SHEET NO.
C1

23N208

W:\23N208 - Alpine Church - Clearfield\Dwg\23N208-S6.dwg



Legend

(Note: All Items may not appear on drawing)

San. Sewer Manhole
Water Manhole
Storm Drain Manhole
Cleanout
Electrical Manhole
Catch Basins
Exist. Fire Hydrant
Fire Hydrant
Fire Department Connection
Post Indicator Valve
Exist. Water Valve
Water Valve
Sanitary Sewer — S
Culinary Water — W
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Storm Drain — SD
Telephone Line — T
Secondary Waterline — SW
Power Line — P
Fire Line — F
Land Drain — LD
Power pole
Power pole w/guy
Light Pole
Fence
Flowline of ditch
Overhead Power line — OHP
Corrugated Metal Pipe — CMP
Concrete Pipe — CP
Reinforced Concrete Pipe — RCP
Ductile Iron — DI
Polyvinyl Chloride — PVC
Top of Asphalt — TA
Edge of Asphalt — EA
Centerline — CL
Flowline — FL
Finish Floor — FF
Top of Curb — TC
Top of Wall — TWL
Top of Walk — TW
Top of Concrete — TCN
Natural Ground — NG
Finish Grade — FG
Match Existing — ME
Fire Department Connection — FDC
Finish Contour — 90
Exist. Contour — 90
Finish Grade — 95.33TA
Exist. Grade — 95.72TA
Ridge Line — R
Direction of Flow
Existing Asphalt
New Asphalt
Heavy Duty Asphalt
Existing Concrete
New Concrete
Demo'd Road Base
Spill Curb & Gutter
Demo Tree
Tree To Remain in Place

GENERAL SITE NOTES:

1. Stalls designated as accessible will require a painted accessible symbol and sign. (See Details)
2. Fire lane markings and signs to be installed as directed by the Fire Marshall.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. Building sidewalks, ramps, and bollards are building contractor responsible items. See architectural plans.
5. All dimensions are to back of curb unless otherwise noted.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

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ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

REV	DATE	DESCRIPTION

GREAT BASIN ENGINEERING INC
5746 South 1475 East Ogden, Utah 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Site Plan

Alpine Church - Clearfield

560 West 1700 South
Clearfield City, Davis County, Utah
A part of Section 11, T4N, R2W, SLB&M, U.S. Survey

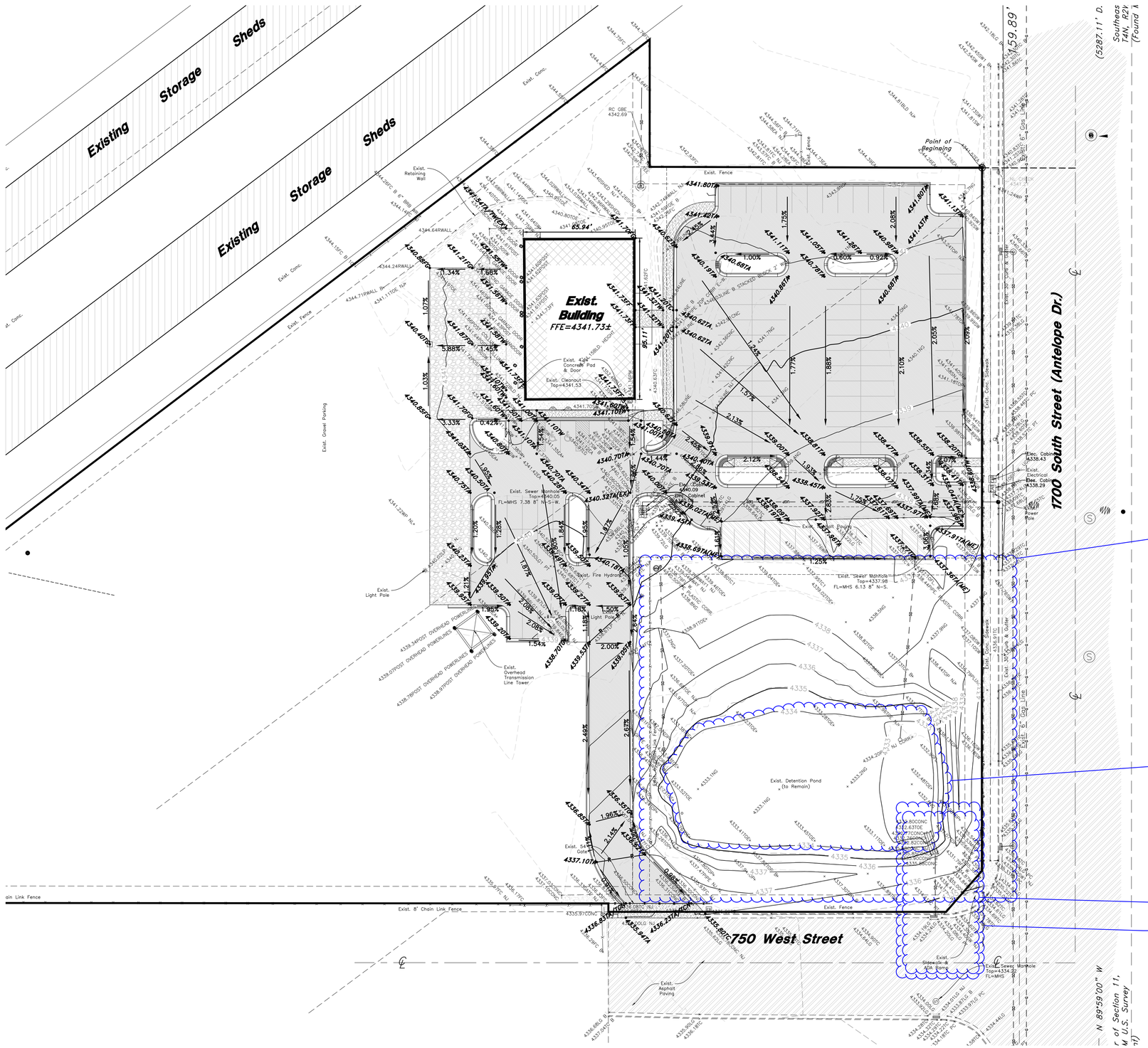
LICENSED PROFESSIONAL ENGINEER No. 166484 MARK EUGENE BABBITT 10-30-23 STATE OF UTAH

30 Oct, 2023

SHEET NO. **C1.1**

23N208

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Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
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- Electrical Manhole
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- Light Pole
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- Concrete Pipe — CP
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- Ductile Iron — DI
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- Top of Asphalt — TA
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- Top of Walk — TW
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- Natural Ground — NG
- Finish Grade — FG
- Match Existing — ME
- Fire Department Connection — FDC
- Finish Contour — 90 —
- Exist. Contour — 90 —
- Finish Grade — 95.33TA
- Exist. Grade — 95.72TA
- Ridge Line — R —
- Direction of Flow

- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Demo'd Road Base
- Spill Curb & Gutter
- Demo Tree
- Tree To Remain in Place

Scale: 1" = 30'

30 0 15 30 40 50 60

Graphic Scale

Has basin volume accounted for additional impermeable surface improvements being added to the site? Please include storm water calculations - generated runoff, detention, retention, and release rates.

For water quality and retention purposes, install sod at bottom of basin. Slopes can be landscaped to owners choice. Provide irrigation w/ back flow for landscape.

How does SW leave the site?

Overflow structure needed

GENERAL GRADING NOTES:

1. All work shall be in accordance with the City Public Works Standard.
2. Cut slopes shall be no steeper than 2 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 2 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by the geotechnical engineer.
5. Areas to receive fill shall be properly prepared and approved by the City inspector and geotechnical Engineer prior to placing fill.
6. Fills shall be benched into competent material as per specifications and geotechnical report.
7. All trench backfill shall be tested and certified by the site geotechnical engineer per the grading code.
8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from the geotechnical engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permitee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading project.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the city engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. Elevations shown on this plan are finish grades. Rough grades are the subgrades of the improvements shown hereon.
18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
19. Erosion Control: Protect all inlet boxes, catch basins, etc. with straw bales or other approved method to strain the storm water during construction. Protect surrounding properties and streets from site runoff with sandbags and earth berms.

CURB AND GUTTER CONSTRUCTION NOTES:

1. Open face gutter shall be constructed where drainage is directed away from curb.
2. Open face gutter locations are indicated by shading and notes on site and grading plan.
3. It is the responsibility of the surveyor to adjust top of curb grades at the time construction staking.
4. Refer to the typical details for a standard and open face curb and gutter for dimensions.
5. Transitions between open face and standard curb and gutter are to be smooth. Hand form these areas if necessary.

ADA NOTES:

Contractor must maintain a running slope on Accessible routes no steeper than 5.0% (1:20). The cross slope for Accessible routs must be no steeper than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36". If grades on plans do not meet this requirement notify Consultants immediately.

The Client, Contractor, and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of the ADA and/or FHAA.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

REV	DATE	DESCRIPTION
1.	9/29/2020	Partial Redesign, overhead transmission lines, Inlet/Outlet structure

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 SLC (801)521-0222 FAX (801)392-7544
W W W . G R E A T B A S I N E N G I N E E R I N G . C O M

Grading & Drainage Plan

Alpine Church - Clearfield

560 West 1700 South
Clearfield City, Davis County, Utah
A part of Section 11, T4N, R2W, SLB&M, U.S. Survey

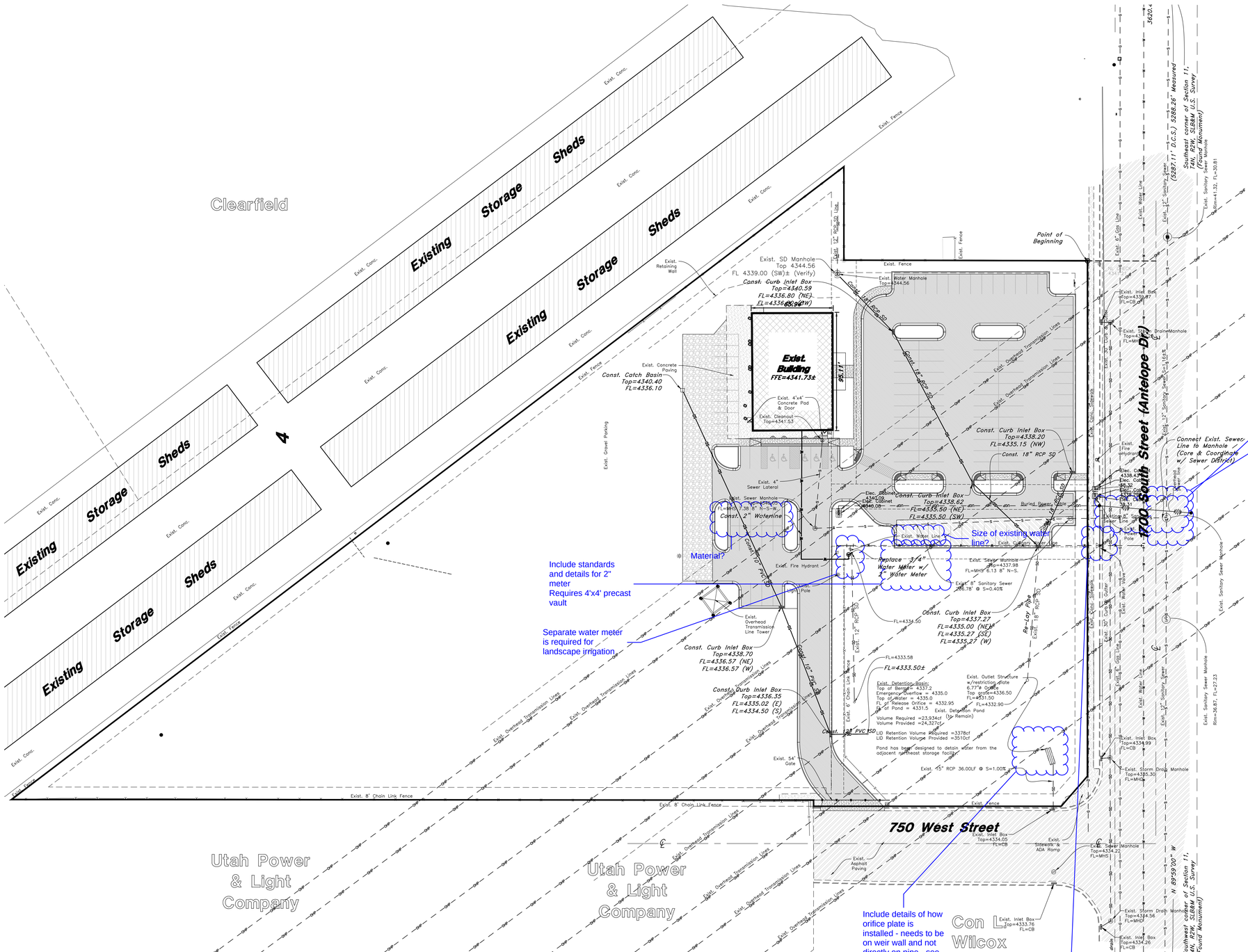
LICENSED PROFESSIONAL ENGINEER
No. 166184
MARK EUGENE BABBITT
10-30-23
STATE OF UTAH

30 Oct, 2023

SHEET NO.
C2

23N208

W:\23N208 - Alpine Church - Clearfield\Dwg\23N208-S6.dwg



Scale: 1" = 40'

40 0 10 20 40 50 60 70 80

Graphic Scale

Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	S	Existing Asphalt	
Water Manhole	W	New Asphalt	
Storm Drain Manhole	SD	Heavy Duty Asphalt	
Cleanout	C	Existing Concrete	
Electrical Manhole	E	New Concrete	
Catch Basins		Demo'd Road Base	
Exist. Fire Hydrant		Spill Curb & Gutter	
Fire Hydrant		Demo Tree	
Fire Department Connection		Tree To Remain in Place	
Post Indicator Valve			
Exist. Water Valve			
Water Valve			
Sanitary Sewer	S		
Culinary Water	W		
Gas Line	G		
Irrigation Line	IW		
Storm Drain	SD		
Telephone Line	T		
Secondary Waterline	SW		
Power Line	P		
Fire Line	F		
Land Drain	LD		
Power pole			
Power pole w/guy			
Light Pole			
Fence			
Flowline of ditch			
Overhead Power line	OHP		
Corrugated Metal Pipe	CMP		
Concrete Pipe	CP		
Reinforced Concrete Pipe	RCP		
Ductile Iron	DI		
Polyvinyl Chloride	PVC		
Top of Asphalt	TA		
Edge of Asphalt	EA		
Centerline	CL		
Flowline	FL		
Finish Floor	FF		
Top of Curb	TC		
Top of Wall	TW/L		
Top of Walk	TW		
Top of Concrete	TCN		
Natural Ground	NG		
Finish Grade	FG		
Match Existing	ME		
Fire Department Connection	FDC		
Finish Contour	90		
Exist. Contour	90		
Finish Grade	95.33TA		
Exist. Grade	95.72TA		
Ridge Line	R		
Direction of Flow			

GENERAL UTILITY NOTES:

1. Coordinate all utility connections to building with plumbing plans and building contractor.
2. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
3. All catch basins and inlet box grates are to be bicycle proof.
4. All inlet boxes located in curb and gutter are to be placed parallel to the curb and gutter and set under the frame and grate. Improperly placed boxes will be removed and replaced at no additional cost to the owner. Precast or cast in place boxes are acceptable.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
10. All gravity flow utility lines shall be installed prior to any pressurized utilities unless written permission is obtained from the engineer of record before construction begins.

UTILITY PIPING MATERIALS:

All piping to be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

CULINARY SERVICE LATERALS

1. 3/4" to 2" diameter pipe – copper tube ASTM B, Type K, Soft Temper
2. Over 2" diameter pipe – AWWA C-900 Class 150 pipe

WATER MAIN LINES AND FIRE LINES

1. Pipe material as shown on utility plan view or to meet city standards.

SANITARY SEWER LINES

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D 3034, Type PSM, SDR 35

STORM DRAIN LINES

1. 12" pipes or smaller – Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 12" or larger – Reinforced Concrete Pipe, ASTM C76, Class III up to 13' of cover, Class IV for 13' to 21' of cover, Class V for 21' to 32' of cover, and Special Design for cover greater than 32 feet.

NATURAL GAS SERVICE LATERALS (QUESTAR)

1. PLASTIC PIPING MATERIAL: Plastic polyethylene pipe materials and compression couplings must be approved for natural gas applications and must be installed underground. All plastic pipe and fittings must conform to ASTM D2513 (60 psi and above high density pipe approved 3408).
2. Plastic pipe must be joined by individuals qualified in the heat fusion method of connecting pipe and fittings or approved mechanical fittings. A minimum number 18 insulated yellow copper tracer wire shall be installed with underground nonmetallic gas piping and shall terminate above grade at each end. Tracer wire shall not come in contact with plastic piping.
3. Risers and prefabricated risers inserted with plastic pipe shall conform to ASTM D2513, shall be metallic, have a space of 10 inches from the bottom of the service valve and grade, and shall be wrapped or coated to a point at least 6 inches above grade or protected in an approved manner. When a riser connects underground to plastic pipe, the underground horizontal metallic portion of the riser shall extend at least 12 inches before connecting to the plastic pipe by means of an approved transition fitting, adapter or heat fusion.
4. Plastic pipe used underground for customer fuel lines must be approved polyethylene material and be buried a minimum of 12 inches. It shall not be used inside buildings or above ground. PVC (Polyvinyl Chloride) is not approved for piping systems in Questar Gas's service area. Individual gas lines (metallic or plastic) to single outside appliance (outside lights, grilles, etc.) shall be installed a minimum of 8 inches below grade, provided such installation is approved and installed in locations not susceptible to physical damage.

CAUTION NOTICE TO CONTRACTOR

The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

REV	DATE	DESCRIPTION
4	9/29/2020	Pond Redesign, overhead transmission lines, Inlet/Outlet structure

GREAT BASIN ENGINEERING
574 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Utility Plan

Alpine Church - Clearfield

560 West 1700 South
Clearfield City, Davis County, Utah
A part of Section 11, T4N, R2W, SLB&M, U.S. Survey

LICENSED PROFESSIONAL ENGINEER No. 166184 MARK EUGENE BARRETT 10-30-23 STATE OF UTAH

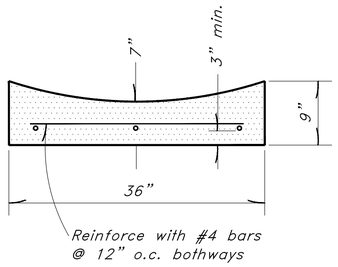
30 Oct, 2023

SHEET NO.

C3

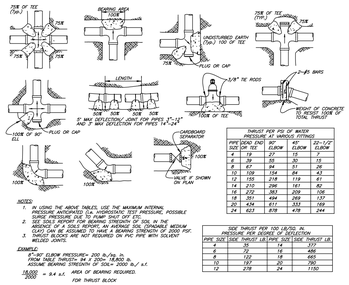
23N208

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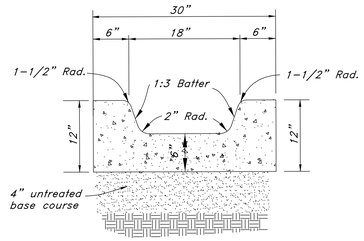
13 Typical Waterway Detail

Not to Scale



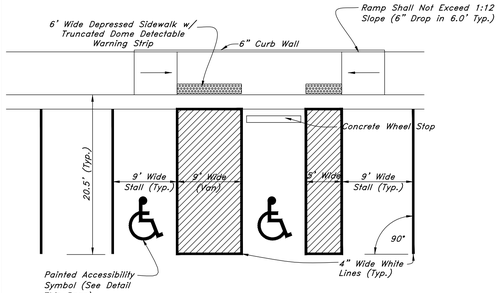
12 Thrust Blocking Details

Not to Scale



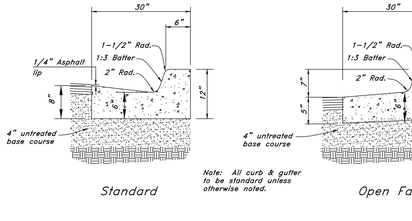
11 Typical "U" Gutter thru Planter

Not to Scale



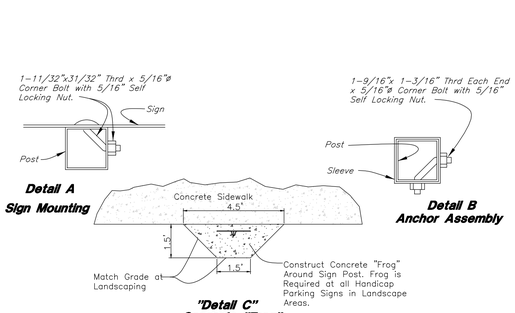
10 Typical Accessible Parking Striping Plan

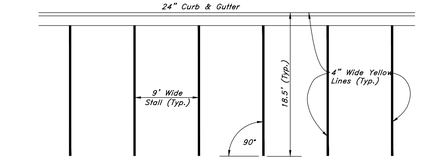
Not to Scale



9 Typical Section - 30" Curb & Gutter

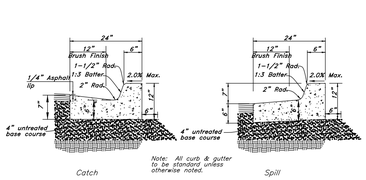
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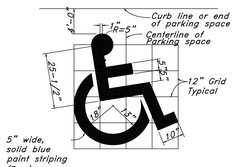
8 Typical Parking Lot Striping Plan

Not to Scale



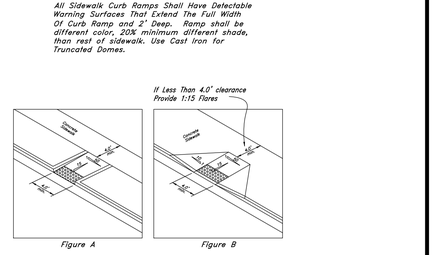
7 Typical Section - 24" Curb & Gutter

Not to Scale



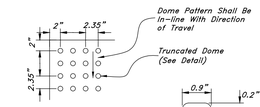
6 Accessibility Symbol

Not to Scale



2 Accessible Parking Sign

Not to Scale



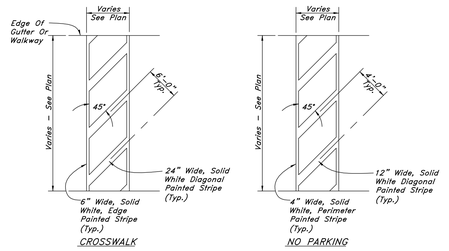
All Sidewalk Curb Ramps Shall Have Detectable Warning Surfaces That Extend The Full Width Of Curb Ramp and 2' Deep. Ramp shall be different color, 20% minimum different shade, than rest of sidewalk. Use Cast Iron for Truncated Domes.

Truncated Domes Texture @ All Hazardous Routes.

Note: Curb Height Varies, See Civil Plans For Elevations.

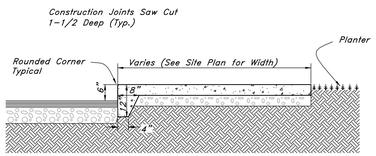
1 Typical ADA Ramp Detail

Not to Scale



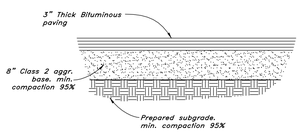
5 Striping

Not to Scale



4 Thickened Edge Walk

Not to Scale



3 Typical Bituminous Pavement Section On-Site Section

Not to Scale

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 SLC (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

REV	DATE	DESCRIPTION

Details

Alpine Church - Clearfield

560 West 1700 South
Clearfield City, Davis County, Utah
A part of Section 11, T4N, R2W, SLB&M, U.S. Survey

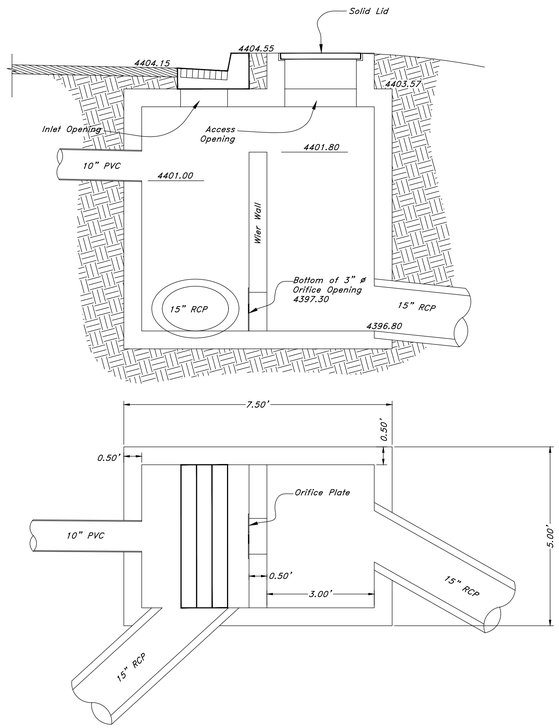
No. 166484 MARK EUGENE BABBITT 10-30-23 STATE OF UTAH LICENSED PROFESSIONAL ENGINEER

30 Oct, 2023

SHEET NO.
C4

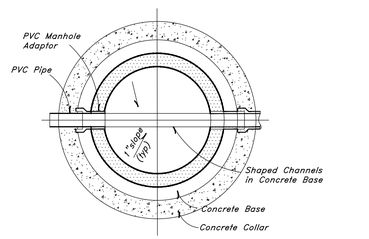
23N208

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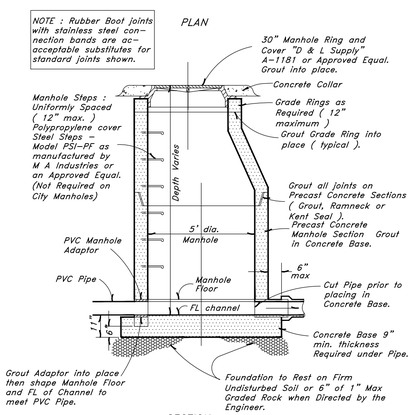


5 Double Box with Wier Wall Detail

Scale= 1"=2'



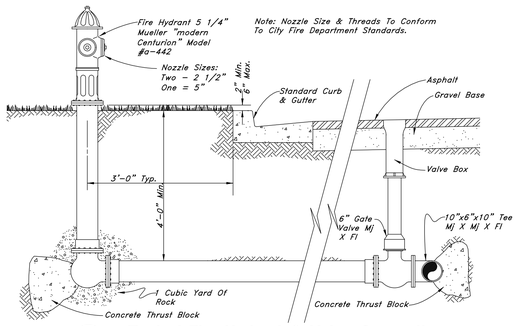
PLAN



SECTION

4 Typical Manhole Detail

Not to Scale



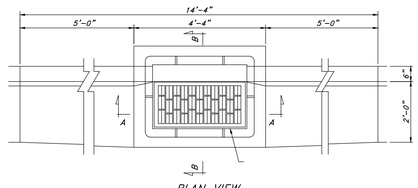
3 Typical Fire Hydrant & Valve Connection

Not to Scale

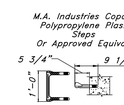
Notes:
1. All Boxes Must Be Formed Inside And Out. The City Inspector Must Observe Prior To Placing Concrete.
2. All Reinforcing Steel Shall Be Intermediate Grade 40, And Shall Have A Minimum Of Two Inches Cover Or Clearance From All Surfaces And Openings, Unless Otherwise Specified.
3. All Concrete Shall Be Class AA(AE), Unless Otherwise Specified.
4. flowline Elevations, Pipe Sizes, And Locations Shall Be Shown On Other Drawings.
5. Rebar Splice Shall Not Be Less Than 18 Inches.
6. 2x4 Shear Keys Are Required As Shown.
7. Compact Base Material To 96% Of Maximum Dry Density Per ASTM D-1557.
8. Precast Storm Drain Box May Be Used In Lieu Of Cast-in-place. Must Provide Submittals To The Design Engineer For Approval Prior To Use.

STEEL SCHEDULE			WALL THICKNESS
HEIGHT	VERT. STL.	HORIZ. STL.	
0' - 4'	# 3 @ 12" O.C.	# 3 @ 12" O.C.	6" WALL
4' - 6'	# 4 @ 12" O.C.	# 4 @ 12" O.C.	6" WALL
6' - 8'	# 5 @ 12" O.C.	# 4 @ 12" O.C.	8" WALL
8' - 10'	# 5 @ 12" O.C.	# 4 @ 12" O.C.	8" WALL
10' - 12'	# 5 @ 12" O.C.	# 4 @ 12" O.C.	8" WALL

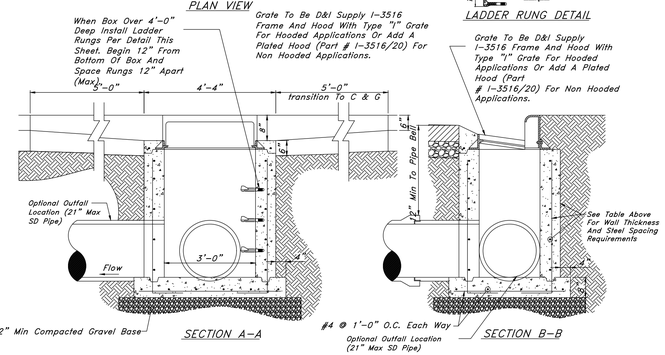
NOTE:
1) INSIDE FACE BA RS TO BE STA GGERED W/ OUTSIDE FA CE BA RS.
2) USE DOUBLE CURTAIN REINF. FOR INLET BOXES 6' - 8' OR MORE DEEP.



PLAN VIEW



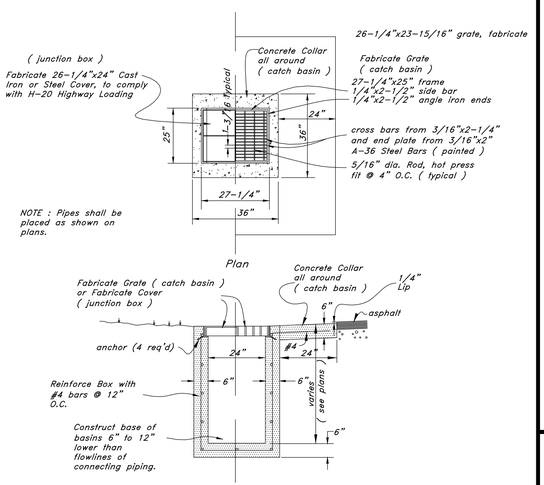
LADDER RUNG DETAIL



SECTION A-A SECTION B-B

2 Curb Inlet Box

Not to Scale



1 Catch Basin/Junction Box

Not to Scale

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5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 SLC (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

REV	DATE	DESCRIPTION

Details

Alpine Church - Clearfield

560 West 1700 South, Clearfield City, Davis County, Utah
A part of Section 11, T4N, R2W, SLB&M, U.S. Survey

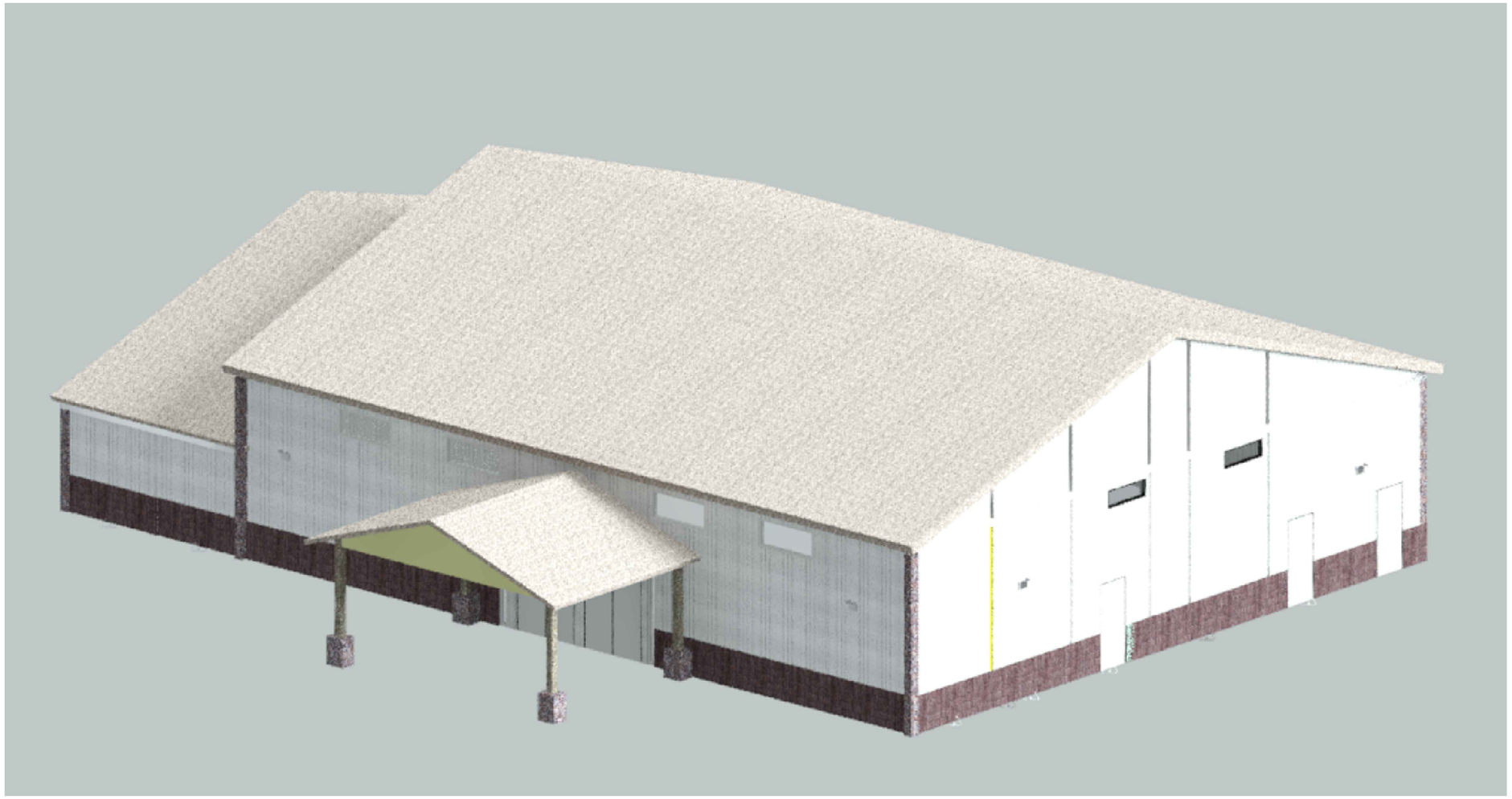
LICENSED PROFESSIONAL ENGINEER No. 166184 MARK EUGENE BABBITT 10-30-23 STATE OF UTAH

30 Oct, 2023

SHEET NO.
C4.1

23N208

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ALPINE CHURCH BUILDING REMODEL

Clearfield

BUILDING INFORMATION

BUILDING INFORMATION:
DIMENSIONS: 65' x 75' = 4,875 Sq. Ft.
2ND BUILDING DIMENSIONS: 65' x 20' & 6' x 20' (PORCH)
2ND BUILDING SQUARE FOOTAGE: 1,420 Sq. Ft.
TOTAL SQUARE FOOTAGE: 6,295 Sq. Ft.

SITE INFORMATION:
ADDRESS:
1700 South 650 West
Clearfield, UT 84075

DRAWING INDEX	
CR-101	CODE REVIEW PLAN
AD-101	DEMOLITION PLAN
AE-101	PROPOSED FLOOR PLAN
AE-201	ELEVATIONS
AE-202	ELEVATION PLAN
AE-301	INTERIOR WALL DETAILS
AE-401	RESTROOM DETAILS
AI-101	INTERIOR FINISH SCHEDULE

MARK	DESCRIPTION	DATE	APPR.

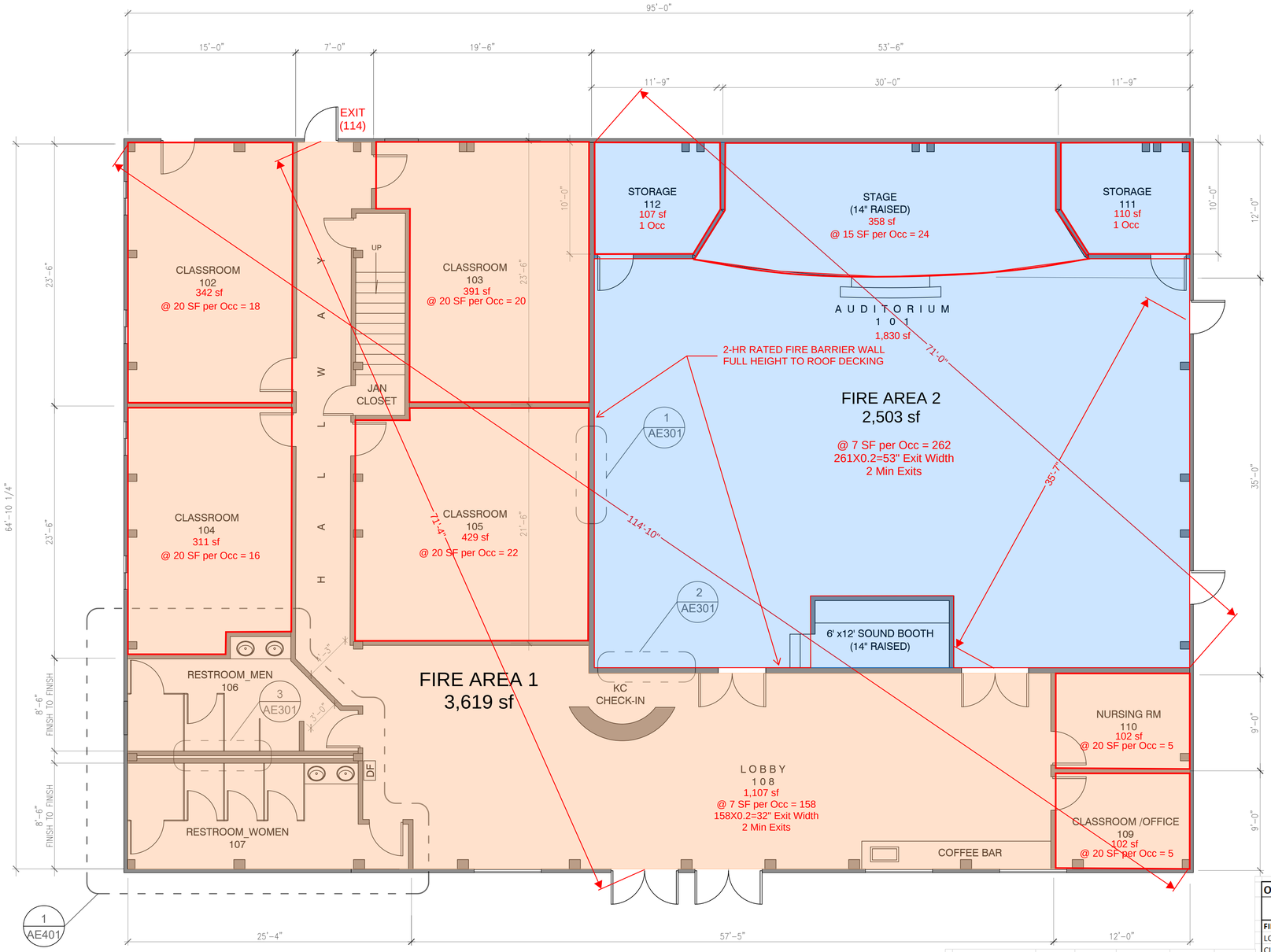
DESIGNED BY:
DESIGNER
DRAWN BY:
ALPINER
CHECKED BY:
PLOT SCALE:
NTS
GOVERNMENT REVIEWER:
REVIEWER

ALPINE CHURCH
SYRACUSE, UT

TITLE PAGE

SHEET OF

FILE NAME: C:\Users\Alpin\Desktop\Alpine Church, Syracuse UT\Alpine Syracuse_Elevation_1.dwg LAYOUT NAME: Details (2) PLOTTED: Monday, November 06, 2023 - 9:27pm USER: Alpin



CODE REVIEW PLAN

NOT FOR CONSTRUCTION

CODE REVIEW
Updated 11/06/23

PLUMBING FIXTURE REQUIRED IBC TABLE 2902.1

ROOM	1 PER		OCCUPANTS	TABULAR	REQUIRED
MALE					
50% OF TOTAL			270.00		
TOILETS	150			1.80	**2**
LAVATORIES	200			1.35	**2**
FEMALE					
50% OF TOTAL			270.00		
TOILETS	75			3.60	**4**
LAVATORIES	200			1.35	**2**
DRINKING FOUNTAIN	1,000				1
SERVICE SINK					1

OCCUPANT LOAD SCHEDULE IBC TABLE 1004.5

ROOM	LOAD FACTOR	AREA	OCCUPANTS	TABULAR
FIRE AREA 1				
LOBBY 108	7	1107	159	
CLASS/OFFICE 109	20	102	6	
NURSING 110	20	102	6	
CLASSROOM 102	20	342	18	
CLASSROOM 103	20	391	20	
CLASSROOM 104	20	311	16	
CLASSROOM 105	20	429	22	
TOTAL FIRE AREA 1				**247**
FIRE AREA 2				
AUDITORIUM 101	7	1830	262	
SOUND BOOTH			2	
STAGE	15	404	27	
STORAGE 111	300	110	1	
STORAGE 112	300	107	1	
TOTAL FIRE AREA 2				**293**
TOTAL OCCUPANT LOAD				**540**

MARK	DESCRIPTION	DATE	APPR.

DESIGNED BY: DESIGNER
DRAWN BY: CADD_TECH
CHECKED BY:
PLOT SCALE: 3/16"=1'-0"
GOVERNMENT REVIEWER: REVIEWER

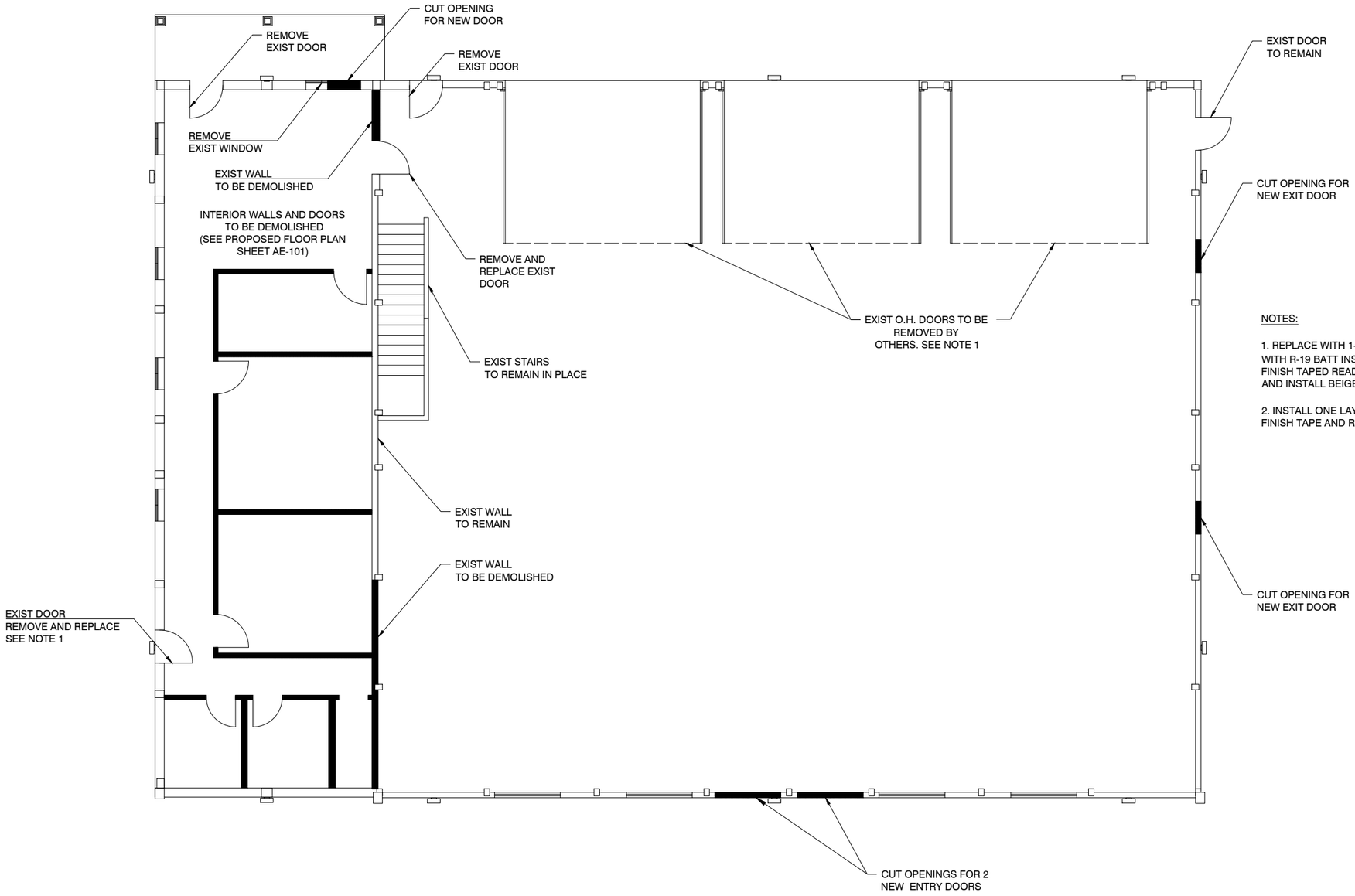
ALPINE CHURCH
SYRACUSE, UT

CODE REVIEW PLAN

CR-01

SHEET 1 OF 8

FILE NAME: C:\Users\Alpin\AppData\Local\Temp\Ac-Publish_25288\Alpine Syracuse_Proposed Architectural.dwg LAYOUT NAME: Floor Plan PLOTTED: Wednesday, November 01, 2023 - 8:14pm USER: Alpin



NOTES:

1. REPLACE WITH 1-$\frac{one}{eight}$" X 5-5/8" STEEL STUDS, FILLED WITH R-19 BATT INSULATION, $\frac{one}{eight}$" GYPSUM BOARD FINISH TAPED READY FOR PAINT ON THE INTERIOR, AND INSTALL BEIGE METAL PANEL EXTERIOR.

2. INSTALL ONE LAYER OF $\frac{one}{eight}$" GYPSUM BOARD, FINISH TAPE AND READY FOR PAINT.

DEMOLITION PLAN

MARK	DESCRIPTION	DATE	APPR

DESIGNED BY:
DESIGNER
DRAWN BY:
CAD0_TECH
CHECKED BY:
PLOT SCALE:
3/16" = 1'-0"
GOVERNMENT REVIEWER:
REVIEWER

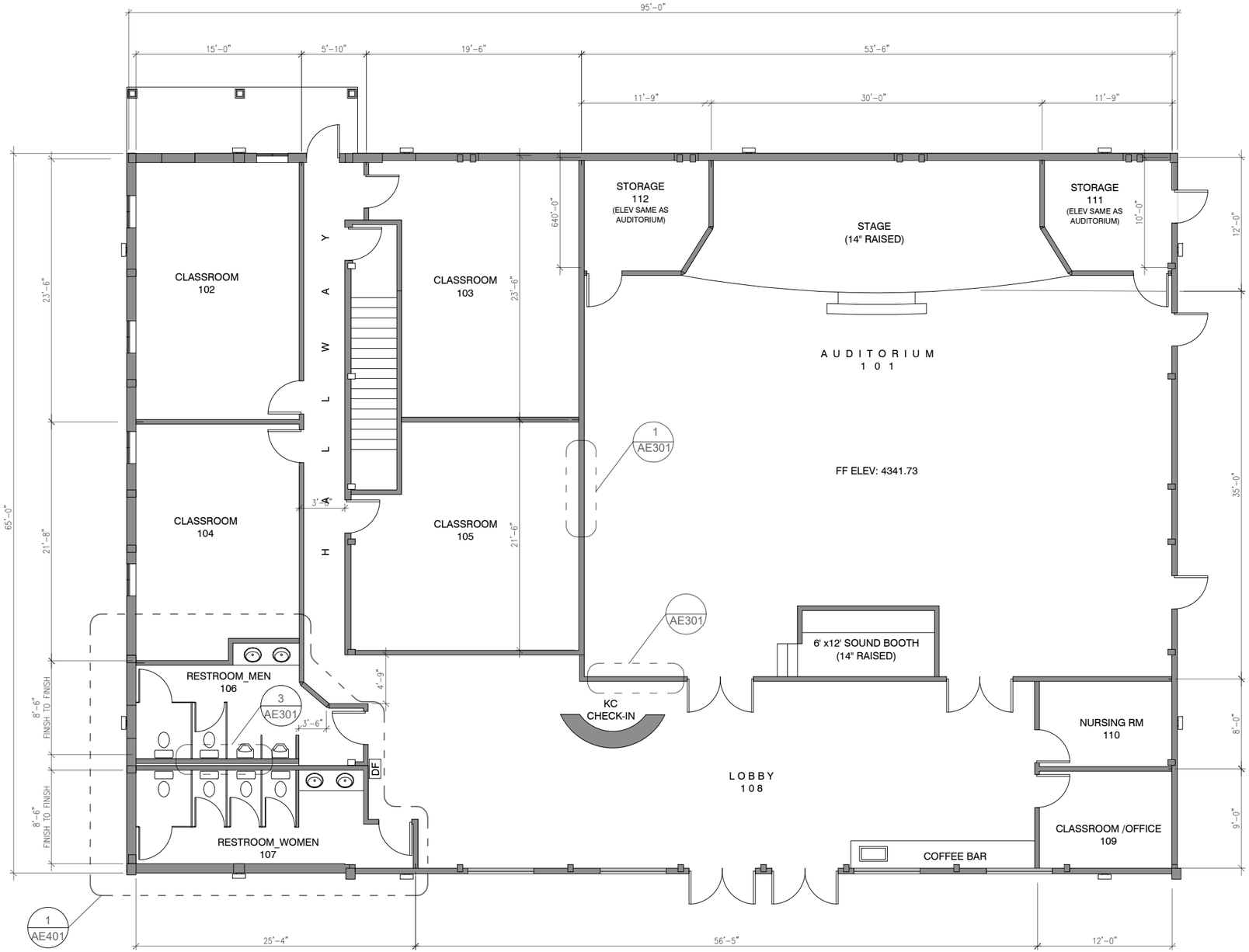
ALPINE CHURCH
SYRACUSE, UT

DEMOLITION PLAN

AD-101

SHEET 2 OF 8

FILE NAME: C:\Users\Alpin\Desktop\Alpine Church, Syracuse UT\Alpine Syracuse_Proposed Architecturd_02Nov2023.dwg LAYOUT NAME: Demolition PLOTTED: Monday, November 06, 2023 - 9:13pm USER: Alpin



FLOOR PLAN

NOT FOR CONSTRUCTION

MARK	DESCRIPTION	DATE	APPR

DESIGNED BY: DESIGNER
DRAWN BY: CAD_TECH
CHECKED BY:
PLOT SCALE: 3/16"=1'-0"
GOVERNMENT REVIEWER: REVIEWER

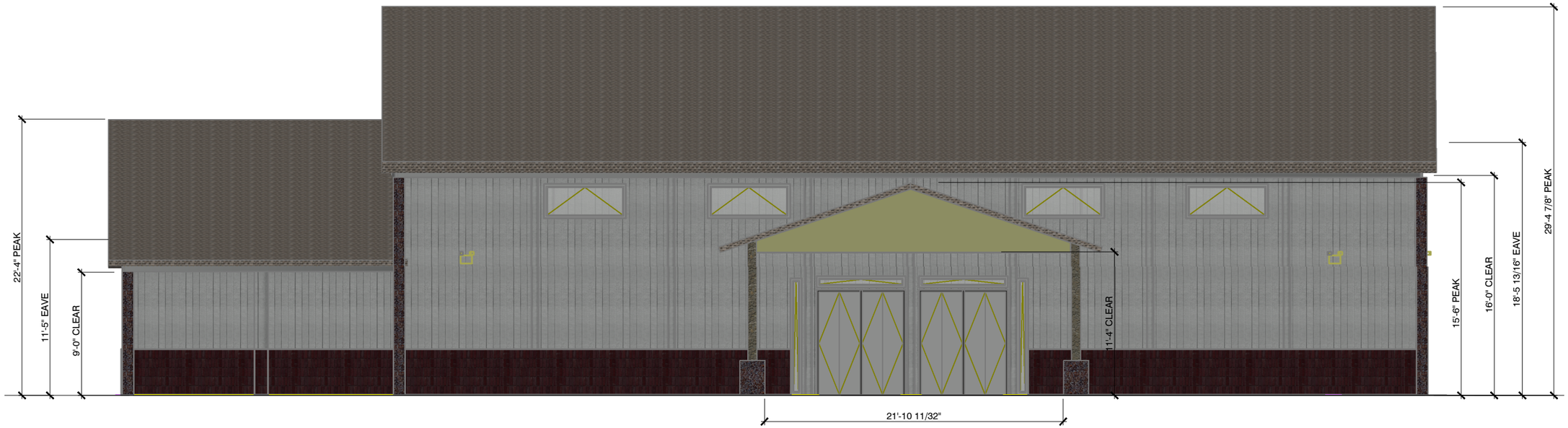
ALPINE CHURCH
SYRACUSE, UT

PROPOSED FLOOR PLAN

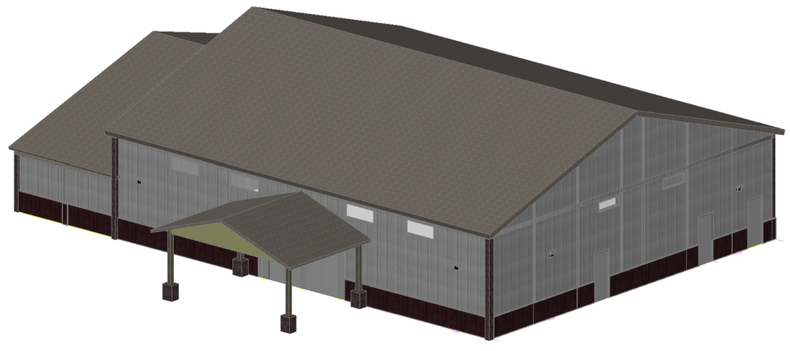
AE-101

SHEET 3 OF 8

FILE NAME: C:\Users\Alpin\Desktop\Alpine Church, Syracuse UT\Alpine Syracuse_Proposed Architectural_02Nov2023.dwg LAYOUT NAME: Proposed PLOTTED: Monday, November 06, 2023 - 9:22pm USER: Alpin



SOUTH ELEVATION



PERSPECTIVE VIEW

NTS

MARK	DESCRIPTION	DATE	APPR

DESIGNED BY: DESIGNER
DRAWN BY: CAD_TECH
CHECKED BY:
PLOT SCALE: 1/4"=1'-0"
GOVERNMENT REVIEWER: REVIEWER

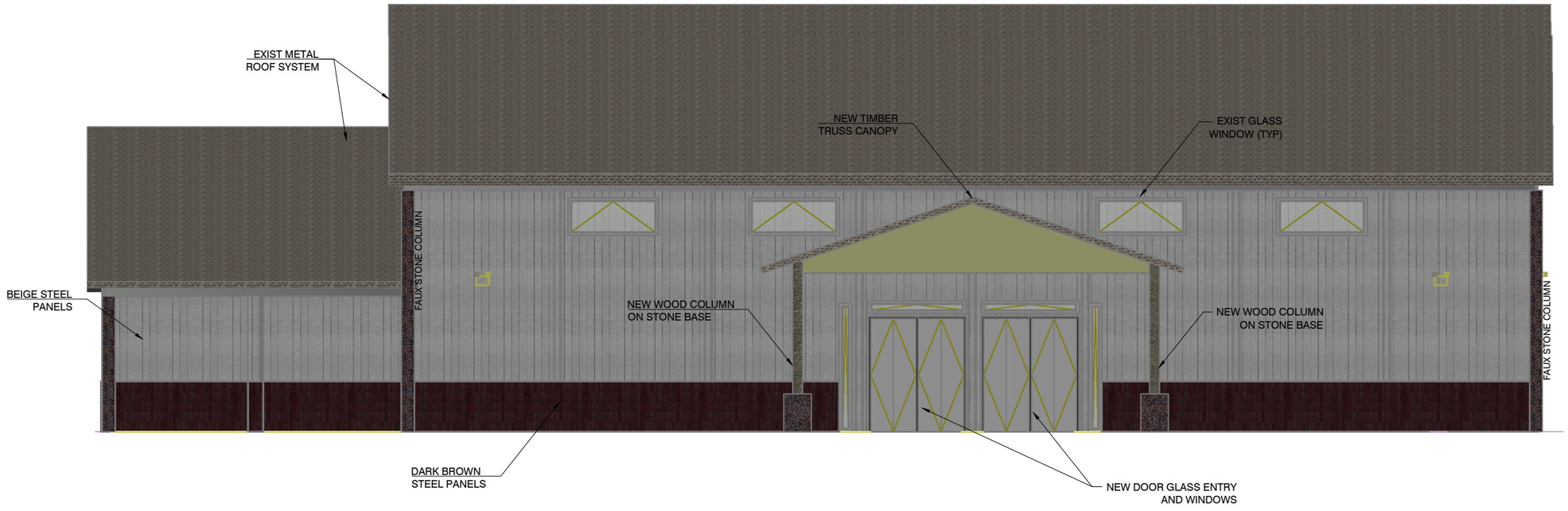
ALPINE CHURCH
SYRACUSE, UT

ELEVATIONS

AE-201

SHEET 4 OF 8

FILE NAME: C:\Users\Alpin\Desktop\Alpine Church, Syracuse UT\Alpine Syracuse_Elevation_1.dwg LAYOUT NAME: Arch D PLOTTED: Monday, November 06, 2023 - 9:15pm USER: Alpin



SOUTH ELEVATION

MARK	DESCRIPTION	DATE	APPR

DESIGNED BY:
DESIGNER
DRAWN BY:
CADD_TECH
CHECKED BY:
PLOT SCALE:
1/4" = 1'-0"
GOVERNMENT REVIEWER:
REVIEWER

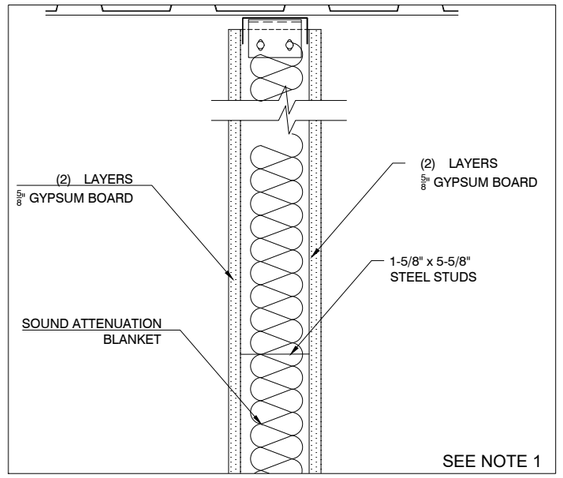
ALPINE CHURCH
SYRACUSE, UT

ELEVATION PLAN

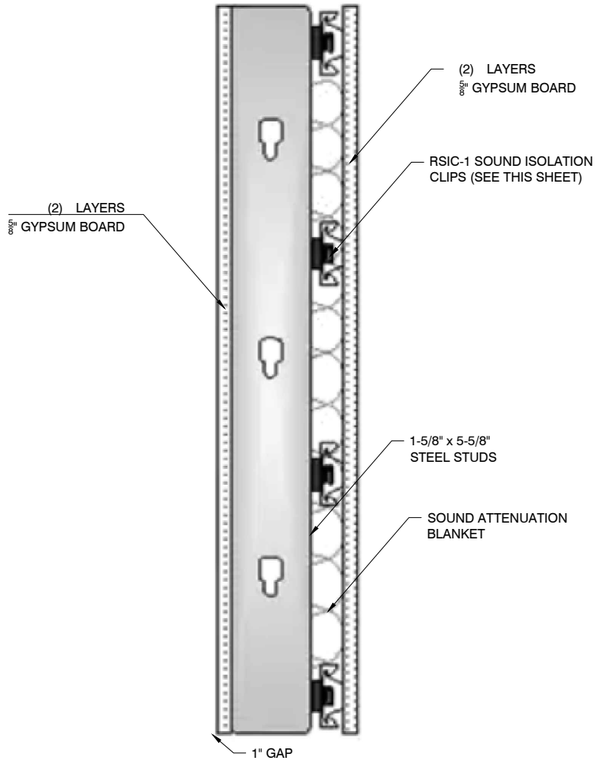
AE-202

SHEET 5 OF 8

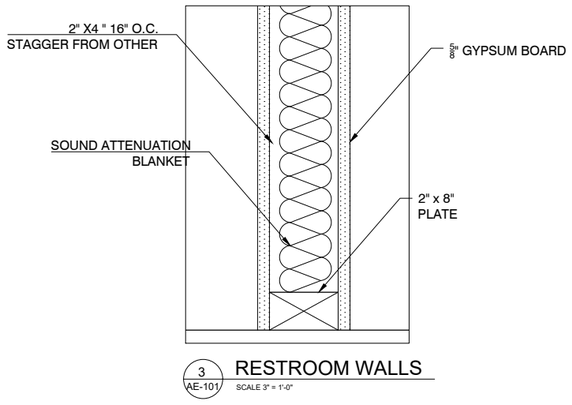
FILE NAME: C:\Users\Alpin\Desktop\Alpine Church, Syracuse UT\Alpine Syracuse_Elevation_1.dwg LAYOUT NAME: Details PLOTTED: Monday, November 06, 2023 - 9:16pm USER: Alpin



1 AE-101 AUDITORIUM WALL (WEST)
SCALE 3" = 1'-0"



2 AE-101 AUDITORIUM WALL (SOUTH)
NTS



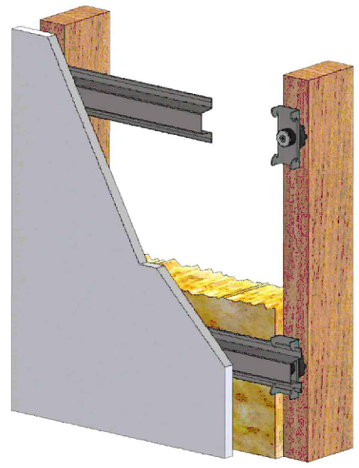
3 AE-101 RESTROOM WALLS
SCALE 3" = 1'-0"

NOTES:

1. 2-HR FIRE WALL AT THE WEST SIDE OF THE AUDITORIUM WILL BE CONSTRUCTED WITH STEEL STUDS FROM FLOOR TO ROOF STRUCTURE FILLED WITH WITH SOUND INSULATION AND 2 LAYERS OF 5/8" GYPSUM BOARD EACH SIDE, FINISH TAPED AND READY FOR PAINT ON THE AUDITORIUM SIDE AND FIRE TAPED ON THE OPPOSITE SIDE BEFORE CLASSROOM WALLS ARE FRAMED. THE 2 CLASSROOMS ADJACENT TO THE AUDITORIUM WILL BE WOOD FRAMED TO 9' CEILING HEIGHT AND THE EAST WALLS OF THESE CLASSROOMS WILL HAVE A 1" SPACE BETWEEN THE FRAMING AND THE GYPSUM BOARD OF THE TALLER AUDITORIUM WALL. THESE EAST WALLS WILL BE FILLED WITH SOUND INSULATION AND COVERED WITH ONE LAYER OF 5/8" GYPSUM BOARD, FINISH TAPED, AND READY FOR PAINT ON THE CLASSROOM SIDE OF THE STUDS.

2. 2-HR FIRE WALL AT THE REAR OF THE AUDITORIUM WILL BE CONSTRUCTED WITH STEEL STUDS FROM FLOOR TO ROOF STRUCTURE, STAGGERED STUD LAYOUT WITH SOUND INSULATION RSIC-1 CLIPS ON THE LOBBY SIDE. INSTALL 2 LAYERS OF GYPSUM BOARD, FINISH TAPED READY FOR PAINT ON EACH SIDE.

3. SOUND ATTENUATION ON ALL CLASSROOM AND OFFICE WALLS.



RSIC-1 DETAIL
NTS

NOT FOR CONSTRUCTION

N

MARK	DESCRIPTION	DATE	APPR

DESIGNED BY: DESIGNER
DRAWN BY: CADD_TECH
CHECKED BY:
PLOT SCALE: NTS_UNLESS_SPECIFIED
GOVERNMENT REVIEWER: REVIEWER

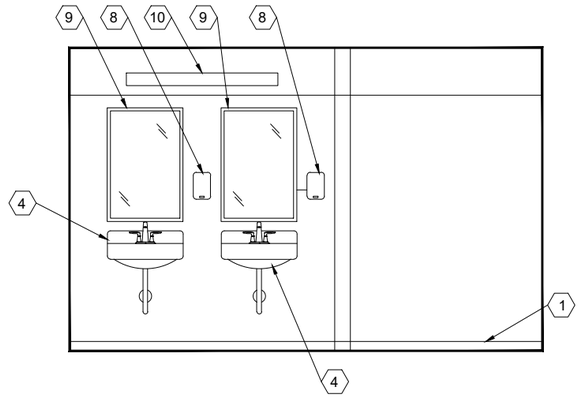
ALPINE CHURCH
SYRACUSE, UT

INTERIOR WALL DETAILS

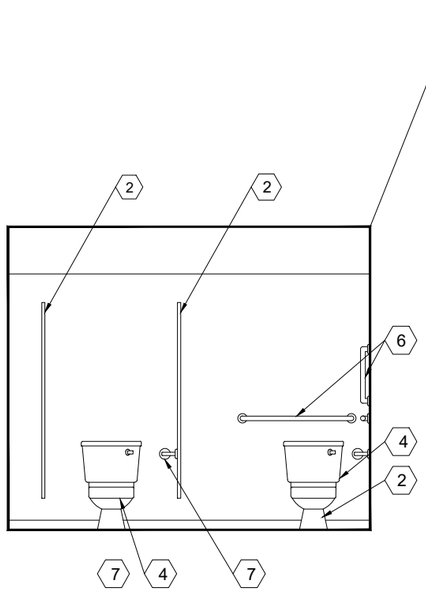
AE-301

SHEET 6 OF 8

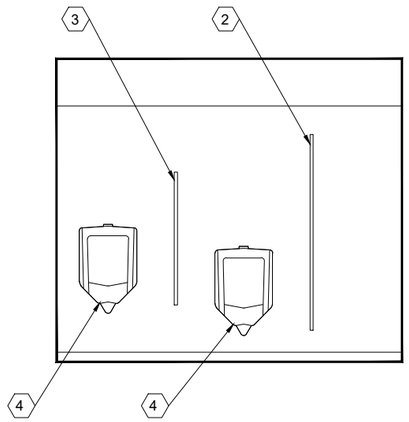
FILE NAME: C:\Users\Alpin\Desktop\Alpine Church, Syracuse UT\Alpine Syracuse_Proposed Architectural_02Nov2023.dwg LAYOUT NAME: Wall Details PLOTTED: Monday, November 06, 2023 - 9:16pm USER: Alpin



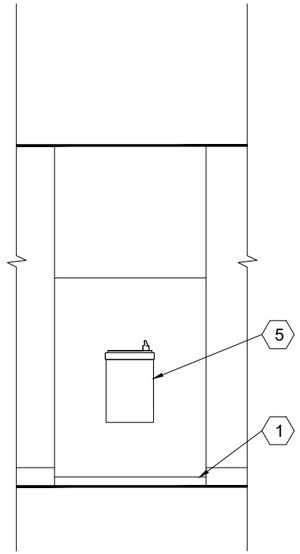
2 AE-101 MEN - 106
SCALE 1/2" = 1'-0"



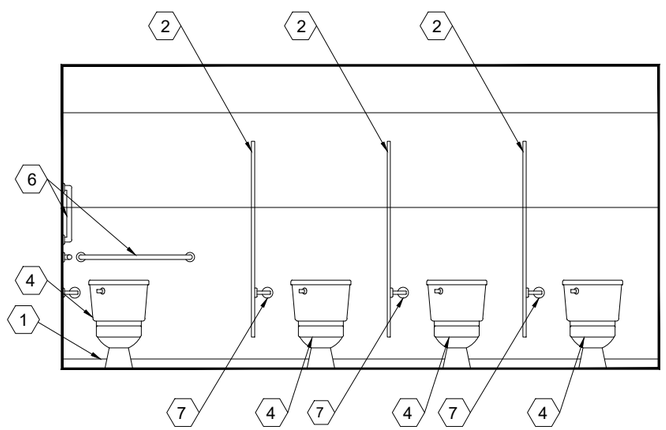
1 AE-101 MEN - 106
SCALE 1/2" = 1'-0"



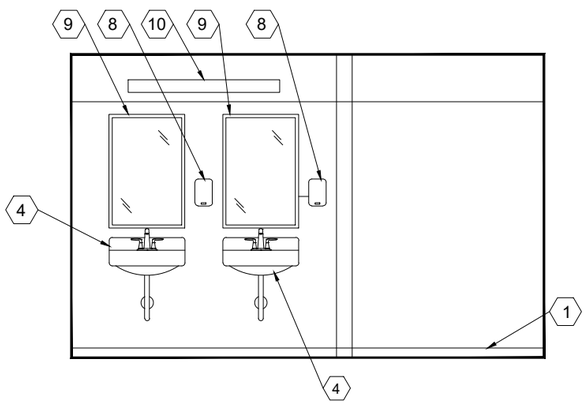
3 AE-101 MEN - 106
SCALE 1/2" = 1'-0"



4 AE-101 LOBBY - 108
SCALE 1/2" = 1'-0"



5 AE-101 WOMEN - 107
SCALE 1/2" = 1'-0"



6 AE-101 WOMEN - 107
SCALE 1/2" = 1'-0"

NOT FOR CONSTRUCTION

N

KEYED NOTES:

1. WALL BASE.

2. TOILET PARTITION.

3. URINAL PARTITION.

4. NEW PLUMBING FIXTURE (SINK, LAVATORY, WATER CLOSET, OR URINAL). SEE PLUMBING DRAWINGS FOR FIXTURE TYPE.

5. NEW DRINKING FOUNTAIN. INSTALLED PER ADA STANDARDS.

6. GRAB BAR.

7. TOILET TISSUE DISPENSER.

8. SOAP DISPENSER.

9. ALUMINUM CHANNEL-FRAMED MIRROR, 24"X36".

10. WALL-MOUNTED LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.

GENERAL NOTES:

A. POWER AND DATA OUTLETS ARE NOT SHOWN ON THESE ELEVATIONS. COORDINATE WITH ELECTRICAL DRAWINGS AND NOTIFY ARCHITECT IF ANY CONFLICT WITH FIXED ITEMS OCCURS (SUCH AS CABINETRY).

MARK | DESCRIPTION | DATE | APPR

DESIGNED BY:
DESIGNER
DRAWN BY:
CAD_TECH
CHECKED BY:
PLOT SCALE:
3/16"=1'-0"
GOVERNMENT REVIEWERS:
REVIEWER

ALPINE CHURCH
SYRACUSE, UT

RESTROOM DETAILS

AE-401

SHEET 7 OF 8

FILE NAME: C:\Users\Alpin\Desktop\Alpine Church, Syracuse UT\Alpine Syracuse_Proposed Architectural_02Nov2023.dwg LAYOUT NAME: Restroom Details PLOTTED: Monday, November 06, 2023 - 9:17pm USER: Alpin

Interior Finishes Alpine Church Clearfield Remodel

10/18/2023

Room #	Room	Flooring	Wall 1	Wall 2	Wall 3	Wall 4	Base	Ceiling	
101	Auditorium	Carpet	Paint 2	Paint 2	Paint 2	Paint 2	Rubber	Open Structure Pt.3	
102	Classroom	LVP Flooring	Paint 1	Paint 1	Paint 1	Paint 1	Rubber	12"x12" acoustical (glue)	
103	Classroom	LVP Flooring	Paint 1	Paint 1	Paint 1	Paint 1	Rubber	12"x12" acoustical (glue)	
104	Classroom	LVP Flooring	Paint 1	Paint 1	Paint 1	Paint 1	Rubber	12"x12" acoustical (glue)	
105	Classroom	LVP Flooring	Paint 1	Paint 1	Paint 1	Paint 1	Rubber	12"x12" acoustical (glue)	
106	Men RR	Epoxy w/coved base	4' FRP/Pt.1 above	4' FRP/Pt.1 above	4' FRP/Pt.1 above	Paint 1	6" Epoxy	Gyp. Board Pt. 1	4' wainscot on wet walls in RR *(and return walls adjacent)*
107	Women RR	Epoxy w/coved base	4' FRP/Pt.1 above	4' FRP/Pt.1 above	Paint 1	Paint 1	6" Epoxy	Gyp. Board Pt. 1	4' wainscot on wet walls in RR *(and return walls adjacent)*
108	Lobby	Epoxy coating	Paint 1	Paint 1	Paint 1	Paint 1	Rubber	Open Structure Pt.3	
109	Classrm/Office	LVP Flooring	Paint 1	Paint 1	Paint 1	Paint 1	Rubber	12"x12" acoustical (glue)	
110	Mothers Room	Carpet	Paint 1	Paint 1	Paint 1	Paint 1	Rubber	12"x12" acoustical (glue)	
111	Storage Room	Sealed Concrete	Paint 2	Paint 2	Paint 2	Paint 2	Rubber	Open Structure Pt.3	
112	Storage Room	Sealed Concrete	Paint 2	Paint 2	Paint 2	Paint 2	Rubber	Open Structure Pt.3	
113	Stage	Carpet	Paint 2	Paint 2	Paint 2	Paint 2	Rubber	Open Structure Pt.3	
114	Sound Booth	Carpet	Paint 2	Paint 2	Paint 2	Paint 2	Rubber	Open Structure Pt.3	
115	Hallway	LVP Flooring	Paint 1	Paint 1	Paint 1	Paint 1	Rubber	12"x12" acoustical (glue)	
116	Janitor Closet	Sealed Concrete	4' FRP/Pt.1 above	4' FRP/Pt.1 above	4' FRP/Pt.1 above	4' FRP/Pt.1 above	Rubber	Gyp. Board Pt. 1	*4' wainscot on wet walls in RR (and return walls adjacent)*

Paint 1	Creamy White	Sherwin Williams	(lighter color in lobby, Classrooms, RR's)
Paint 2	Very light Beige	Sherwin Williams	(Slightly darker in auditorium vs. lobby)
Paint 3	Flat Black	Sherwin Williams	(open structure)
Paint 4	Dark Brown	Sherwin Williams	(Dark Brown or black door jambs)
LVP	Fresh Oak	Lifeproof	6 mil x 8.7" W x 48"L Click lock Waterproof Luxury Vinyl Plank Flooring
Carpet	Earthtones		Commercial - tight weave, low nap carpet *2'X2' carpet tile or sheet goods, TBD.*
Sealed Concrete	Malayan Bluff Everstain Acid Stain		
Epoxy Coating	Color TBD (integral 6" cove base at Toilet Rooms.)		
Rubber Base	Dark Brown	Roppe or equal	
Oak Doors	Light, honey oak color stain		

FILE NAME: C:\Users\Alpin\Desktop\Alpine Church, Syracuse UT\Alpine Syracuse_Proposed Architectural_02Nov2023.dwg LAYOUT NAME: Interior Finish PLOTTED: Monday, November 06, 2023 - 9:17pm USER: Alpin

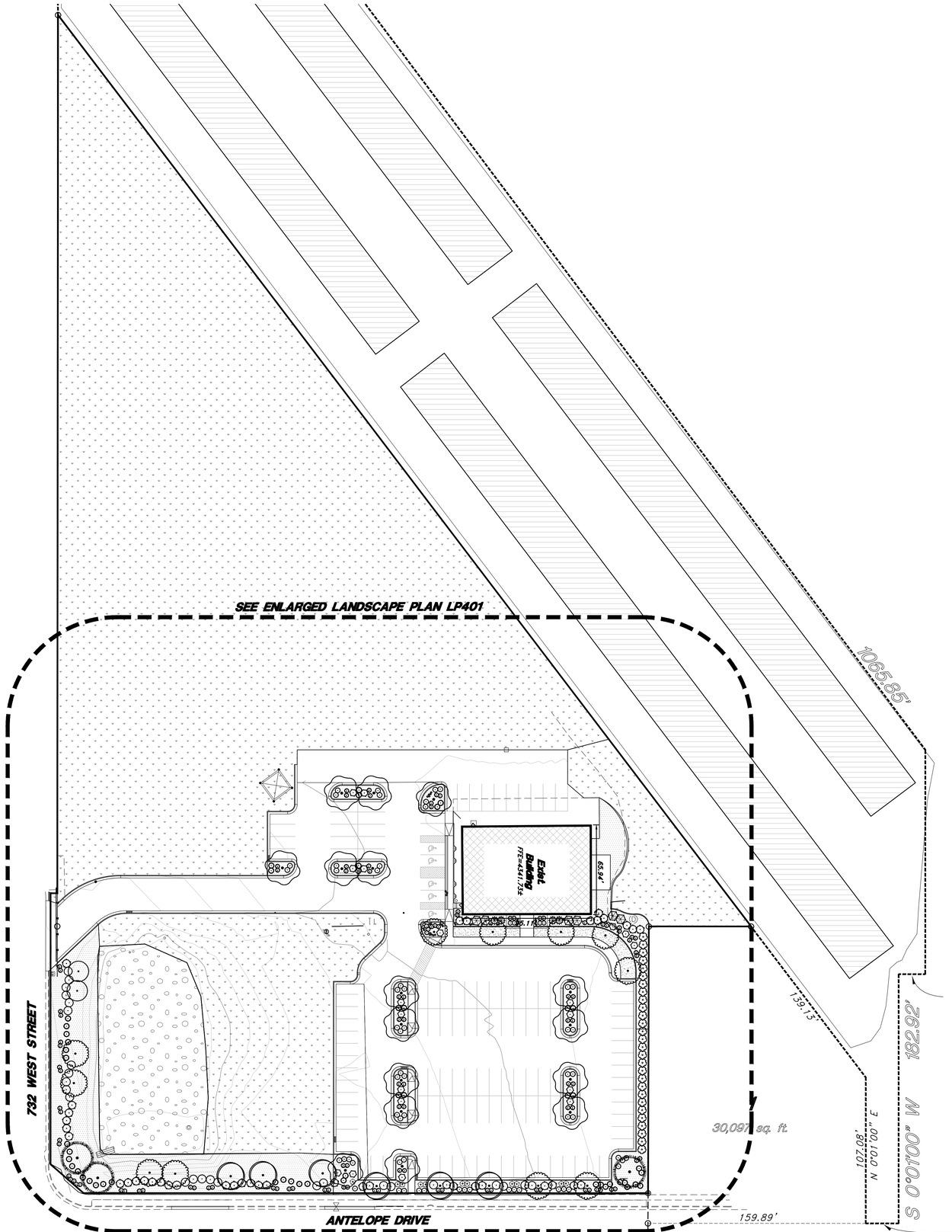
MARK | DESCRIPTION | DATE | APPR

DESIGNED BY: DESIGNER
DRAWN BY: CADD_TECH
CHECKED BY:
PLOT SCALE: 3/16"=1'-0"
GOVERNMENT REVIEWER: REVIEWER

ALPINE CHURCH
SYRACUSE, UT

INTERIOR FINISH SCHEDULE

AI-101



Scale: 1" = 40'

40 0 10 20 40 50 60 70 80

Graphic Scale

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	TYPE
GROUND COVERS				
	21,794 sf	Decorative Gravel Mulch / 3/4"–1" Washed Gravel	Stone Mulch	Stone
	1,169 sf	Dwarfl Fescue Mix Sod	sod	Sod
	11,451 sf	Existing Gravel in Basin to Remain	na	
	153,571 sf	Native Seed Mix	seed	

REV	DATE	DESCRIPTION

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C(801)521-0222 FAX(801)392-7544
WWW.GREATBASINENGINEERING.COM

Preliminary Overall Landscape Plan

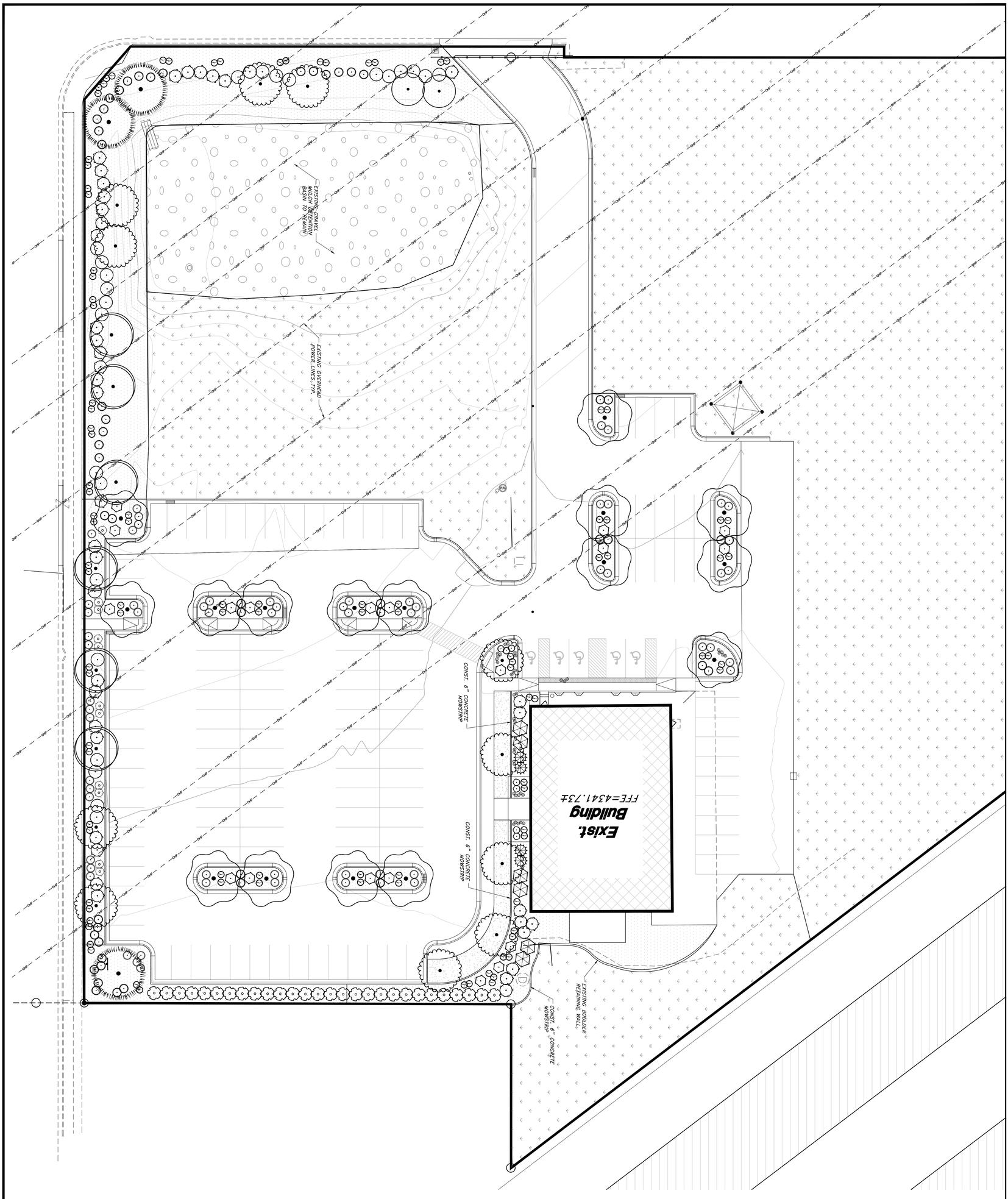
Alpine Church - Clearfield

560 West 1700 South
Clearfield City, Davis County, Utah
A part of Section 11, T4N, R2W, SLB&M, U.S. Survey

6 Nov, 2023

SHEET NO.
LP101

23N208



Graphic Scale 20 0 10 20 30 40

Scale: 1" = 20'

SHEET NO. LP401	6 Nov, 2023	**Preliminary Enlarged Landscape Plan**
23N020		**Alpine Church - Clearfield**
		560 West 1700 South Clearfield City, Davis County, Utah A part of Section 11, T4N, R2W, SLB&M, U.S. Survey

GREAT BASIN ENGINEERING INC
5746 South 1475 East Ogden, Utah 84403
Main (801)394-4515 S.L.C (801)521-0222 Fax (801)392-7544
www.greatbasinengineering.com

REV	DATE	DESCRIPTION

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
TREES					
	2	Acer tatarica 'Hot Wings' / Tatarian Maple	2" Cal.	B&B	
	16	Gleditsia triacanthos inermis 'Impcole' / Honey Locust	2" Cal.	B&B	
	11	Malus x 'Prairifire' / Prairifire Crabapple	1.5" Cal.		
	6	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B	2"Cal	
EVERGREEN TREES					
	3	Pinus nigra / Austrian Black Pine	B&B		6-7'H

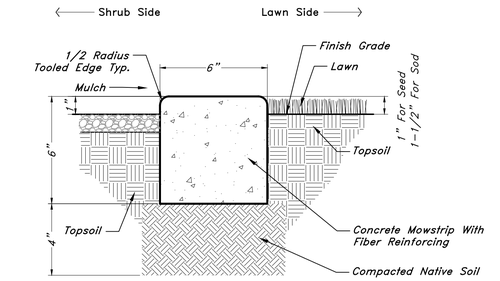
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
SHRUBS			
	28	Euonymus alatus 'Compactus' / Compact Burning Bush	5 gal
	58	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	5 Gal.
	6	Physocarpus opulifolius 'Summer Wine' / Summer Wine Ninebark	5 gal
	4	Pinus mugo 'Tannenbaum' / Mugo Pine	5 gal
	19	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal
	26	Rhus trilobata / Skunkbush Sumac	1 gal.
	4	Ribes alpinum 'Greenmound' / Dwarf Alpine Currant	1 gal
	3	Rosa Meidiland series 'Bonica' / Bonica Meidiland Rose	1 gal
	50	Rosa x 'Radrazz' / Knock Out Rose	1 gal.
	43	Syringa patula 'Miss Kim' / Miss Kim Lilac	1 gal.
ANNUALS/PERENNIALS			
	38	Hemerocallis x 'Happy Returns' / Little Business Daylily	1 gal
GRASSES			
	106	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal.
	11	Miscanthus sinensis 'Cosmopolitan' / Cosmopolitan Silver Grass	1 gal.

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	TYPE	SPACING
GROUND COVERS					
	21,794 sf	Decorative Gravel Mulch / 3/4"-1" Washed Gravel	Stone Mulch	Stone	
	1,169 sf	Dwarfl Fescue Mix Sod	sod	Sod	
	11,451 sf	Existing Gravel in Basin to Remain	na		
	153,571 sf	Native Seed Mix	seed		

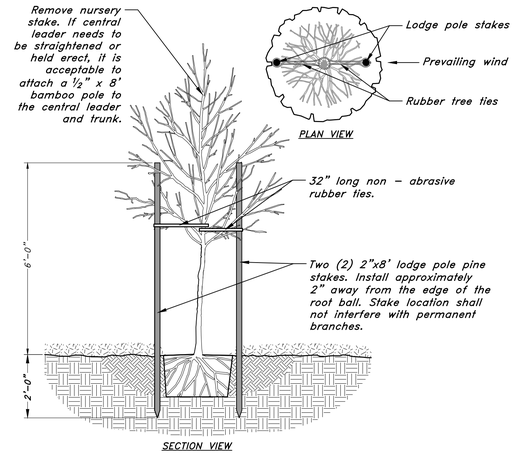
Note: The tree quantity minimum requirement for this site is 54 trees. This has been calculated using the square footage of the decorative gravel mulch beds and applying the code standard of 1 tree per 400 square feet.

PLANTING NOTES

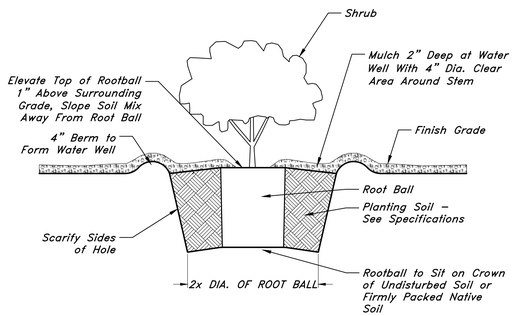
1. EXAMINE THE SITE CONDITIONS, THE SUBGRADE AND VERIFY THE DEPTHS OF TOPSOIL AND MULCH. NOTIFY THE ARCHITECT IN WRITING OF ANY UNSATISFACTORY CONDITIONS. DO NOT BEGIN LANDSCAPE WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN RESOLVED.
2. VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO ANY DIGGING. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY THIS CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL EXPENSE TO THE OWNER.
3. TOPSOIL IS TO BE IMPORTED TO THE SITE. SCREEN AND AMEND AS NECESSARY TO MEET 'ACCEPTABLE' STANDARDS FOR TOPSOIL AS DESCRIBED IN 'TOPSOIL QUALITY GUIDELINES FOR LANDSCAPING' (ROEING, ISAMAN, UTAH STATE UNIVERSITY) http://extension.usu.edu/files/publications/publication/AG-SO-02.pdf CONTRACTOR IS RESPONSIBLE FOR PROVIDING 12" OF TOPSOIL FOR SHRUBS AND TREES.
4. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADE ELEVATIONS . ALLOW FOR A MINIMUM OF 4" THICK MUCH LAYER. COORDINATE ROUGH GRADING WITH THE GENERAL CONTRACTOR.
5. ALL PLANT MATERIAL MUST MEET THE SIZES AS INDICATED ON THE PLANT SCHEDULE. PLANT MATERIAL THAT DOES NOT MEET THE QUALITY STANDARDS OF THE PROJECT WILL BE REFUSED BY THE LANDSCAPE ARCHITECT.
6. TURFGRASS SOD SHALL BE CERTIFIED NUMBER 1 QUALITY/PREMIUM SOD - SEE SPECIFICATIONS
7. SHRUBS SHALL NOT BE LESS THAN 24" TALL AT MATURITY



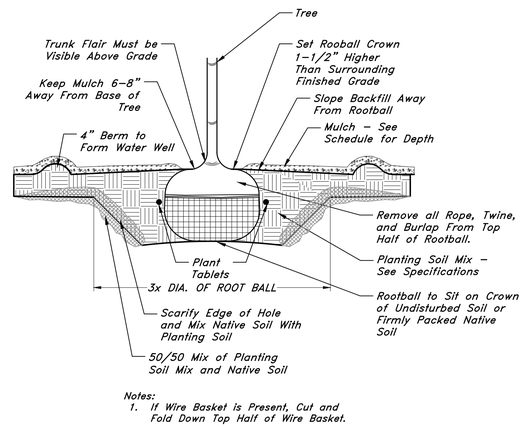
4 6" MOWSTRIP
3" = 1'-0" 329413.19-07



3 TREE STAKING DETAIL
NTS



2 SHRUB PLANTING
NTS 32 9333.01-01



Notes:
1. If Wire Basket is Present, Cut and Fold Down Top Half of Wire Basket.

1 TREE PLANTING
NTS 32 9343.01-01

REV	DATE	DESCRIPTION

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Preliminary Landscape Details

Alpine Church - Clearfield

560 West 1700 South
Clearfield City, Davis County, Utah
A part of Section 11, T4N, R2W, SLB&M, U.S. Survey

6 Nov, 2023

SHEET NO.
LP501

23N208

Planning Commission
STAFF REPORT

AGENDA ITEM
#2

TO: Clearfield City Planning Commission

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

MEETING DATE: Wednesday, December 6th, 2023

SUBJECT: Discussion and Possible Action on **FSP 2023-1103**, an amended subdivision plat request by Alpine Church to combine the subject properties into one lot. **Location:** 690 West 1700 South (TIN: 12-297-0005, 12-297-0004, & 12-065-0158). **Parcel Area:** 5.95 Acres. **Zone:** C-2 (Commercial). **(Administrative Action)**.

RECOMMENDATION

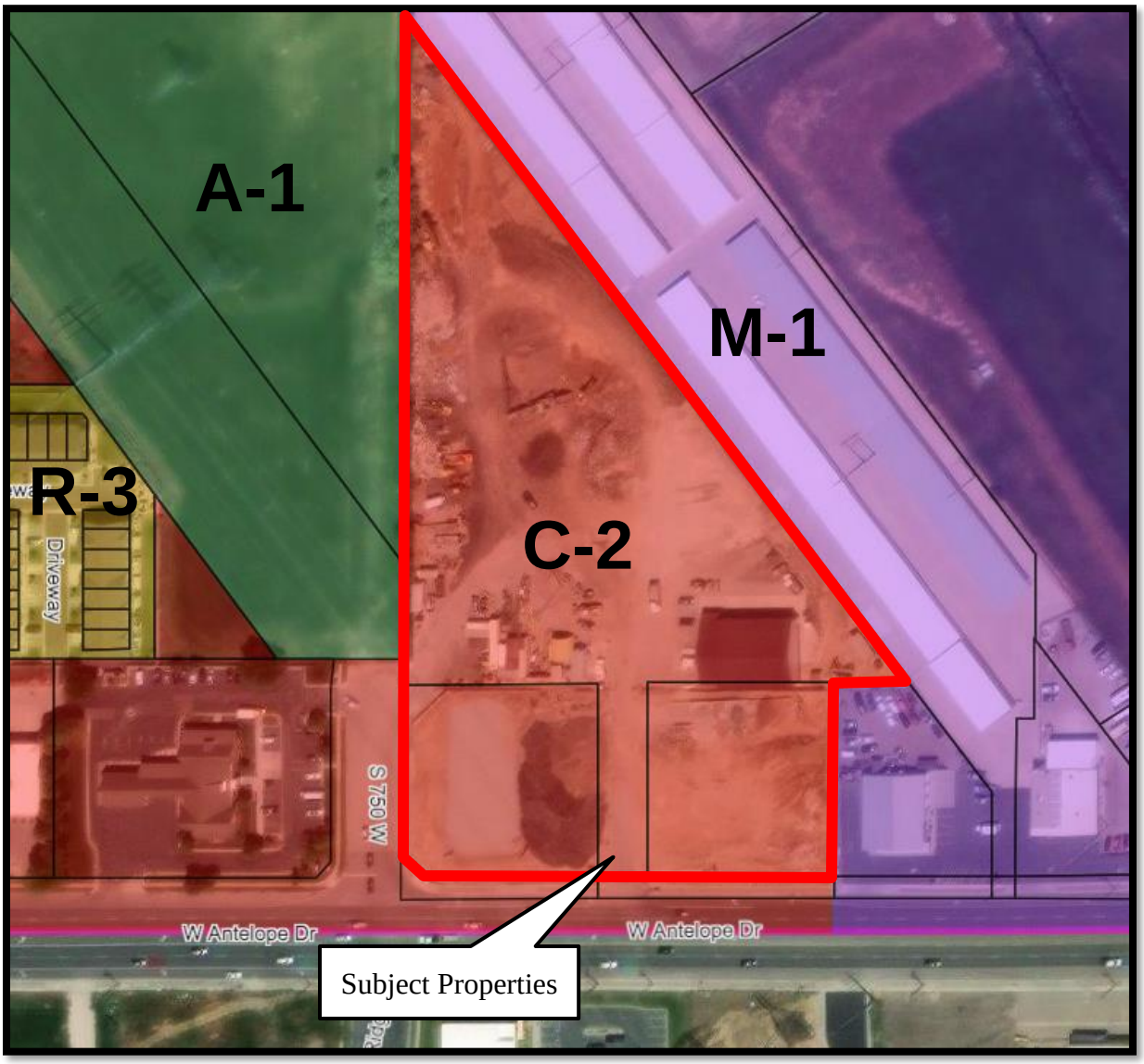
Staff recommends that the Planning Commission **approve as conditioned**, **FSP 2023-1103**, an amended subdivision plat request by Alpine Church to combine parcels 12-297-0005, 12-297-0004, & 12-065-0158 into one lot located at 690 West 1700 South. This recommendation is based on the findings and discussion in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Alpine Church
Site Location	690 West 1700 South
Parcel ID	12-297-0005, 12-297-0004, & 12-065-0158
Applicant	Alpine Church
Property Owner	Alpine Community Church
Proposed Actions	Subdivision Amendment Approval
Current Zoning	C-2 (Commercial)
Parcel Area	5.95 Acres

Surrounding Properties and Uses:		Zoning District	General Plan Land Use Classification
North	Safe Site Storage	M-1 (Manufacturing)	Manufacturing
East	Perks Auto	M-1 (Manufacturing)	Commercial
South	Commercial (Syracuse City)	Industrial (Syracuse City)	Commercial (Syracuse City)
West	America First Credit Union	C-2 (Commercial)	Commercial

Aerial Image and Zoning



BACKGROUND AND ANALYSIS

The 1700 South Commercial Park Phase No. 1 Subdivision was recorded in October of 1997, creating three (3) commercial lots. Alpine Church has purchased lots 2 and 3 of the subdivision, as well as an additional parcel located at the corner of 750 West and 1700 South. They are requesting to amend the subdivision plat to consolidate the subject properties into one lot.

AMENDED SUBDIVISION PLAT REVIEW

Lot Area, Width, and Setback Regulations

The consolidation of the lots will comply with all lot area and width requirements of the C-2 Zone and the existing building will comply with setback regulations. The consolidation will also adjust property boundaries in a way that will allow for the addition of an entrance canopy on the south façade of the

existing building, as proposed in the conditional use permit application by Alpine Church that is being reviewed during this same December 6th, 2023 Planning Commission Meeting.

CITY DEPARTMENT / AGENCY REVIEW

The plans were shared for review by Clearfield Planning and Engineering staff. Engineering staff provided a review letter dated November 16, 2023.

PUBLIC COMMENT

A public notice sign was placed on the subject property on Wednesday, November 22nd, 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) Future development of the lot shall comply with all applicable City regulations.
2) The plat shall be revised to address Planning review comments from the reviewed set of plans.
3) The plat shall be revised to address Engineering requirements as outlined in the review letter dated November 16, 2023.

ATTACHMENTS

1. 1700 South Commercial Park Phase No. 1 – 1st Amendment

1700 South Comercial Park Phase No. 1
1st Amendment

Revise spelling

A part of Section 11, T4N. R2W, SLB&M, U.S. Survey
Clearfield City, Davis County, Utah
October 2023



Project Area

VICINITY MAP
Not to Scale

Legend

- Set Nail & Washer
- Set Rebar & Cap
- Fencepost
- Set Hub & Tack
- Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- (D.C.S.) Davis County Surveyor
- (P.U.&D.E.) Public Utility & Drainage Easement
- Building Setback Line
- Buildings

Scale: 1" = 40'

40 0 10 20 40 50 60 70 80

Graphic Scale

Lot 1

840.30'
N 89°59'00" W
75.06'
10.0' PUE
S 0°10'00" W
195.80'
Point of Beginning
55.00'
N 0°10'00" E
NL CHECK 4341.21
414.43'
Vacated 20.0' Easement
65.93'
Exist. Building
FFE=4341.73±
93.12'
10.0' PUE
Vacated 20.0' Easement
150.0'
S 0°10'00" W
205.80'
199.09'
Vacated 10.0' Easement
256,492.8 sf
Exist. Overhead Transmission Line Tower
Approx. Rocky Mountain Power Easement Approx. 150'
Vacated 10.0' Easement
Detention Basin
N 89°59'00" W
N 89°59'00" W
S 37°15'13" E
150.0'
S 89°59'00" E
4.90'
N 48°48'23" W
32.07'
10.0' PUE
10.0' PUE
N 0°03'02" E
644.50'
96.35'
N 0°00'50" E
198.88'
750 West Street
60.0'
60.0'
N 0°00'50" E
S 36°40'10" E
40.834'
43.0'
150.0'
1439.39'
WILCOX FARMS AMENDED
Southwest Corner of Section 11, T4N, R2W, SLB&M U.S. Survey (Found Monument)
1700 South Street (Antelope Dr.)
N 89°59'00" W
S89°38'44"E 2643.36 DCS
3380.45
(5287.11' D.C.S.) 5288.26' Measured
Southeast corner of Section 11, T4N, R2W, SLB&M U.S. Survey (Found Monument)

SURVEYOR'S CERTIFICATE

I, Mark Babbitt, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Licence No. 166484 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that this plat of 1700 South Commercial Park Phase No. 1, 1st Amendment, Clearfield City, Davis County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Davis County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monuments have been set as depicted on this Drawing.

Signed this _____ day of _____, 2023.

166484
License No.

Mark Babbitt

BOUNDARY DESCRIPTION

A part of the Southwest Quarter of Section 11, Township 4 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the North line of 1700 South Street and the West line of Lot 1, 1700 South Commercial Park Phase 1, Clearfield City, Davis County, Utah; said point also being 3380.45 feet North 89°59'00" West and 55.00 feet North 0°10'00" East from the Southeast corner of said Section 11; and running thence North 89°59'00" West 414.43 feet along said North line of 1700 South Street; thence North 48°48'23" West 32.07 feet to the East line of 750 West Street; thence North 0°00'50" East 198.88 feet along said East line of 750 West Street, South 89°59'00" East 4.90 feet; thence North 0°03'02" East 644.50 feet along the West line of Lot 3 of said 1700 South Commercial Park Phase 1; thence South 37°15'13" East 840.30 feet along the Northeasterly line of said Lot 3 to the Northeast corner of said Lot 1; thence two (2) courses along the North and West lines of said Lot 1 as follows: North 89°59'00" West 75.06 feet and South 0°10'00" West 195.80 feet to the point of beginning.

Contains 5.878 Acres

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots as shown on this plat, and name said tract 1700 South Commercial Park Phase No. 1, 1st Amendment. We also hereby dedicate, grant, and convey to Clearfield City, Davis County, Utah: (1) all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever; (2) those certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operations of public utility service lines and drainage.

Signed this _____ day of _____, 2023.

Alpine Church

_____

ACKNOWLEDGMENT

State of Utah
County of Davis } ss

The foregoing instrument was acknowledged before me this_____ day of _____ 2023 by _____.

Residing At:_____
Commission Number:_____
Commission Expires:_____

A Notary Public commissioned in Utah

Print Name

Include language indicating the detention pond is to be permanent

FOR REVIEW ONLY

NARRATIVE

At the request of Jim Allison at Alpine Church, this plat has been prepared to consolidate the lots and parcels Alpine Church has purchased into one lot. Basis of Bearings is N89°59'00"W from a brass cap monument found at the Southeast Corner of Section 11, T4N, R2W to a brass cap monument found at the Southwest Corner of Section 11, T4N, R2W.

ROCKY MOUNTAIN POWER

1. Pursuant to Utah Code Ann. 54-3-27 This plat conveys to the owner(s) or operators of utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann. 17-27A-603(4)(C)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not effect any right that Rocky Mountain Power has under:

a. A recorded easement or right-of-way
b. The law applicable to prescriptive rights
c. Title 54, chapter 8A, damage to underground utility facilities or
d. Any other provision of law.

Approved on this _____ day of _____, 2023.

Rocky Mountain Power

CLEARFIELD CITY ENGINEER

Approved by the Clearfield City Engineer this _____ day of _____, 2023.

Signature

CLEARFIELD CITY ATTORNEY

Approved by the Clearfield City Attorney this _____ day of _____, 2023.

Signature

CLEARFIELD CITY PLANNING COMMISSION

Approved by the Clearfield City Planning Commission this day of _____, 2023.

Chairman

CLEARFIELD CITY APPROVAL

This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council Clearfield City, Utah this _____ day of _____, 2023.

Mayor

DAVIS COUNTY RECORDER

ENTRY NO._____FEE PAID _____FILED FOR RECORD AND RECORDED_____, AT _____IN BOOK_____OF OFFICIAL RECORDS, PAGE_____. RECORDED FOR_____

DAVIS COUNTY RECORDER

BY:_____

GREAT BASIN ENGINEERING
5746 South 1475 East Ogden, Utah 84403
Main (801)394-4515 S.L.C (801)521-0222 Fax (801)392-7544
www.greatbasinengineering.com

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DRAFT

CLEARFIELD CITY PLANNING COMMISSION

2024 APPLICATION DEADLINES & MEETING DATES

APPLICATION DEADLINE	MEETING DATE
December 6, 2023	January 3, 2024
January 10, 2024	February 7, 2024
February 7, 2024	March 6, 2024
March 6, 2024	April 3, 2024
April 3, 2024	May 1, 2024
May 8, 2024	June 5, 2024
June 5, 2024	July 3, 2024
July 10, 2024	August 7, 2024
August 7, 2024	September 4, 2024
September 4, 2024	October 2, 2024
October 9, 2024	November 6, 2024
November 6, 2024	December 4, 2024

*A second Planning Commission may be held on the third Wednesday of the month if necessary.

Incomplete applications **WILL NOT** be accepted and scheduled for a Planning Commission meeting. Complete applications must meet **ALL** of the requirements on the applications checklist unless otherwise noted by City Staff.

All applications for ***new development*** shall be reviewed in a Development Review Meeting prior to any application being submitted and scheduled for a Planning Commission meeting. Please contact the Planning Division at 801-525-2780 or email to planning@clearfieldcity.org to schedule a time during the next Development Review Meeting.