



Community Development

PLANNING, BUILDING INSPECTIONS,
CUSTOMER SERVICE, AND CODE COMPLIANCE

CLEARFIELD CITY PLANNING COMMISSION MEETING AGENDA

Notice is hereby given that the Clearfield City Planning Commission will hold a regularly scheduled meeting at **6:30 P.M., Wednesday, March 6, 2024**, 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 – 6:00 PM – Executive Conference Room

Review of agenda items to address questions.

REGULAR SESSION – 6:30 PM- Council Chambers

- CALL TO ORDER – PLEDGE OF ALLEGIANCE
- PLANNING COMMISSION CHAIR STATEMENT
- APPROVAL OF MINUTES
 - November 1, 2023
 - December 6, 2023
 - December 20, 2023
 - February 7, 2024

DECISION ITEMS

Public Hearings:

1. Public Hearing, Discussion, and Possible Action on **MDA 2024-0204**, an amendment to the Master Development Plan of the Clearfield Station Master Development Agreement by David Abraham with Architectural Nexus on behalf of Utah Transit Authority and Clearfield Station Partners, LLC. **Location:** Approx. 1250 South State Street (TINs: 12-066-0138, 12-882-0001, 12-882-0004, and 12-882-0005). **Project Area:** Approx. 56 Acres. **Staff:** Brad McIlrath, Senior Planner (**Legislative Matter**).
2. Public Hearing, Discussion, and Possible Action on **ZTA 2024-0205**, a zoning text amendment request by Clearfield City to amend the transition setback in the Downtown Form Based Code. **Staff:** Brad McIlrath, Senior Planner (**Legislative Matter**).

Scheduled Items:

3. Discussion and Possible Action on **ASP 2023-1101**, an amended subdivision plat request by Fieldstone Homes to adjust the rear property line of Heritage East Phase 1 Subdivision Lot 105 and Meadow Park No. 5 Subdivision Lot 503. **Location:** 1282 West 1100 South & 1309 West 1045 South (TIN: 15-119-0105 & 12-055-0503). **Zone:** R-1-6 (Residential) & R-1-8 (Residential). **Staff:** Tyson Stoddard, Planner (**Administrative Action**).
4. Discussion and Possible Action on **CUP 2024-0101**, a conditional use permit request by Elevation Church to operate a church at the subject location. **Location:** 1659 East 1400 South (TIN: 09-340-0202). **Parcel Area:** 2.74 Acres. **Zone:** C-2 (Commercial). **Staff:** Tyson Stoddard, Planner (**Administrative Action**).
5. Discussion and Possible Action on **ASP 2024-0203**, an amended subdivision plat request by CW Urban for a 2-lot subdivision at the subject location. **Location:** 1756 East 1400 South (TIN: 09-441-0001). **Parcel Area:** 19.09 Acres. **Zone:** C-2 (Commercial). **Staff:** Tyson Stoddard, Planner (**Administrative Action**).

DISCUSSION ITEMS

1. Staff Discussion
2. Staff Communications

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

Dated this 29th day of February 2024.

/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

November 1, 2023

6:30 P.M. – Work Session

PRESIDING: Chris Uccardi Chair

PRESENT:	Megan Ratchford	Vice Chair
	Robert Browning	Commissioner
	David Bloomfield	Commissioner
	Brogan Fullmer	Commissioner
	Chad Mortensen	Commissioner (Alternate)
	Jaylee Bouwhuis	Youth Commission Ambassador

ABSENT: Kathryn Murray Commissioner
Lauren DeSpain Commissioner

STAFF PRESENT: Stuart Williams City Attorney
Spencer Brimley Community Development Director
Brad McIlrath Senior Planner
Tyson Stoddard Planner

VISITORS:

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

DISCUSSION ON CUP 2023-1001, A CONDITIONAL USE PERMIT REQUEST BY BHD ARCHITECTS ON BEHALF OF AUTISM SOLUTIONS TO OPERATE A SPECIALIZED SCHOOL AT THE SUBJECT PROPERTY. LOCATION: 1295 SOUTH STATE STREET (TIN: 09-288-0001). PARCEL AREA: 1.51 ACRES. ZONE: C-2 (COMMERCIAL). STAFF: TYSON STODDARD, PLANNER (ADMINISTRATIVE ACTION).

Commissioner Mortensen asked for an explanation about proposed condition of approval to include screening between parking spaces that would abut state street. Mr. Stoddard replied that in instances where parking spaces faced a major road, the code required additional screening such as a landscape hedge between the parking and the road.

Youth Ambassador Bouwhuis asked about the discussion in the staff report related to sign regulations. Mr. Stoddard replied that commercial signs required a permit, and that staff would review the sign application to make sure that it complied with the sign code regulations. He explained that the existing pole sign was non-conforming to current standards and said they could continue to use the sign because it hadn't been abandoned but couldn't enlarge it or make any significant alterations. Mr. McIlrath said that ideally they would take the pole sign down and replace it with a monument sign that conforms to current code standards.

Commissioner Browning asked if there would be school buses dropping off kids. Mr. Stoddard said that from previous talks with the applicant it seemed like there would primarily be parents dropping their kids off. Commissioner Browning said that he had previously driven a bus for

1 Davis School District and he would drop off kids at similar schools.
2

3 DISCUSSION ON PSP 2023-1004, A PRELIMINARY SUBDIVISION PLAT REQUEST BY
4 CLEARFIELD CITY ON BEHALF OF AUTISM SOLUTIONS TO REMOVE THE
5 CONDOMINIUM UNITS AND RECORD A 1-LOT SUBDIVISION AT THE SUBJECT
6 LOCATION. LOCATION: 1295 SOUTH STATE STREET (TIN:09-288-0001). PARCEL
7 AREA: 1.51 ACRES. ZONE: C-2 (COMMERCIAL). STAFF: BRAD MCILRATH, SENIOR
8 PLANNER (ADMINISTRATIVE ACTION).

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10 There was no additional discussion related to Autism Solutions and the removal of the
11 condominium units.

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13 DISCUSSION ON FSP 2023-1003, AN AMENDED SUBDIVISION PLAT REQUEST BY
14 JOHN RYAN TO REMOVE PREVIOUSLY PLANNED SIX (6) TOWNHOME LOTS AND
15 AN OFFICE/GARAGE LOT FROM THE KENSINGTON PLACE PHASE 2 SUBDIVISION.
16 LOCATION: 860 SOUTH 550 EAST (TIN: 12-951-0046, 12-951-0047, 12-951-0048, 12-951-
17 0049, 12-951-0050, 12-951-0051, 12-951-0052, &12-951-0053). PARCEL AREA: 1.1 ACRES.
18 ZONE: R-3 (RESIDENTIAL). STAFF: BRAD MCILRATH, SENIOR PLANNER
19 (ADMINISTRATIVE ACTION).

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21 Mr. McIlrath explained that the owner had previously gone through the subdivision process to
22 build additional townhomes, but they had since changed their minds and wanted to leave the lots
23 as they were. Mr. McIlrath said that the lots would need to meet the standards of the R-3 Zone.

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25 **Chair Uccardi moved to adjourn the work session. Seconded by Commissioner Fullmer.**

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CLEARFIELD PLANNING COMMISSION MEETING

November 1, 2023

7:00 P.M. – Regular Session

1 PRESIDING: Chris Uccardi Chair

2 PRESENT: Megan Ratchford Vice Chair
3 Robert Browning Commissioner
4 David Bloomfield Commissioner
5 Brogan Fullmer Commissioner
6 Chad Mortensen Commissioner (Alternate)
7 Jaylee Bouwhuis Youth Commission Ambassador8 ABSENT: Kathryn Murray Commissioner
9 Lauren DeSpain Commissioner10 STAFF PRESENT: Stuart Williams City Attorney
11 Spencer Brimley Community Development Director
12 Brad McIlrath Senior Planner
13 Tyson Stoddard Planner

14 VISITORS: John Ryan, Evan Fawcett, Lafe Harris

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

16 Planning Commission Chair Statement.

17 Chair Uccardi stated for the record that Commissioners Murray and DeSpain were not present, and
18 that Commissioner Mortensen would be voting.19 APPROVAL OF CUP 2023-1001, A CONDITIONAL USE PERMIT REQUEST BY BHD
20 ARCHITECTS ON BEHALF OF AUTISM SOLUTIONS TO OPERATE A SPECIALIZED
21 SCHOOL AT THE SUBJECT PROPERTY. LOCATION: 1295 SOUTH STATE STREET (TIN:
22 09-288-0001). PARCEL AREA: 1.51 ACRES. ZONE: C-2 (COMMERCIAL). STAFF: TYSON
23 STODDARD, PLANNER (ADMINISTRATIVE ACTION).

24 Tyson Stoddard, Planner, presented the following:

- Zoning was C-2 (Commercial).
- Applicant proposing a specialized school for autistic children.
- Specialized school was considered a conditional use in the C-2 Zone.
- Showed a zoning map of the subject property and surrounding area.
- Discussed an existing access easement to a commercial storage property that would remain with some modifications.
- Showed the site plan and discussed the proposed parking and landscaping improvements.
- Showed the proposed remodel of the floor plan.
- Signage for the site would need to obtain a sign permit and receive City approval.

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2 Commissioner Fullmer asked if there were any comments or questions from the property owner
3 of the commercial storage business to the rear of the subject property. Mr. Stoddard replied that
4 the owner of Autism Solutions had reached out to the owner to coordinate the proposed changes
5 to the site.

6
7 Commissioner Bloomfield asked if the existing access between Fowers Poins S and the subject
8 property would remain. Mr. Stoddard replied that there was no easement in place and that the
9 access would be closed. Commissioner Bloomfield asked about access into the site from State
10 Street. Mr. Stoddard replied that the applicant could give an update on the status of the UDOT
11 (Utah Department of Transportation) application for access from State Street.

12
13 Lafe Harris, with BHD Architects, stated that they had submitted their application to UDOT and
14 they were aware that they would have to close one of the two existing access points from State
15 Street. He said they were working to get the final approval.

16
17 Chair Uccardi asked if there were any additional questions. Seeing none, he said he would
18 entertain a motion.

19
20 **Commissioner Fullmer moved to approve CUP 2023-1001, a conditional use permit request**
21 **by BHD Architects on behalf of Autism Solutions to operate a specialized school at 1295**
22 **South State Street. The motion was made based on the findings of the staff report and the**
23 **following conditions:**

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

44 **Seconded by Commissioner Ratchford. The motion carried on the following vote. Voting**
45 **AYE: Commissioners Uccardi, Ratchford, Browning, Bloomfield, Fullmer, Mortensen, and**
46 **Youth Ambassador Bouwhuis. Voting NO: None.**

1 APPROVAL OF PSP 2023-1004, A PRELIMINARY SUBDIVISION PLAT REQUEST BY
2 CLEARFIELD CITY ON BEHALF OF AUTISM SOLUTIONS TO REMOVE THE
3 CONDOMINIUM UNITS AND RECORD A 1-LOT SUBDIVISION AT THE SUBJECT
4 LOCATION. LOCATION: 1295 SOUTH STATE STREET (TIN:09-288-0001). PARCEL
5 AREA: 1.51 ACRES. ZONE: C-2 (COMMERCIAL). STAFF: BRAD MCILRATH, SENIOR
6 PLANNER (ADMINISTRATIVE ACTION).

7
8 Brad McIlrath, Senior Planner, presented the following:

9 • Existing plat was the Falcon Plaza Commercial Condominium subdivision.
10 • The condominiums allowed for multiple commercial units and owners.
11 • Autism Solutions would just be one owner and they would remodel the floor plan in a
12 way that no longer fits the property lines of the condominium units.
13 • Showed the proposed amended plat.
14 • The new subdivision would make it one lot and would be titled the Autism Solutions
15 Subdivision.

16
17 **Commissioner Ratchford moved to approve PSP 2023-1004, a preliminary subdivision plat**
18 **request by Clearfield City on behalf of Autism Solutions to remove the condominium units**
19 **and record a 1-lot subdivision at 1295 South State Street. The motion was made based on**
20 **the discussion of the staff report and the following:**

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

23 **Seconded by Youth Ambassador Bouwhuis. The motion carried on the following vote.**
24 **Voting AYE: Commissioners Uccardi, Ratchford, Browning, Bloomfield, Fullmer,**
25 **Mortensen, and Youth Ambassador Bouwhuis. Voting NO: None.**

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27 APPROVAL OF FSP 2023-1003, AN AMENDED SUBDIVISION PLAT REQUEST BY JOHN
28 RYAN TO REMOVE PREVIOUSLY PLANNED SIX (6) TOWNHOME LOTS AND AN
29 OFFICE/GARAGE LOT FROM THE KENSINGTON PLACE PHASE 2 SUBDIVISION.
30 LOCATION: 860 SOUTH 550 EAST (TIN: 12-951-0046, 12-951-0047, 12-951-0048, 12-951-
31 0049, 12-951-0050, 12-951-0051, 12-951-0052, &12-951-0053). PARCEL AREA: 1.1 ACRES.
32 ZONE: R-3 (RESIDENTIAL). STAFF: BRAD MCILRATH, SENIOR PLANNER
33 (ADMINISTRATIVE ACTION).

34
35 Brad McIlrath, Senior Planner, presented the following:

36 • The intent of the amendment was to remove the previously planned townhome lots.
37 • The property owner no longer has the desire to develop the townhomes.
38 • Zoning of the property was R-3 (Residential)
39 • Lots will need to conform to the standards of the R-3 Zone.
40 • Showed the proposed amended plat.

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42 Chair Uccardi asked if it was a Final Subdivision Plat. Mr. McIlrath responded that technically it
43 was an Amended Subdivision Plat.

44
45 **Commissioner Ratchford moved to approve FSP 2023-1003, an amended subdivision plat**
46 **request by John Ryan to remove previously planned six (6) townhome lots and an**

1 **office/garage lot from the Kensington Place Phase 2 Subdivision. The motion was made**
2 **based on the findings of the staff report and the following conditions.**

3 1. **Lot 2 shall be revised to meet the minimum lot area of 6,500 square feet and the lot**
4 **with of sixty-five feet (65').**

5 2. **Future development of these lots shall comply with all applicable City regulations**
6 **and shall be tied to the approval and recording of this subdivision plat.**

7 3. **The properties shall not be sold or transfer ownership until the subdivision plat has**
8 **been recorded.**

9 **Seconded by Commissioner Fullmer. The motion carried on the following vote. Voting**
10 **AYE: Commissioners Uccardi, Ratchford, Browning, Bloomfield, Fullmer, Mortensen, and**
11 **Youth Ambassador Bouwhuis. Voting NO: None.**

12 **STAFF COMMUNICATIONS**

13 Mr. McIlrath provided information on the following items:

14

15 • Announced that there was now a draft plan for the Station Area Plan update, and that there
16 would be another open house at the Aquatic and Fitness Center on Monday, November
17 13th from 6 to 8 pm.

18 • Upcoming applications from Alpine Church for a conditional use permit and subdivision
19 amendment.

20 • An upcoming application for property line amendment for the Heritage East Phase 1
21 Subdivision.

22 • An upcoming application for Tanner Clinic to build an office building on 1450 South.

23 Spencer Brimley shared information on the schedules of Planning Commissions from other cities
24 and proposed going to one Planning Commission meeting a month instead of two. The
25 Commission discussed changing the schedule for the upcoming year. The consensus was to move
26 to one meeting a month, maintain the thirty-minute work session before the regular session, and
27 start the regular session at 6:30 pm.

28 **COMMISSIONERS MINUTE**

29 Chair Uccardi: Thanked everyone for their participation and dedication to the Planning
30 Commission.

31 Vice Chair Ratchford: Verified that for November there would only be one Planning Commission
32 Meeting.

33 Commissioner Bloomfield: Nothing

34 Commissioner Browning: Nothing.

35 Commissioner Fullmer: Wished the City Council candidates good luck in the election and
36 thanked City staff.

1 Commissioner Mortensen: Thanked everyone for listening to his input on the suggestion of
2 keeping the work session.

3
4 Youth Ambassador Bouwhuis: Wished everyone a great week.
5
6 There being no further business to come before the Planning Commission, **Chair Uccardi moved**
7 **to adjourn. Seconded by Commissioner Ratchford.**

DRAFT

CLEARFIELD PLANNING COMMISSION MEETING

December 6, 2023

6:30 P.M. – Work Session

PRESIDING: Megan Ratchford Vice Chair

PRESENT: 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

STAFF PRESENT: Amy Jones Deputy City Attorney
Spencer Brimley Community Development Director
Brad McIlrath Senior Planner
Tyson Stoddard Planner

VISITORS:

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

DISCUSSION ON THE MINUTES FROM THE JULY 5, 2023 AND SEPTEMBER 6, 2023
PLANNING COMMISSION MEETINGS.

Vice Chair Ratchford asked if there were any revisions needed in the minutes. Youth Ambassador Brink said the minutes needed to be changed to say she was a Junior in High School, not a Senior.

DISCUSSION 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).

Commissioner Murray suggested a grammatical correction to the staff report.

Youth Ambassador Brink asked about water efficient landscaping. Mr. Stoddard confirmed that it would be a water efficient design and explained that the city adopted a new landscape ordinance that had updated standards for water efficiency.

Commissioner Mortensen asked if applicants were required to submit an irrigation plan with their application. Mr. McIlrath replied that it is something that is always required to be approved before final land use approval but hasn't always been included in their initial application because they are waiting for city comments after the site plan review on plant quantity standards.

1 The Commission discussed the new entrance canopy and location of the new parking lot.
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3 DISCUSSION ON FSP 2023-1103, AN AMENDED SUBDIVISION PLAT REQUEST BY
4 ALPINE CHURCH TO COMBINE THE SUBJECT PROPERTIES INTO ONE LOT.

5 LOCATION: 690 WEST 1700 SOUTH (TIN: 12-297-0005, 12-297-0004, & 12-065-0158).

6 PARCEL AREA: 5.95 ACRES. ZONE: C-2 (COMMERCIAL). STAFF: TYSON STODDARD,
7 PLANNER (ADMINISTRATIVE ACTION).

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9 The Commission discussed that the existing parcels would be combined into one lot and that it
10 was related to the conditional use permit application by Alpine Church.

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12 DISCUSSION ON THE SUBDIVISION ORDINANCE UPDATE
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14 Mr. McIlrath said he would present an overview of the updated subdivision ordinance in the
15 regular session and that there would be a public hearing in the December 20, 2023 Planning
16 Commission Meeting.

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18 **Vice Chair Ratchford moved to adjourn the work session. Seconded by Commissioner**
19 **Fullmer.**

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CLEARFIELD PLANNING COMMISSION MEETING

December 6, 2023

7:00 P.M. – Regular Session

1 PRESIDING: Megan Ratchford Vice Chair

2 PRESENT: Kathryn Murray Vice Chair
3 Robert Browning Commissioner
4 David Bloomfield Commissioner
5 Brogan Fullmer Commissioner
6 Lauren DeSpain Commissioner
7 Chad Mortensen Commissioner (Alternate)
8 Jaylee Bouwhuis Youth Commission Ambassador

9 ABSENT:

10 STAFF PRESENT: Amy Jones Deputy City Attorney
11 Spencer Brimley Community Development Director
12 Brad McIlrath Senior Planner
13 Tyson Stoddard Planner

14 VISITORS: Cory Berdinner, Jon Shaw, Jim Allison, Dakota Wurth, Cole Ross.

15 Vice Chair Ratchford called the meeting to order and led the Pledge of Allegiance.

16 Planning Commission Chair Statement.

APPROVAL OF THE MINUTES FROM THE JULY 5, 2023 AND SEPTEMBER 6, 2023
PLANNING COMMISSION MEETINGS.

31 **Commissioner Fullmer moved to approve the minutes of the July 5, 2023 and September 6, 2023 with the edits discussed in the work session. Seconded by Youth Ambassador Bouwhuis. The motion carried on the following vote. Voting AYE: Commissioners Ratchford, Murray, Browning, Bloomfield, Fullmer, DeSpain, Mortensen, and Youth Ambassador Bouwhuis. Voting NO: None.**

APPROVAL OF 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).

43 Tyson Stoddard, Planner, presented the following:

- 44 • Subject properties were previously rezoned from M-1 (Manufacturing) to C-2 (Commercial) in August of 2023.
- 45 • Applicant subsequently purchased the properties and is now requesting to operate a church at the subject property.

- 1 • A church is a conditional use in the C-2 Zone.
- 2 • Project will include:
 - 3 - New drive approach off 750 West
 - 4 - New parking lot
 - 5 - New landscaping
 - 6 - Interior remodel of existing building
 - 7 - An entrance canopy on the south façade of the existing building
 - 8 - Showed a zoning map of the area and the plans submitted with the application.

9

10 Youth Ambassador Bouwhuis asked if the applicant had a proposed location on where the
11 dumpster enclosure location would be. Jim Allison with Alpine Church said that they would have
12 a dumpster and that it would likely be located somewhere on the backside of the building.

13

14 **Commissioner Murray moved to approve CUP 2023-1104, a conditional use permit request**
15 **by Alpine Church to operate a church at 690 West 1700 South. The motion was made based**
16 **on the findings of the staff report and with the following conditions:**

- 17 1. The existing lot lines will need to be amended to allow for the addition of the entry
18 canopy.
- 19 2. The plans shall be revised to include a public sidewalk along 750 West, between
20 Antelope Drive and north to where 750 West terminates.
- 21 3. The road base drive and parking area shown on the site plan shall be revised to be
22 surfaced with concrete or asphalt.
- 23 4. The plans shall be revised to include a landscaped island for single rows of parking
24 where there are more than twelve (12) continuous spaces.
- 25 5. Any garbage dumpster locations shall be shown on the site plan and include details
26 of any required screening.
- 27 6. The landscape plan shall be revised to meet the minimum tree quantity standards as
28 outlined in the staff report.
- 29 7. The plans shall be revised to include a landscape irrigation plan that meets the
30 irrigation standards as found in Chapter 11-21 of Clearfield City Code.
- 31 8. The project shall comply with all building code standards and the applicant shall
32 obtain any necessary building permits prior to the commencement of the commercial
33 remodel.
- 34 9. Any signs shall meet Chapter 11-15 "Sign Regulations" standards. A sign which is a
35 religious symbol or emblem placed flat against the building does not require a sign
36 permit.
- 37 10. The project shall address the comments and requirements of the North Davis Fire
38 District review and receive Fire District approval.
- 39 11. The plans shall be revised to address Engineering requirements as outlined in the
40 review letter dated November 16, 2023.

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

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45 APPROVAL OF FSP 2023-1103, AN AMENDED SUBDIVISION PLAT REQUEST BY
46 ALPINE CHURCH TO COMBINE THE SUBJECT PROPERTIES INTO ONE LOT.

47 LOCATION: 690 WEST 1700 SOUTH (TIN: 12-297-0005, 12-297-0004, & 12-065-0158).

1 **PARCEL AREA: 5.95 ACRES. ZONE: C-2 (COMMERCIAL). STAFF: TYSON STODDARD,**
2 **PLANNER (ADMINISTRATIVE ACTION).**

3
4 Tyson Stoddard, Planner, presented the following:

5 • 1700 South Commercial Park Phase No. 1 Subdivision was recorded in 1997.
6 • Alpine Church purchased lots 2 & 3 of the subdivision, as well as an additional parcel
7 located at the corner of 750 West and 1700 South.
8 • They are requesting to consolidate the subject properties into one lot to facilitate further
9 development of the site as proposed in their Conditional Use Permit Application.
10 • Showed an aerial image of the area and a zoning map.
11 • Showed the proposed amended plat.

12
13 Commissioner Murray asked if they had purchased all of the subject parcels. Mr. Stoddard
14 confirmed that they had purchased all of the properties and they were combining them into one
15 lot.

16
17 Youth ambassador asked about a strip of land in front of the properties along Antelope Drive. Mr.
18 Stoddard replied that the land was part of the UDOT (Utah Department of Transportation) right-
19 of-way.

20
21 **Commissioner Browning moved to approve FSP 2023-1103, an amended subdivision plat
22 request by Alpine Church to combine the subject properties into one lot. The motion was
23 made based on the discussion of the staff report and the following conditions:**

24 1. Future development of the lot shall comply with all applicable City regulations.
25 2. The plat shall be revised to address Planning review comments from the reviewed set
26 of plans.
27 3. The plat shall be revised to address Engineering requirements as outlined in the
28 review letter dated November 16, 2023.

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

32
33 **STAFF DISCUSSION**

34
35 Brad McIlrath, Senior Planner, presented the following related to a draft version of an update to
36 the subdivision ordinance:

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38 • State Code compliance
39 - Must be done before February 2024
40 - Review Cycles
41 • Removal of City Council from subdivision plats
42 - Administrative Action and a Legislative Body
43 • Parcel and Lot Line Adjustments
44 • Planning Commission - Land Use Authority on Preliminary Plats
45 • Staff – Land Use Authority on Final Plats
46 • Lot Threshold – 4 Lots

- 1 • Section 11-13-9
 - 2 - Temporary Land Use Regulation – Reevaluation of Flag Lot standards.
 - 3 - No more than 2 flag lots off of an existing lot.
 - 4 - 20' wide stem for single flag lot; 38' wide for two adjacent flag lot stems.
 - 5 - 4' of landscaping on each side of flag lot stem.
 - 6 - Same lot area as zone.
 - 7 - 20' front and rear setbacks.
 - 8 - Home oriented to street.
- 9 • Section 11-13-39
 - 10 - Addition of Public Improvement standards to Title 11
 - 11 - Properties not within a subdivision
 - 12 - Financial Guarantees for performance and warranty of improvements
- 13 • Updates to Land Use Authority Table to match new ordinance.
- 14 • Updates to Public Notice requirements to match new ordinance.

15
16 The Planning Commission and staff discussed various aspects of the proposed subdivision
17 ordinance.

18
19 Mr. McIlrath presented a proposed Planning Commission meeting schedule for the 2024 calendar
20 year. The Commissioners accepted the meeting schedule.

21
22 STAFF COMMUNICATIONS

23
24 Mr. McIlrath talked about updating the Chair Statement and asked for feedback from the
25 Commission.

26
27 COMMISSIONERS MINUTE

28
29 Vice Chair Ratchford: Thanked everyone and said she would miss them.

30
31 Commissioner Murray: Wished everyone a Happy holiday and told Commissioner Ratchford
32 congratulations on the election.

33
34 Commissioner Bloomfield: Said it was a fun and interesting year and discussed traffic conditions
35 near the Maverick at 700 South and 1000 East.

36
37 Commissioner Browning: Said he appreciated staff and their efforts to respond to changes from
38 the legislature each year.

39
40 Commissioner Fullmer: Wished Commissioner Mortensen luck for the Holiday's, saying that he
41 would be very busy as a mail carrier.

42
43 Commissioner Mortensen: Asked if he was officially a Planning Commissioner or if he was still
44 an alternate. Mr. McIlrath responded that he would be officially sworn in.

45
46 Commissioner DeSpain: Nothing.

- 1
- 2 Youth Ambassador Bouwhuis: Thanked the staff and Planning Commissioners. Wished
- 3 Commissioner Ratchford luck as a City Council member.
- 4
- 5 There being no further business to come before the Planning Commission, **Vice Chair**
- 6 **Ratchford moved to adjourn. Seconded by Commissioner Fullmer.**

DRAFT

CLEARFIELD PLANNING COMMISSION MEETING

December 20, 2023

6:30 P.M. – Work Session

PRESIDING: Megan Ratchford Vice Chair

PRESENT: Robert Browning Commissioner
David Bloomfield Commissioner
Brogan Fullmer Commissioner
Lauren DeSpain Commissioner
Chad Mortensen Commissioner (Alternate)
Jaylee Bouwhuis Youth Commission Ambassador

ABSENT: Kathryn Murray Commissioner

STAFF PRESENT: Amy Jones Deputy City Attorney
Spencer Brimley Community Development Director
Brad McIlrath Senior Planner
Tyson Stoddard Planner

VISITORS;

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

DISCUSSION ON ZTA 2023-1202, A ZONING TEXT AMENDMENT REQUEST BY CLEARFIELD CITY TO AMEND REGULATIONS FOR SUBDIVISIONS (TITLE 12), FLAG LOTS (SECTION 11-13-9), PUBLIC IMPROVEMENTS (SECTION 11-13-39), LAND USE AUTHORITY AND APPEAL AUTHORITY (TABLE 11.1), AND PUBLIC NOTICING REQUIREMENTS (TABLE 11.2) OF THE CLEARFIELD MUNICIPAL CODE. STAFF: BRAD MCILRATH, SENIOR PLANNER. (LEGISLATIVE ACTION).

Mr. McIlrath talked about some technical errors that made it into the draft document, which would need to be corrected. The Commission and staff went through the draft noting additional grammatical corrections and clarifications to the text.

Vice Chair Ratchford moved to adjourn the work session. Seconded by Commissioner Fullmer.

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DRAFT

CLEARFIELD PLANNING COMMISSION MEETING

December 20, 2023

7:00 P.M. – Regular Session

5 PRESIDING:	Megan Ratchford	Vice Chair
7 PRESENT:	Robert Browning	Commissioner
	David Bloomfield	Commissioner
9	Brogan Fullmer	Commissioner
10	Lauren DeSpain	Commissioner
11	Chad Mortensen	Commissioner (Alternate)
12	Jaylee Bouwhuis	Youth Commission Ambassador
14 ABSENT:	Kathryn Murray	Commissioner
16 STAFF PRESENT:	Amy Jones	Deputy City Attorney
	Spencer Brimley	Community Development Director
18	Brad McIlrath	Senior Planner
19	Tyson Stoddard	Planner

21 VISITORS:	Scott Ratchford
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23 Vice Chair Ratchford called the meeting to order and led the Pledge of Allegiance.

25 Planning Commission Chair Statement.

27 **PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION ON ZTA 2023-1202, A ZONING**
TEXT AMENDMENT REQUEST BY CLEARFIELD CITY TO AMEND REGULATIONS FOR
SUBDIVISIONS (TITLE 12), FLAG LOTS (SECTION 11-13-9), PUBLIC IMPROVEMENTS
(SECTION 11-13-39), LAND USE AUTHORITY AND APPEAL AUTHORITY (TABLE 11.1),
AND PUBLIC NOTICING REQUIREMENTS (TABLE 11.2) OF THE CLEARFIELD
MUNICIPAL CODE. STAFF: BRAD MCILRATH, SENIOR PLANNER. (LEGISLATIVE
ACTION).

35 Brad McIlrath, Senior Planner, presented the following from the proposed subdivision
36 regulations:

- 37 • State Code compliance
 - 38 - Must be done before February 2024
 - 39 - Review Cycles
- 40 • Removal of City Council from subdivision plats
 - 41 - Administrative Action and a Legislative Body
- 42 • Parcel and Lot Line Adjustments
- 43 • Planning Commission - Land Use Authority on Preliminary Plats
- 44 • Staff – Land Use Authority on Final Plats
- 45 • Lot Threshold – 4 Lots
- 46 • Section 11-13-9 Flag Lots

1 - No more than 2 flag lots off an existing lot.
2 - 24' wide stem for single flag lot; 38' wide for two adjacent flag lot stems.
3 - 4' of landscaping on outermost edge of stem.
4 - Same lot area as zone.
5 - 20' front and rear setbacks.
6 - Home oriented to street.
7 • Section 11-13-39 Public Improvements
8 - Addition of Public Improvement standards to Title 11
9 - Properties not within a subdivision
10 - Financial Guarantees for performance and warranty of improvements
11 • Showed proposed amendments to Table 11.1 Land Use and Appeal Authority
12 • Showed proposed updates to Table 11.2 Public Notice Requirements

13
14 Commissioner Fullmer asked about accessory dwelling units and state code. Mr. McIlrath said
15 that there are both State and local codes related to accessory dwelling units. He explained that the
16 City's code for internal accessory dwelling units (IADU's) went into more detail than the State's
17 regulations. Commissioner Fullmer asked if IADU's had a minimum lot size requirement. Mr.
18 McIlrath said that they had to have a lot size of at least 6,500 square feet.

19
20 Commissioner Fullmer asked if an existing flag could subdivide. Mr. McIlrath said that the
21 regulations and standards for development of flag lots would largely prevent that from happening.
22 Commissioner Fullmer asked if flag lots could be created for the purpose of establishing a
23 duplex. Mr. McIlrath replied that flag lots in single-family zones would be limited to single-
24 family dwellings.

25
26 Commissioner Fullmer asked if existing sidewalks that are narrower than the updated public
27 works standard would have to be improved to the wider sidewalk in the event of repairs or other
28 projects. Mr. McIlrath said that he believed public works would upgrade to a wider sidewalk
29 where possible. He said that if that upgrade would require acquisition of property to widen the
30 right-of-way, public works may keep the width the same as it had been previously approved.

31
32 There was some discussion amongst the staff and Commissioners regarding State regulations that
33 cities could only require up to a certain width of asphalt for streets. Mr. McIlrath said that those
34 regulations were likely the result of efforts by developers to reduce public infrastructure costs of
35 developments.

36
37 Commissioner Mortensen asked for additional details on the noticing requirements of public
38 hearings. Mr. McIlrath explained the process related to properties within 300 feet of the subject
39 property and the time frame of 10 calendar days before the hearing.

40
41 Vice Chair Ratchford declared the public hearing open.

42
43 Seeing no public comment, Commissioner Browning moved to close the public hearing.
44 Seconded by Youth Ambassador Bouwhuis.

45
46 **Youth Ambassador Bouwhuis moved recommend approval to the City Council of ZTA**

1 **2023-1202, a zoning text amendment request by Clearfield City to amend regulations for**
2 **Subdivisions (Title 12), Flag Lots (Section 11-13-9), Public Improvements (Section 11-13-**
3 **39), Land Use Authority and Appeal Authority (Table 11.1), and Public Noticing**
4 **Requirements (Table 11.2) of the Clearfield Municipal Code.**

5
6 **Seconded by Commissioner Fullmer. The motion carried on the following vote. Voting**
7 **AYE: Commissioners Ratchford, Browning, Bloomfield, Fullmer, DeSpain, Mortensen, and**
8 **Youth Ambassador Bouwhuis. Voting NO: None.**

9
10 **STAFF DISCUSSION**

11
12 Brad McIlrath, Senior Planner, gave an update on the Station Area Plan and presented various
13 aspects of the draft plan, which was included with agenda packet.

14
15 **STAFF COMMUNICATIONS**

16
17 Mr. McIlrath wished everyone a Merry Christmas and gave the Commissioners a copy of the
18 book "Walkable City" by Jeff Speck.

19
20 Spencer Brimley, Community Development Director, said for those that wanted to attend the
21 Holiday Party to please call City Hall to RSVP and pay for the meal.

22
23 **COMMISSIONERS MINUTE**

24
25 Vice Chair Ratchford: Thanked everyone and said she would miss them.

26
27 Commissioner Bloomfield: Asked for a clarification on the date of the City Holiday Party.
28 Wished everyone a Happy Holiday.

29
30 Commissioner Browning: Thanked Commissioner Ratchford for her time on the Planning
31 Commission and wished her luck with the City Council.

32
33 Commissioner Fullmer: Thanked staff for their efforts in planning and expressed gratitude for the
34 opportunity to be on the Planning Commission.

35
36 Commissioner Mortensen: Wished everyone Happy Holidays.

37
38 Commissioner DeSpain: Nothing.

39
40 Youth Ambassador Bouwhuis: Said that despite her age, she did know what a newspaper was.

41
42 There being no further business to come before the Planning Commission, **Vice Chair**
43 **Ratchford moved to adjourn. Seconded by Commissioner Fullmer.**

CLEARFIELD PLANNING COMMISSION MEETING

February 7, 2024

6:00 P.M. – Work Session

PRESIDING: Brogan Fullmer Chair

PRESENT: Kathryn Murray Commissioner
Robert Browning Commissioner
Chad Mortensen Commissioner (Alternate)
Jaylee Bouwhuis Youth Commission Ambassador

ABSENT: Lauren DeSpain Vice Chair
David Bloomfield Commissioner

STAFF PRESENT: Amy Jones Deputy City Attorney
Spencer Brimley Community Development Director
Brad McIlrath Senior Planner
Tyson Stoddard Planner

VISITORS: Megan Ratchford

Chair Fullmer called the meeting to order at 6:00 p.m. and said that because there were no decision items on the agenda, there would only be a land use training by staff and the approval of minutes.

DISCUSSION ON THE MINUTES FOR THE MARCH 1, JULY 19, AUGUST 2, AUGUST 16, AND OCTOBER 18, 2023 PLANNING COMMISSION MEETINGS.

The Commissioners provided a few suggestions for grammatical corrections. Staff noted the corrections.

LAND USE TRAINING: FOUNDATIONAL LEGAL PRINCIPLES OF PLANNING.

Tyson Stoddard, Planner, provided a handout with summaries of major land use cases in the U.S. as compiled by the American Institute of Certified Planners. The Planning Commission and staff discussed various cases and their implications.

Chair Fullmer moved to adjourn the work session and finish the training in the regular session. Seconded by Commissioner Murray.

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DRAFT

PRESIDING:	Brogan Fullmer	Chair
PRESENT:	Kathryn Murray	Commissioner
	Robert Browning	Commissioner
	Chad Mortensen	Commissioner (Alternate)
	Jaylee Bouwhuis	Youth Commission Ambassador

ABSENT: Lauren DeSpain Vice Chair
David Bloomfield Commissioner

STAFF PRESENT: Amy Jones Deputy City Attorney
Spencer Brimley Community Development Director
Brad McIlrath Senior Planner
Tyson Stoddard Planner

VISITORS: Megan Ratchford

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

APPROVAL OF THE MINUTES FOR THE MARCH 1, JULY 19, AUGUST 2, AUGUST 16, AND OCTOBER 18, 2023 PLANNING COMMISSION MEETINGS.

Commissioner Murray moved to approve the minutes with the edits discussed in the work session. Seconded by Youth Ambassador Bouwhuis. The motion carried on the following vote. Voting AYE: Commissioners Fullmer, Murray, Browning, Mortensen, and Youth Ambassador Bouwhuis. Voting NO: None.

STAFF DISCUSSION

Chair Fullmer turned the time back over to staff to continue the training that started in the work session.

Mr. Stoddard continued the training, reviewing additional U.S. land use law cases. The Planning Commission and staff discussed the cases and their effects on planning practices.

STAFF COMMUNICATIONS

Mr. McIlrath gave updates on the following items:

- Clearfield Station Master Development Plan
- Clearfield Station MUR Buildings C & D

- 1 - Elevation Church
- 2 - Heritage East Phase 1 Amendment
- 3 - General Plan and Station Area Plan Updates

4

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

DRAFT



Planning Commission

STAFF REPORT

AGENDA ITEM

#1

TO: Clearfield City Planning Commission

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

MEETING DATE: Wednesday, March 6th, 2024

SUBJECT: Public Hearing, Discussion and Possible Action on **MDA 2024-0204**, an amendment to the Master Development Plan of the Clearfield Station Master Development Agreement by David Abraham with Architectural Nexus on behalf of Utah Transit Authority and Clearfield Station Partners, LLC. **Location:** Approx. 1250 South State Street (TINs: 12-066-0138, 12-882-0001, 12-882-0004, and 12-882-0005). **Project Area:** Approx. 56 Acres. **(Legislative Matter)**.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation of **APPROVAL for MDA 2024-0204**, to the Clearfield City Council, for the requested amendment of the Master Development Plan of the Clearfield Station Master Development Agreement. This recommendation is based upon the discussions outlined in this report.

As the advisory body to the Clearfield City Council and based upon careful consideration and analysis of the request, the Planning Commission may forward a recommendation of approval, denial, or move to table the decision as presented below in the Planning Commission Recommendation Options.

PLANNING COMMISSION RECOMMENDATION OPTIONS

1. **Move to recommend approval of MDA 2024-0204**, to the Clearfield City Council, for the requested amendment of the Master Development Plan of the Clearfield Station Master Development Agreement.
2. **Move to recommend denial of MDA 2024-0204**, to the Clearfield City Council, for the requested amendment of the Master Development Plan of the Clearfield Station Master Development Agreement.
3. **Move to table MDA 2024-0204** to request additional information for consideration.

The Planning Commission may also make a recommendation that is different than those listed above, such as a modified recommendation of approval or recommendation to deny.

PROJECT SUMMARY

Project Information	
Project Name	Clearfield Station Master Development Plan Amendments
Site Location	1250 S. State (SWC of State Street and 1000 East)
Tax ID Number	12-066-0138, 12-882-0001, 12-882-0004, 12-882-0005

Project Information	
Applicant	David Abraham, Architectural Nexus on behalf of Clearfield Station Partners, LLC
Owner	Utah Transit Authority (UTA)
Proposed Actions	Approval for amendments to the MDP of Clearfield Station MDA
Current Zoning	M-U (Mixed-Use)
Land Use Classification	Mixed-Use
Gross Site Area	Approx. 56 acres (all remaining UTA owned property)

BACKGROUND

The M-U (Mixed-Use) Zone requires the execution of a master development agreement and plan which function as the zoning regulation for development of land within the zone. The M-U Zone was written specifically for the purposes of guiding mixed-use transit-oriented development for the properties adjacent to the Clearfield Frontrunner Station. The Clearfield Station Master Development Agreement was executed between Clearfield City, Utah Transit Authority (UTA), and Clearfield Station Partners, LLC in August 2021. As part of the Master Development Agreement (MDA) there is a Master Development Plan (MDP) that functions as the zoning and development regulations for the Clearfield Station site owned by UTA. Therefore, any amendments to the MDP as an exhibit of the MDA, require a public approval process with a public hearing and recommendation by the Planning Commission to the City Council.

Since approval of the MDA and MDP the City, along with the development partners, have been working to finalize plans, and complete land use approvals. The first project within the Clearfield Station site is for future properties identified in the MDP as Mixed-Use Residential (MUR) C & D. The development team has submitted a site plan application that will be reviewed by the Planning Commission following the final decision of this amendment by the City Council. As part of the planned development for this project the development team, their architects, and City Staff were able to identify necessary amendments to provide more clarity and flexibility for the Clearfield Station site. An analysis of the proposed amendments is provided in the following sections below.

ANALYSIS

A review and analysis of each of the proposed amendments is provided in the following subsections. Each item has been labeled for ease in review.

Ground Level & Icon Signage

As staff reviewed the signage for the proposed MUR C & D buildings, during the review it was discovered that the MDP only addressed wall signage that would be located on the ground level. No standards for building identification or development signage higher on the building were provided. As such the applicant is proposing that the wall sign regulations be amended to be ground level wall sign regulations and that additional standards for icon signage are provided to allow for signage above the ground level of the buildings. The icon signage is identified as signage that is at highly visible locations including but not limited to building corners, parapets, or roofs and is limited to one per façade. Icon signage is most commonly used for building identification on residential and mixed-use developments or can be used for office buildings, commercial buildings, or key tenants within an office building. Examples of icon signage and wall signage are included in the MDP. Staff is supportive of the proposed amendments and believes the proposed standards improve the overall quality of the project.

Temporary Signage

Under temporary signage, pre-construction (real estate) signage was not contemplated and the sizing of the allowed temporary signage was not consistent with Clearfield City Sign Code standards. The development team would like to be able to market the future development as well as provide construction signage at the site that is visible from State Street. Upon reviewing sign code standards for similar signage, the applicant is requesting an increase in the allowed construction sign from twelve square feet (12') to thirty-two square feet (32'). Additionally, the applicant is proposing standards that any office & commercial marketing a signs may be placed along State Street frontage that does not exceed ninety-six square feet (96').

Title 11 sign code standards permit a maximum sign area of sixty-four square feet (64'). Due to the size of this development, a sign up to ninety-six square feet (96') may be appropriate, however; staff recommends that only one sign of such size be permitted instead of allowing multiple signs at that size. This will help provide the necessary marketing while also discouraging the visual clutter that comes with multiple signs of this size.

Project Pylon & Monument Signage

Similar to the temporary signs, no standards in the MDP were provided to address project pylon & monument signage that is typically used for large multi-tenant development projects such as office parks, power centers, TODs, or other commercial centers. The applicant reviewed the standards provided in the Title 11 and is proposing language in the MDP that these types of signs follow standards outlined in Title 11. Those standards permit an on-premise freestanding sign for commercial or manufacturing parcels or centers that are ten (10) acres in size or greater. Staff is supportive of this proposed standard and reference to Title 11 sign code standards.

Prohibited Signage

The current language in this section is vague and does not properly address the needs of the development. To accommodate signs not addressed in the MDP, the applicant proposes that this section state that any signage not addressed by the MDP will follow the standards of Title 11 Chapter 15 of Clearfield City Code for sign regulations. With the title of this section addressing prohibited signage, and upon further consideration of the request, Staff recommends that this language be modified to state that any signage not addressed in the MDP is prohibited unless otherwise addressed in Clearfield City Code.

Front Setbacks

The MDP has a front setback standard of zero to ten feet (0'-10') as measured from the right-of-way line or in other words the front property line. Due to the curvature of Station Boulevard the location of the MUR Building C exceeds the maximum setback of ten feet (10'). The issues are also problematic when designing the building to align with the road curvature, as it significantly impedes the interior design and layout of the building. To encourage active use of outdoor space in these areas where the setback may exceed the maximum ten foot (10') standard, the applicant is proposing language to be measure the setback from the street-side edge of the outdoor hardscape area. Additionally, to address situations where public utilities and a public utility easement exists behind the street right-of-way, the setback would be measured from the easement when present. Staff is supportive of these changes to the front setback standards of the MDP.

Street Level Permitted Uses

Under the permitted uses for the Mixed-Use Residential area, “residential amenity spaces” are allowed at the street level of a building but not residential uses alone. Comparing this language to other sections of the MDP, the terms “residential” and “amenity spaces” need to be separated by a comma indicating that residential uses are allowed on the street level as well as amenity space. It was always the intent of the MDP to allow for street level residential units within the MUR buildings. The applicant is proposing

the addition of the comma as shown on the attachments. Staff is supportive of this requested amendment.

PUBLIC COMMENT

A public hearing notice was posted the weekend of February 24th and 25th, 2024 on the State of Utah public notice website, and on the City's website. No public comment has been received to date.

GENERAL FINDINGS

Zoning Ordinance Text Amendment

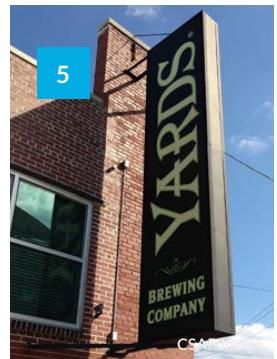
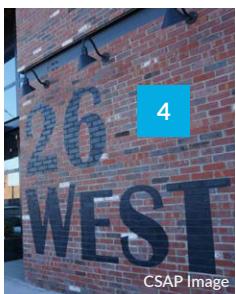
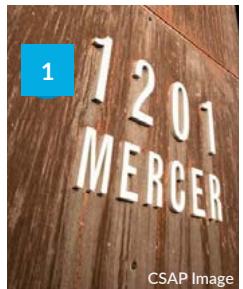
Clearfield Land Use Ordinance Section 11-6-3 establishes the following findings the Planning Commission shall make to approve Zoning Ordinance Text Amendments. The findings and staff's evaluation are outlined below:

Review Consideration		Staff Analysis
1)	The proposed amendment is in accordance with the General Plan and Map; or	This application is consistent with the General Plan and Map.
2)	Changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.	Through the application of the MDP, the development team and City Staff have identified necessary changes to improve the enforcement of the development standards and provide high quality development.

ATTACHEMENTS

1. Master Development Plan Proposed Amendments

4.11 SIGNAGE



PRECEDENTS

1. Wall Sign
2. Window Sign
3. Awning Sign
4. Mural Sign
5. Projecting Sign
6. Hanging Sign

BUILDING SIGNAGE

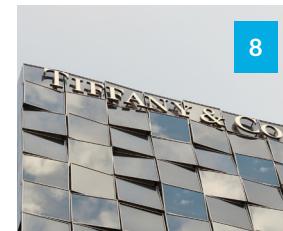
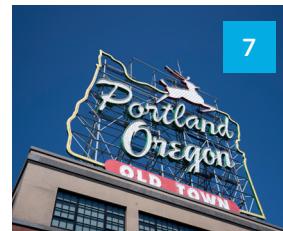
INTENT

Buildings will utilize various types of signage to indicate the commercial or non-commercial use of the spaces. Signs will also be utilized to promote easy wayfinding, add an extra layer of interest to the building, and enhance the pedestrian experience.

Signs shall be appropriately scaled to the building and oriented to the public realm. These signs are to be made of durable high-quality materials.

GENERAL GUIDELINES

- Signs shall not obscure architectural elements or impair public safety.
- Sign typeface should be clearly legible.
- Signs shall be designed of high quality materials consistent with the overall building architecture and character.
- Three dimensional lettering is encouraged.
- Signs should be artful, creative, and expressive.



RESIDENTIAL SIGNAGE

COMMON ENTRANCE SIGNAGE

Sign area at the main public entrance shall not exceed 20 sq. ft. Secondary public entrances are permitted one sign to a max of 5 sq. ft.

GROUND LEVEL WALL SIGNS

- The height shall not be placed higher than the second floor window sill.
- Signs shall be wall mounted.

PROJECTING SIGNS

- Height shall not exceed 20 feet or project past an above windowsill.
- 4 foot maximum projection and a minimum 9 foot clearance above the sidewalk shall be maintained.

AWNINGS SIGNS

- The area shall not exceed 50% of the vertical face area of the awning.
- Maximum letter height is 12 inches.

ICON SIGNAGE

Signage at high visibility locations including but not limited to building corners, parapets, or roofs. Limited to one per facade.

INDIVIDUAL ENTRANCE SIGNAGE

Sign area for a individual unit at grade shall not exceed two square feet.

NAMEPLATE

One Nameplate sign is permitted per unit.

NON-RESIDENTIAL SIGNAGE

LOCATION

All non-residential buildings including mixed-use, office, and commercial land uses.

WINDOW SIGNS

- Permanent or temporary window signs shall not exceed 1/2 the area of the window to a maximum of 20 sq. ft.
- Signs shall be made of durable material and fixed to the window.

WALL SIGNS

- The area of wall signs shall not exceed 1 sq. ft. per foot of street frontage occupied by the business measured along the wall to which the signs are attached, or 20 sq. ft. for retail spaces under 30,000 sq feet.
- The height of any wall sign shall not exceed 10 feet.

PROJECTING SIGNS

- The area of projecting signs shall not exceed 24 sq. ft.
- Projecting signs shall be located no closer than 20 ft. apart.
- The height of a projecting sign shall not exceed 30 ft. or the height of the wall that is attached or the windowsill above.
- A minimum 9 foot clearance above the sidewalk shall be maintained.
- Projecting signs shall not extend more than 6 foot 6 inches into the ROW.

SIGNS ON AWNINGS

- The area of awning shall not exceed the lesser of: 50% of the area of the vertical face of the awning, or 200 sq. ft.
- Maximum letter height is 12 inches.
- Sign may be non-illuminated or indirectly illuminated.

CABINET & BACKLIT SIGNS

- Cabinet and backlit signs shall require a building permit from Clearfield City.

NAMEPLATE

- One nameplate sign is permitted per business.
- The area shall not exceed 2 sq. ft.

MURAL SIGNS

- Murals are considered public art, not billboards or signs. Murals containing logos, slogans, or advertising messages of any kind are considered signs and must comply with Wall Sign guidelines. Design proposals are to be reviewed and approved by Clearfield City at Staff level.

GUIDELINES

- Signs should creatively use two and three dimensional form to express the character of the use.
- To minimize irreversible damage, all mounting and supports should be inserted into mortar joints and not into the masonry face.
- Lighted signs shall conceal any junction boxes, lamps, tubing, conduits, and raceways.

TEMPORARY SIGNAGE

PRE-CONSTRUCTION & CONSTRUCTION

One sign per business under construction is permitted. Signs shall not exceed 12' 32 sq. ft. in size. Sign must be removed within seven days following the completion of the contract. For office & commercial marketing - signs may also be placed along State Street frontage and may not exceed 96 sq. ft. in size. A Construction Leasing Banner may be used as follows:

- 12' x 30' hung from building

FOR SALE/LEASE

One sign is allowed for each street frontage of the subject property. The sign shall not be greater than 10 ft. tall, and may not extend above the roof line of the building. Sign area shall be a maximum of 16 sq. ft. for parcels less than 50,000 sq. ft. and no larger than 32 sq. ft. for parcels greater than 50,000 sq. ft. A Construction Leasing Banner may be used as follows:

- 12' x 30' hung from building

PUBLIC EVENTS

Signs noticing public events must be promptly removed after the event has occurred.

CROWN SIGNAGE

Dimensions to be as follows:

- Up to 72" Tall
- LED illumination (front- or back-lit, or halo-lit)
- Color

PROJECT PYLON & MONUMENT SIGNAGE

Follow the guidelines of Clearfield City Code Title 11 Chapter 15 regarding sign regulations.

PROHIBITED SIGNAGE

Any signage not described in this section is subject to will follow Clearfield City Code Title 11 Chapter 15 Approval regarding sign regulations.

5.1 MIXED USE RESIDENTIAL LAND USE REGULATIONS

GENERAL CHARACTER

The Mixed Use Residential (MUR) Land Use area blends a mix of activating uses into one space that provides for the opportunity to have businesses occupy the ground floor and residential uses occupy the upper floors. This promotes activated ground floors, enhanced amenities, and the diversification of land use functions. Utilization of this land use regulation promotes a more unique urban character, enhanced building entrances and more articulated building facades. Buildings shall be placed adjacent to the sidewalk with pedestrian entrances oriented to the street. See Chapter 4 for design guidelines and streetscape standards.



CSAP Image

BUILDING PLACEMENT & HEIGHT

Front setbacks: 0 foot minimum and a 10 foot maximum as measured from the right-of-way or PUE line where occurs. All portions of the yard not occupied by building, driveways, walkways or other similar features must be landscaped or include an active outdoor use, such as outdoor dining, plazas, courtyards or other similar outdoor use. Where space between building and right-of-way line is used as an active outdoor use, the building setback is determined from the street-side edge of the outdoor use hardscape area.

Side setbacks: None

Orientation: Buildings must be oriented with an entrance or entrances facing toward the street.

Building Height: Buildings in mixed-use areas must be a minimum of 2 stories in height and are limited to a maximum of 8 stories.

BUILDING CHARACTER

PRIMARY BUILDING FAÇADE DESIGN

Articulation: A vertical facade division of 12" or more must be provided at 42' intervals measured horizontally along street face facade offset shall be included at the street level floor.

Doors: A street level door shall be provided no more than an average of 50' on center.

Human Scale Elements: Balconies, terraces, canopies, articulated roofs or the like shall be provided at an elevation of 9' to 14' above the sidewalk to provide human scaled elements. These shall occur at the minimum rate of 15% of the facade length and may encroach over the public walk and shall include awnings, canopies, balconies and the like. These elements shall be placed along building facade adjacent to the public street and be consistent with architectural materials on the building.

Corner Expression: Buildings at block corners along Primary Streets shall comply with the standards set forth in Chapter 4: Building Corners.

Building Stepback: A building stepback of 8' minimum shall be provided at the primary facade of buildings exceeding 3 stories and shall occur at level 2, 3 or 4, and may be used as balconies, terraces, or articulated roofs. In lieu of this, balconies, terraces, canopies, articulated roofs or the like shall be provided at an elevation of 9' to 14' above the sidewalk to provide human scaled elements. These shall occur at the minimum rate of 33% of the facade length and may encroach over the public walk and shall include awnings, canopies, balconies, and the like. They shall be placed along building facades adjacent to the public street and be consistent with architectural materials on the building.

Exterior Materials: In order to establish character, quality, and sustainable durability, the ground level exterior finishes are to be Premium Finishes as defined below. The Premium Finishes will cover at the ground level a minimum of forty (40%) percent of the vertical surface area (excluding doors, windows, and store front) inclusive of the exterior walls, columns, etc. This will occur at all such surfaces other than minor building elements (soffits, fascia treatments, etc.). Premium Finishes include:

- Brick Veneer
- Decorative Masonry
- Cast-in-Place Concrete (Architectural Grade)
- Precast Concrete (Architectural Grade)
- Metal Panel

Glazing: Where Retail, Service Related Office, Entertainment, Restaurant, General Commercial, or Residential Amenity Spaces occur adjacent to public street or plaza, a minimum of 60% of the ground floor of the affected building facade shall consist of transparent surfaces, such as windows or doorways, to promote visual interest.

* See Chapter 4 for more information on Primary Building Façade Design.

REQUIRED PARKING

Residential: 1.2 stalls minimum per dwelling unit - off street parking (1.5 minimum per townhome unit).

Professional Service Office: A minimum of 4 stalls per 1000 square foot usable square feet.

Street Parking: On-street parking is required as indicated by the typical street sections.

Access: Parking structure entrances shall not be located along Station Boulevard.

Other Commercial Uses (Including Leasing Offices): Minimum of 4 stalls per 1000 usable square feet.

Alternative: Parking ratios for MUR may be adjusted based on shared parking standards and a parking analysis prepared by a qualified Traffic/Parking Consultant.

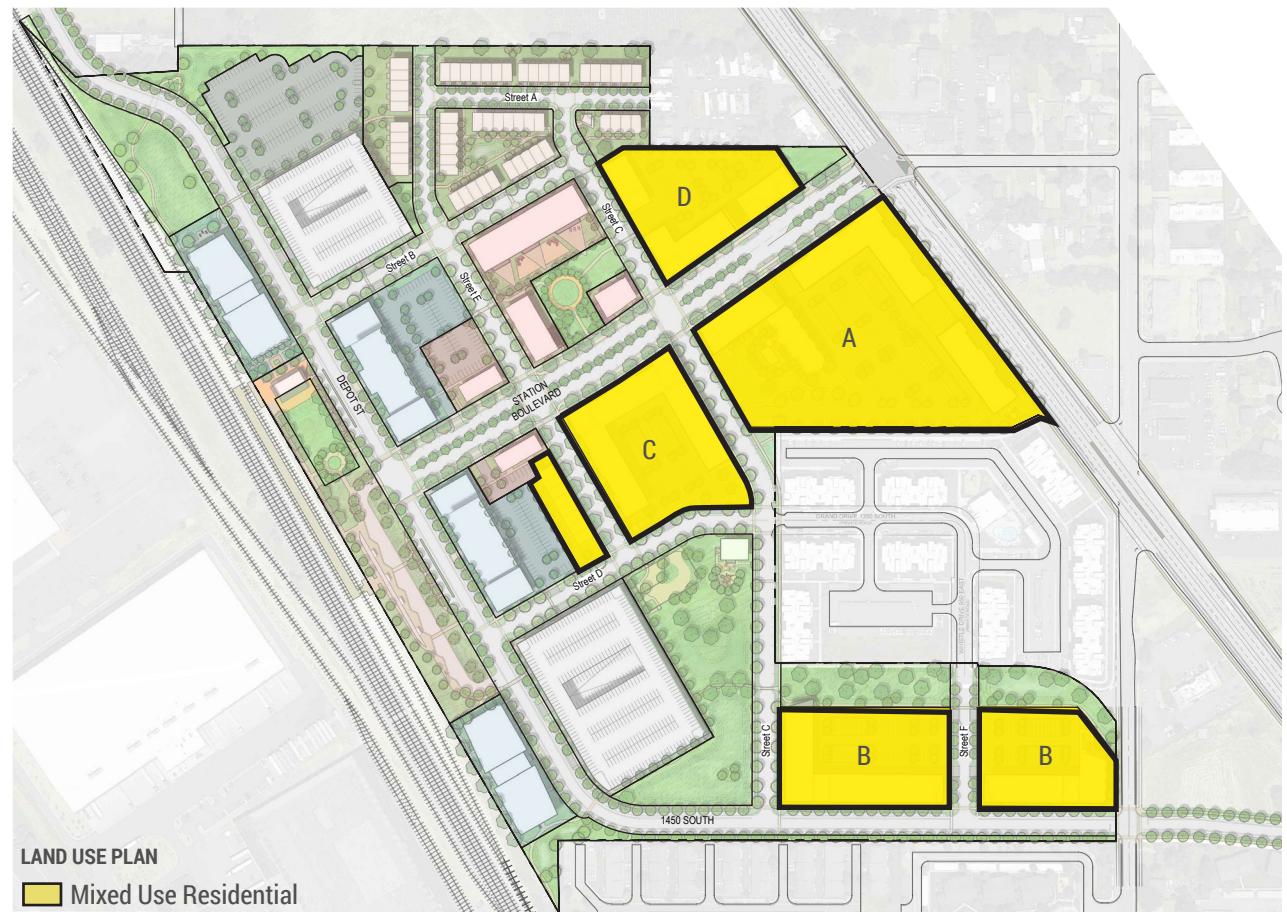
SPECIAL REQUIREMENTS

Mid-Block Break: Attached buildings shall form a continuous street wall of no greater than 300 lineal feet maximum, with a vehicular or pedestrian pass through required for street walls exceeding 300 lineal feet.

Service Areas: Delivery docks shall be located at the backs or sides of buildings. Service areas shall be a minimum of 70% screened from pedestrian views.

Waste Collection: Waste collection areas shall be located away from pedestrian areas and access to buildings. Trash and recycling receptacles shall be enclosed on all sides with a gate for access. Solid waste dumpsters shall be enclosed or inside the buildings.

Blank Walls: Blank walls at street level at Primary Facades that face public streets shall not exceed 12 linear feet without entries or windows.



LAND USE REQUIREMENTS

PERMITTED USES

Street Level: Retail, Service Related Office, Entertainment, Restaurant, General Commercial, Residential, Amenity Spaces, and Hotel. A minimum building depth of 30 feet is required.

Upper stories: Residential, Amenity Spaces, and Service Related Office.



Mixed-Use/Residential Development



Planning Commission

STAFF REPORT

AGENDA ITEM

#2

TO: Clearfield City Planning Commission

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

MEETING DATE: Wednesday, March 6th, 2024

SUBJECT: Public Hearing, Discussion and Possible Action on **ZTA 2024-0205**, a zoning text amendment request by Clearfield City to amend the transition setback in the Downtown Form Based Code. (**Legislative Action**).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation of **APPROVAL** for **ZTA 2024-0205** to the City Council, a zoning text amendment by Clearfield City to amend the transitions setback in the Downtown Clearfield Form Based Code as proposed. This recommendation is based upon the information and findings outlined in this report.

As the advisory body to the City Council, the Planning Commission may forward a recommendation of approval, denial, or move to table the decision as presented below in the Planning Commission Recommendation Options.

PLANNING COMMISSION RECOMMENDATION OPTIONS

Following careful consideration of the information included in this report, the Planning Commission may choose to forward the following recommendations:

1. **Move to recommend approval of ZTA 2024-0205** to the City Council, a zoning text amendment by Clearfield City to amend the transitions setback in the Downtown Clearfield Form Based Code.
2. **Move to recommend denial of ZTA 2024-0205** to the City Council, a zoning text amendment by Clearfield City to amend the transitions setback in the Downtown Clearfield Form Based Code.
3. **Move to table ZTA 2024-0205** to request additional information for consideration.

The Planning Commission may also make a recommendation that is different than those listed above such as a modified recommendation of approval.

BACKGROUND & ANALYSIS

The transition setback in the Downtown Clearfield Form Based Code (FBC) is intended to provide compatibility of new development with adjacent lower density neighborhoods. The transition setback applies to any building type permitted by the FBC that is adjacent to an existing single-family home or single-family residential zone. Based upon literal enforcement of this standard, staff has identified the need to change the applicability of the transition setback to address new buildings adjacent to single-family zoned properties, but not to existing single-family homes.

By applying the transition setback to existing single-family homes that are not located in a single-family zone, this creates an impediment to economic development burdening them with additional development impacts,

in an area that is planned for commercial growth and development. The new development to setback further from a single-family home that is a legal non-conforming use in a commercial zone, only further limits redevelopment efforts of commercial properties, that have been historically used as residential. In the event that the property the home is located on is redeveloped in the future, the same exaction would not apply leaving the first property with an additional setback and impact, that is not necessary. Therefore, to ensure that appropriate buffering is maintained between new development and single-family residentially zoned properties and to encourage the fair and equitable treatment of new development within the FBC area, staff recommends the removal of the reference to existing single-family homes that are not located in single-family zones from the transition setback.

PUBLIC COMMENT

A public hearing notice was posted the weekend of February 24th and 25th, 2024 on the State of Utah public notice website, and on the City's website. No public comment has been received to date.

GENERAL FINDINGS

Zoning Ordinance Text Amendment

Clearfield Land Use Ordinance Section 11-6-3 establishes the following findings the Planning Commission shall make to approve Zoning Ordinance Text Amendments. The findings and staff's evaluation are outlined below:

Review Consideration		Staff Analysis
1)	The proposed amendment is in accordance with the General Plan and Map; or	The proposed amendments are in accordance with the General Plan which encourages continual evaluation and modifications to adopted ordinances as circumstances require. The proposed amendments provide greater flexibility for redevelopment and the city's economic development efforts within the Downtown Clearfield Form Based Code area.
2)	Changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.	As part of the continual evaluation of the Form-Based Code and to accommodate market demands the proposed amendment improves the ability redevelopment and economic development within the downtown area.

FINDINGS & CONCLUSION

Based upon a review of the existing and proposed ordinance standards Staff concludes the following:

1. The Downtown Clearfield Form Based Code should be continually evaluated to address local and market needs identified through code implementation and downtown redevelopment.
2. The proposed change encourages fair and equitable treatment of properties within the same zoning district.
3. The proposed change will impact existing non-conforming single-family homes located in a Downtown Clearfield Form Based Code zone or other nonresidential zone.
4. The proposed change encourages compatibility of new development with adjacent single-family residentially zoned properties.

ATTACHEMENTS

1. Transition Setback Amendment

3. Building Location

- (1) Multiple Principal Structures. The allowance of more than one principal structure on a lot.
- (2) Front Build-to Zone. The build-to zone defines the minimum and maximum building setback parallel to the front property line. Building components, such as awnings or signage, are permitted to encroach out of the build-to zone, including over the public right of way, if they meet clearance standards.
 - (a) All build-to zone and setback areas not covered by building must contain either landscape, patio space, or sidewalk space.
- (3) Corner Build-to Zone. The build-to zone or setback parallel to the corner property line.
 - (a) All build-to zone and setback areas not covered by building must contain either landscape, patio space, or sidewalk space.
- (4) Occupation of Corner. A principal structure shall occupy the intersection of the front and corner build-to zones.

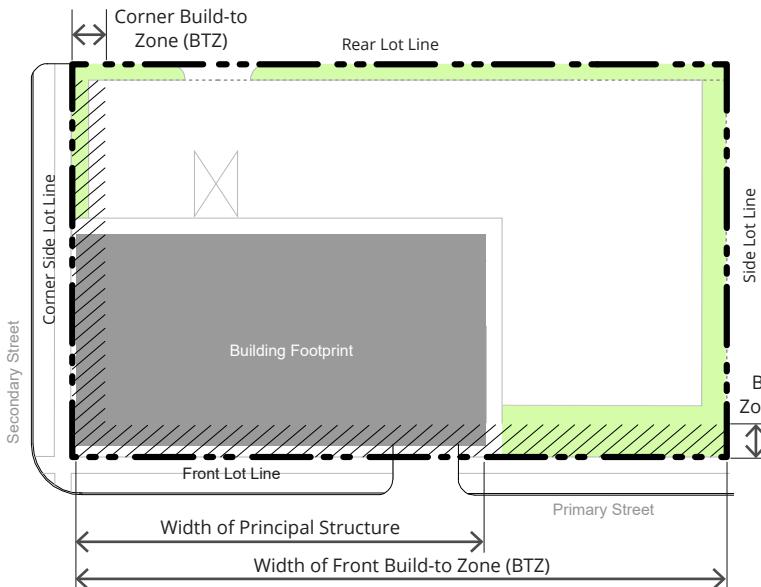


Figure 6.3 (5). Build to Zones.

- (5) Front Property Line Coverage. This Measurement defines the minimum percentage of building facade required to be along the front property line. The measurement is calculated by dividing the width of the principal structure(s) (as measured within the front build-to zone) by the width of the front build-to zone (BTZ).
 - (a) Certain buildings may have a second measurement in order to allow the development of a courtyard or plaza along the front property line.
 - (b) When a driveway is permitted from the street, the driveway width is excluded from the measurement calculation.
- (6) Minimum Side Yard Setback. The minimum required setback along a side property line.
- (7) Minimum Rear Yard Setback. The minimum required setback along a rear property line.
- (8) Transition Setbacks. To provide compatibility with adjacent lower density neighborhoods, additional setback distances and height transitions shall be required for lots directly adjacent to these neighborhoods. See Figure 6.3 (6).
 - (a) Distance Transition. Any building type in any district adjacent to an ~~existing single-family home~~ or single-family residential zone shall have a minimum 20 foot setback from the adjacent lot.
 - (b) Height Transition. The maximum height for the building within 30 feet from the property line shall be 35 feet. The height can transition beginning at 30 feet from the property line, with one foot of additional vertical building height allowed for every two feet in additional horizontal distance from the property line.

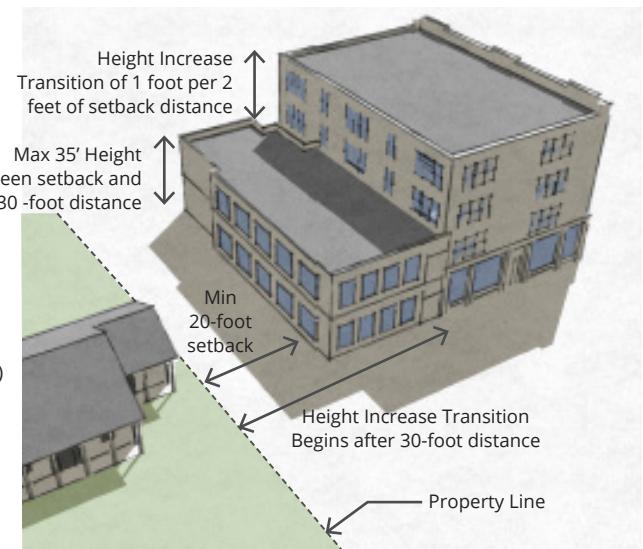


Figure 6.3 (6). Building Transition Setback Requirements.



Planning Commission

STAFF REPORT

AGENDA ITEM

#3

TO: Clearfield City Planning Commission

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

MEETING DATE: Wednesday, March 6th, 2023

SUBJECT: Discussion and Possible Action on **ASP 2023-1101**, an amended subdivision plat request by Fieldstone Homes to adjust the rear property line of Heritage East Phase 1 Subdivision Lot 105 and Meadow Park No. 5 Subdivision Lot 503. **Location:** 1282 West 1100 South & 1309 West 1045 South (TIN: 15-119-0105 & 12-055-0503). **Zone:** R-1-6 (Residential) & R-1-8 (Residential). **(Administrative Action)**.

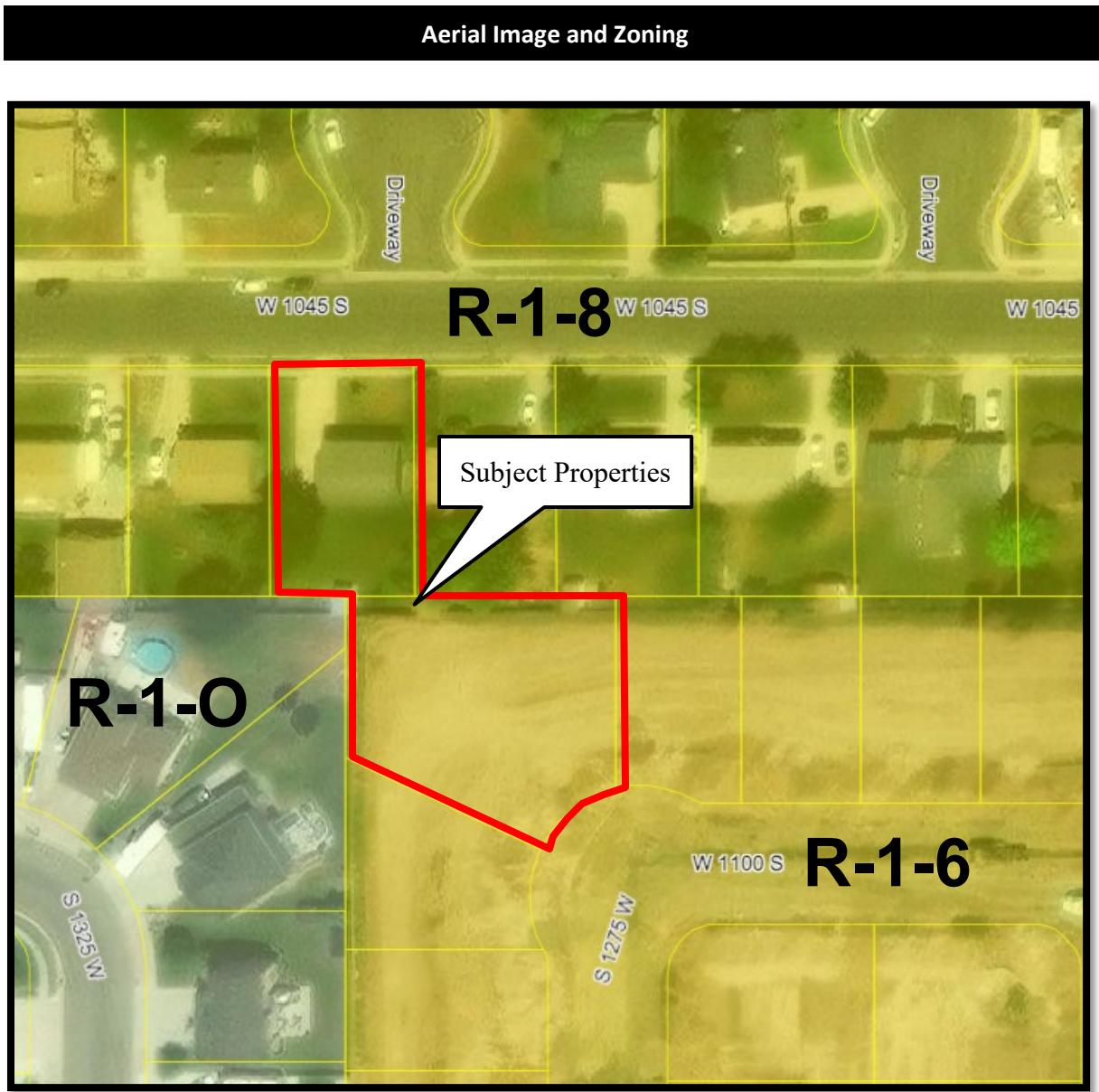
RECOMMENDATION

Staff recommends that the Planning Commission **approve as conditioned**, **ASP 2023-1101**, an amended subdivision plat request by Fieldstone Homes to adjust the rear property line of Heritage East Phase 1 Subdivision Lot 105 and Meadow Park No. 5 Subdivision Lot 503. This recommendation is based on the findings and discussion in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Heritage East Phase 1- First Amendment
Site Location	1282 West 1100 South & 1309 West 1045 South
Parcel ID	15-119-0105 & 12-055-0503
Applicant	Fieldstone Homes
Property Owners	Fieldstone Homes/Jared & Jessica Garcia
Proposed Actions	Subdivision Amendment Approval
Current Zoning	R-1-6 (Residential) & R-1-8 (Residential)
Parcel Area	N/A

Surrounding Properties and Uses:		Zoning District	General Plan Land Use Classification
North	Residential	R-1-8 (Residential)	Residential
East	Residential	R-1-6 (Residential)	Residential
South	Residential	R-1-6 (Residential)	Residential
West	Residential	R-1-O (Residential)	Residential



BACKGROUND AND OVERVIEW

The applicant is requesting an amended subdivision plat approval to adjust the rear lot line between the subject properties. This property line adjustment will move the recorded lot line approximately a foot and a half (1.5') to the south to align with an existing fence.

AMENDED SUBDIVISION PLAT REVIEW

Lot Configurations

The proposed changes to the lots are minor and they will comply with the minimum area and frontage requirements of the zone in which they are located.

CITY DEPARTMENT / AGENCY REVIEW

The plans were shared for review by Clearfield City Planning and Engineering staff. Engineering staff provided a letter recommending approval of the amended plat request.

PUBLIC COMMENT

A public notice sign was placed on the subject property on Friday, February 23rd, 2024. No public comment has been received to date regarding this project.

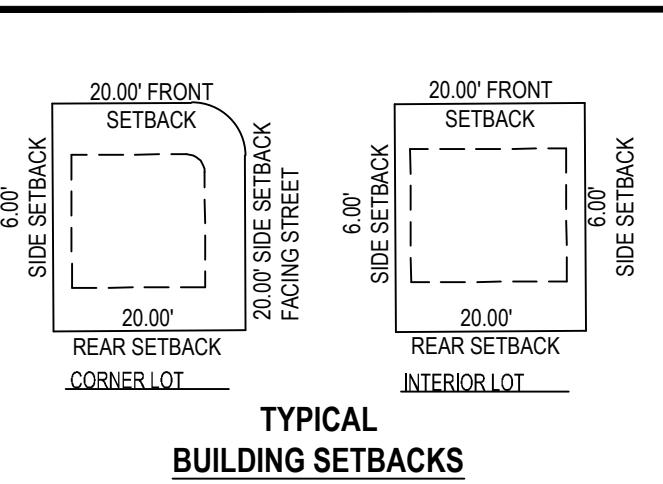
CONDITIONS OF APPROVAL

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 final approval and recording of the amended plat shall follow the standards outlined in Title 12, Subdivision Regulations of the Clearfield City Code (Section 12-4-5).

ATTACHMENTS

1. Amended Subdivision Plat



HERITAGE EAST PHASE 1-FIRST AMENDMENT

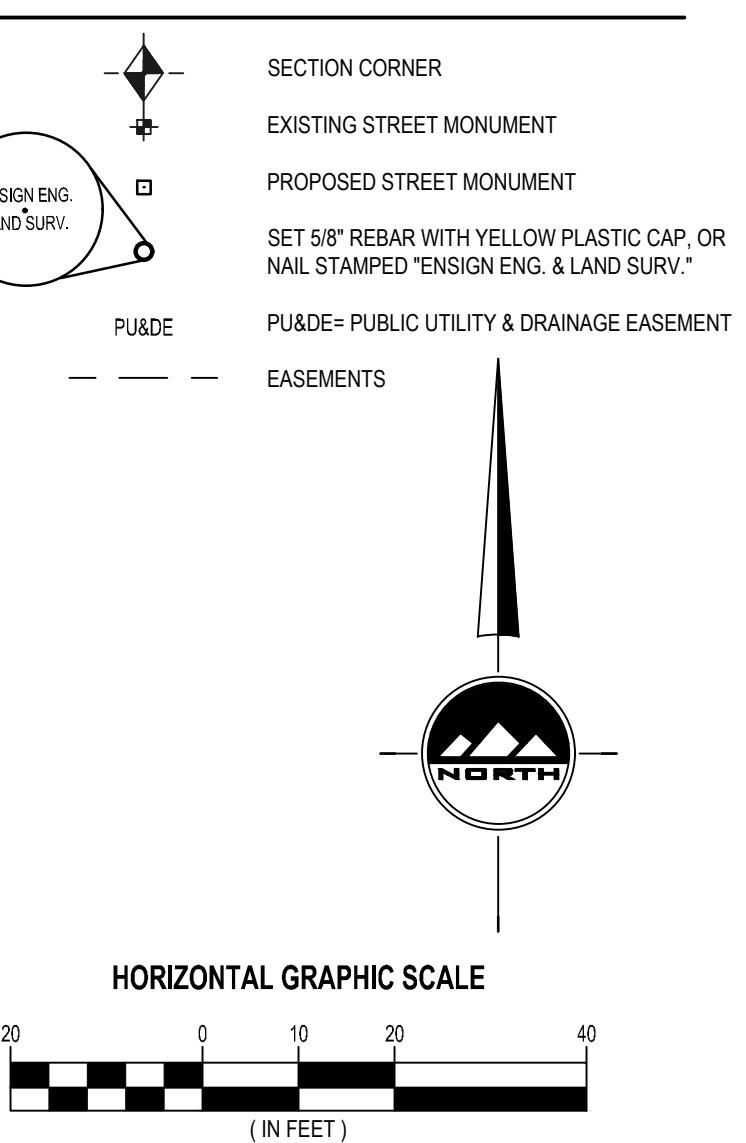
AMENDING LOT 105, HERITAGE EAST PHASE 1,
AND LOT 503, MEADOW PARK NO.5
LOCATED IN THE NORTHEAST QUARTER OF SECTION 10
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
CLEARFIELD CITY, DAVIS COUNTY, UTAH
NOVEMBER 2023

1045 SOUTH (PUBLIC STREET)

GENERAL NOTES:

- PROPERTY IS ZONED R-1-6
 - FRONT YARD SETBACK IS 20'
 - REAR YARD SETBACK IS 20'
 - SIDE YARD SETBACK IS 6'
 - CORNER LOT SIDE YARD SETBACK IS 20'
- A. PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 10' FRONT, 6' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUDE THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUDE AT THE LOT OWNER'S EXPENSE. THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUDE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUDE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITHIN THE PUDE.
- PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.
- 5/8" X 2" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT LOT CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN THE CURB.
- LOT 503A WILL NOT BE A PART OF HERITAGE EAST SUBDIVISION OR AND ASSOCIATED HOA OR CCR. BUT, IS IN THIS PLAT AS PART OF THE LOT LINE ADJUSTMENT.

LEGEND



DEVELOPER
FIELDSTONE HOMES
12896 SOUTH PONY EXPRESS ROAD, SUITE 400
DRAPER, UTAH 84020
RANDY SMITH
801-233-8300



LAYTON
919 South 300 West
Layton UT 84041
Phone: 801-547-1100
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SALT LAKE CITY
Phone: 801-355-0225
TOOLE
Phone: 435-643-3590
CEDAR CITY
Phone: 435-684-4543
RICHFIELD
Phone: 435-696-2983

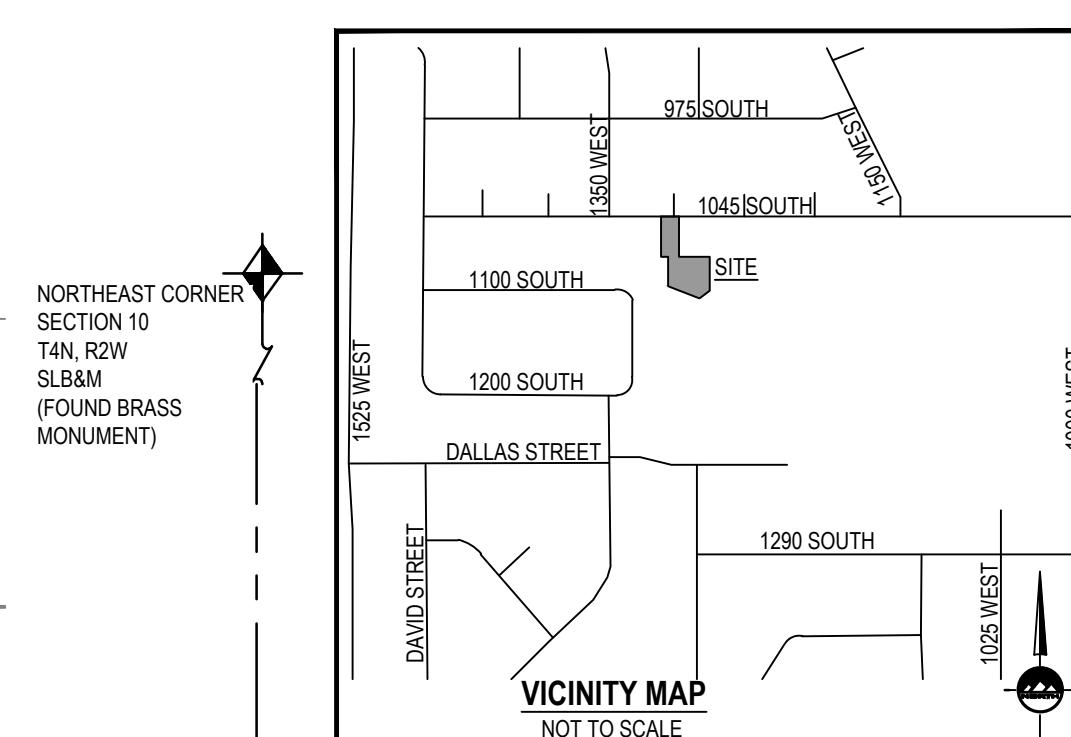
CITY ATTORNEY'S APPROVAL
APPROVED THIS ____ DAY OF ____ 20____,
BY THE CLEARFIELD CITY ATTORNEY.

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

CITY ENGINEER'S APPROVAL
APPROVED THIS ____ DAY OF ____ 20____,
BY THE CLEARFIELD CITY ENGINEER

CITY COUNCIL APPROVAL
APPROVED THIS ____ DAY OF ____ 20____,
BY THE CLEARFIELD CITY COUNCIL

DAVIS COUNTY RECORDER
ENTRY NO. ____ FEE ____
PAID ____ FILED FOR RECORD AND
RECORDED THIS ____ DAY OF ____ 20____
AT ____ IN BOOK ____ OF OFFICIAL RECORDS
PAGE ____
PROJECT NUMBER: 94918
MANAGER: C.PRESTON
DRAWN BY: J.RINDLISBACHER
CHECKED BY: T.WILLIAMS
DAVIS COUNTY RECORDER
BY ____ DEPUTY RECORDER
DATE: 11/17/2023



SURVEYOR'S CERTIFICATE

I, **TRENT R. WILLIAMS**, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold License No. **803467** in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act. I further certify that at the authority of The Owners, I have conducted a survey of the property described on this subdivision plat in accordance with Section 11-13-17 and have determined that the boundaries and areas of the lots and parcels as indicated and are sufficient to accurately establish the boundaries of the herein described tract of real property and that it has been drawn correctly and is a true and correct representation of the herein described lands included in said subdivision based on data compiled from The County Recorder's office. I further certify that all lots meet frontage width and area requirements of applicable zoning ordinances.

NARRATIVE
This plat is to adjust the common boundary between Lots 105A and 503a as depicted hereon.

BOUNDARY DESCRIPTION

A parcel of land situated in the Northeast Quarter of Section 10, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Clearfield City, Davis County, Utah. Being more particularly described as follows:

Beginning at the Northwest Corner of Lot 105, Heritage East Phase 1, said point being North 00°08'31" East 655.97 feet along the section line (NAD83 Bearing North 0°26'57" East between the East Quarter Corner and the Northeast Corner of Section 10 per the Davis County Township Reference Plat) and North 89°51'29" West 48.30 feet from the East Quarter Corner of said Section 10 and running thence:

South 00°00'47" West 58.6 feet along the westerly line of said Lot 6 to the northerly right-of-way line of 1100 South Street; thence southeasterly 50.00 feet along the arc of a 55.00-foot radius nonconcentric curve to the left (center bearing South 12°40'24" East and the long chord bears South 51°16'59" West 48.30 feet with a central angle of 52°03'13") to the Northeast corner of Lot 4, Heritage East Phase 1;

thence North 64°45'37" West 107.61 feet along the northerly line of said Lot 104 to the westerly line of Tanner Heritage Estates;

thence North 00°00'58" East 79.98 feet along the westerly line of Tanner Heritage Estates to the southerly line of Meadow Park Phase 5;

thence North 89°59'01" West 38.38 feet along the southerly line of Meadow Park No. 5 to the Southeast corner of Lot 504;

thence North 115.04 feet along the easterly line of said Lot 504 to the southerly right-of-way line of 1045 South Street;

thence East 73.00 feet along said right-of-way to the Northwest corner of Lot 502, Meadow Park No. 5;

thence South 115.06 feet along the westerly line of said Lot 502 to the southerly line of Meadow Park No. 5;

thence South 89°58'48" East 100.39 feet along southerly line to the Point of Beginning.

Contains: 22,406 square feet or 0.514 acres, and two lots.

OWNER'S DEDICATION

We (I) the undersigned owners of the above described tract of land, do hereby set apart and subdivide the same into lots and streets (private streets/private right-of-way) as shown hereon and name said tract:

HERITAGE EAST PHASE 1 FIRST AMENDMENT

Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be as public thoroughfares.

Grant and dedicate a perpetual right and easement over, upon and under the lands designated herein as public utility and drainage easements with no buildings or structures being erected within such easements.

Grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, an easement over such land drains for the purpose of perpetual maintenance and operation.

do hereby

In witness whereof I / we have hereunto set our hand(s) this ____ day of ____ A.D., 20____.

By: _____ By: _____

By: _____ By: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH J.S.S.
County of Davis

On the ____ day of ____ A.D., 20____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC RESIDING IN _____ COUNTY.

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH J.S.S.
County of Davis

On the ____ day of ____ A.D., 20____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC RESIDING IN _____ COUNTY.

HERITAGE EAST PHASE 1- FIRST AMENDMENT

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 10
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
CLEARFIELD CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. ____ FEE ____
PAID ____ FILED FOR RECORD AND
RECORDED THIS ____ DAY OF ____ 20____
AT ____ IN BOOK ____ OF OFFICIAL RECORDS
PAGE ____
PROJECT NUMBER: 94918
MANAGER: C.PRESTON
DRAWN BY: J.RINDLISBACHER
CHECKED BY: T.WILLIAMS
DAVIS COUNTY RECORDER
BY ____ DEPUTY RECORDER
DATE: 11/17/2023



Planning Commission

STAFF REPORT

AGENDA ITEM

#4

TO: Clearfield City Planning Commission

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

MEETING DATE: Wednesday, March 6th, 2024

SUBJECT: Discussion and Possible Action on **CUP 2024-0101**, a conditional use permit request by Elevation Church to operate a church at the subject location. **Location:** 1659 East 1400 South (TIN: 09-340-0202). **Parcel Area:** 2.74 Acres. **Zone:** C-2 (Commercial). **(Administrative Action)**.

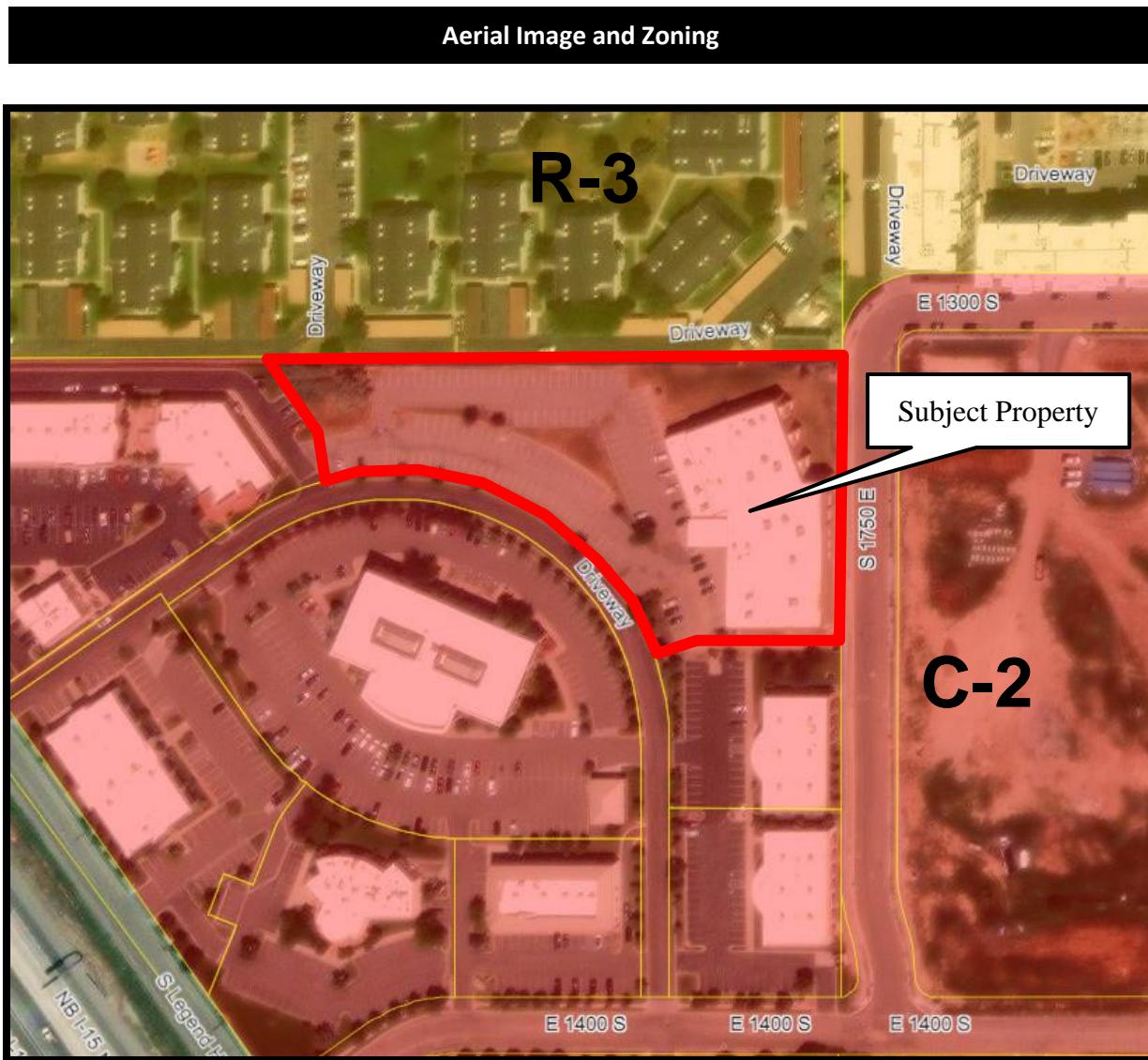
RECOMMENDATION

Staff recommends that the Planning Commission **approve as conditioned, CUP 2024-0101**, a conditional use permit request by Elevation Church to operate a church at the property addressed 1659 East 1400 South (TIN: 09-340-0202). This recommendation is based on the findings and discussion in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Elevation Church
Site Location	1659 East 1400 South
Parcel ID	09-340-0202
Applicant	Elevation Church
Property Owner	Store Master Funding XIV LLC
Proposed Actions	Conditional Use Permit Approval
Current Zoning	C-2 (Commercial)
Parcel Area	2.74 Acres

Surrounding Properties and Uses:		Zoning District	General Plan Land Use Classification
North	Multi-family Residential	R-3 (Residential)	Residential
East	Undeveloped	C-2 (Commercial)	Commercial
South	Legend Hills Commercial	C-2 (Commercial)	Commercial
West	Legend Hills Commercial	C-2 (Commercial)	Commercial



BACKGROUND AND ANALYSIS

Elevation Church is currently located in Clearfield at Lakeside Square. With the future redevelopment of Lakeside Square, they need to relocate and are requesting conditional use permit approval to operate a church at 1659 East 1400 South. The zoning of the property is C-2 (Commercial), in which churches are listed as a conditional use. 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. The peak parking demand will be during Sunday services, where attendance is a little over two hundred (200) people per service. With a floor area of approximately 20,000 square feet (excluding foyer and storage areas), the minimum parking requirement for this site and use is one hundred and thirty-three (133) spaces. The existing parking lot includes one hundred and forty-four (144) spaces and will satisfy code requirements. If the parking demand ever exceeds the existing parking of the site, Elevation Church will work to lease additional stalls from the adjacent Legend Hills office building. A letter of intent from Woodbury Corporation, the owner of Legend Hills, has been provided by the applicant. The letter, although non-binding, demonstrates that the parties are in negotiations toward an official agreement if and when that parking arrangement is necessary.

The parking lot will need to include a minimum of four (4) standard accessible parking spaces and one (1) van accessible parking space, in accordance with the Americans with Disabilities Act (ADA). Accessible spaces must be identified by signs with the International Symbol of Accessibility. Signs identifying van spaces must include the term "van accessible". Staff's review of the existing parking lot found that poles for ADA signage are present, but some are damaged with signage missing. The poles will need to be repaired and ADA signage replaced in accordance with ADA standards.

Vehicular access is provided by way of the private street with connections to 1400 South and Legend Hills Drive. Pedestrian access ends with the public sidewalks on those streets. With Legend Hills Drive developed as a private street and previously approved without a pedestrian access, no condition with this project can be imposed to rectify the lack of pedestrian accessibility at this time.

Site Landscaping

The existing site landscaping has deteriorated and is in need of repair and ongoing maintenance. A number of shrubs and trees are dead and need to be replaced. The grass is in poor condition and will need rehabilitation and ongoing maintenance. The applicant will need to submit a landscape and planting plan to show the landscape improvements that will be made to the site. The landscape improvements shall include, at a minimum:

- Replacement of dead/dying trees and planting new trees as needed to provide a minimum of sixteen (16) trees for the site.
- Restoration of planter beds. Remove overgrown grass and weeds and replant with water efficient shrubs, perennials, ornamental grasses, etc.
- Conversion of the landscaped island in the middle of the parking lot to a water efficient planter bed, with water efficient trees, shrubs, perennials, ornamental grasses, etc. The planter bed shall include an appropriate mulch at least three inches (3") deep and shall include an appropriate irrigation system as specified in Clearfield City Code (Title 11, Chapter 21 "Landscaping Standards and Requirements").

Signs (Chapter 11-15)

The building still has the Urban Air Adventure Park sign on the front façade which will need to be removed. A full sign review is not included as part of this conditional use permit approval. Separate review and sign permit approval will be required for new signage. However, 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)	<i>At the specified location, [the proposed use] is in harmony with the general intent and purpose of the Clearfield City General Plan and the applicable zoning district regulations;</i>	The proposed use is in harmony and compliance with the General Plan and zoning ordinance regulations.
2)	<i>[The proposed use] is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community and neighborhood;</i>	The proposed use will contribute to the general well-being of the community.
3)	<i>Such use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and</i>	The use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity.
4)	<i>Conditions imposed by the Land Use Authority are based upon ordinance standards outlined in this title [Title 11, Land Use] or as otherwise determined to be necessary by the City Engineer, Building Official, or any applicable State or Federal Agency according to adopted standards of those fields of expertise.</i>	The proposed conditions are based upon ordinance standards.

CITY DEPARTMENT / AGENCY REVIEW

The plans were shared for review by Clearfield City Planning, Building, and Engineering staff, as well as the North Davis Fire District. The Fire District has provided a comment that the applicant will need to submit an application for a deferred Fire Sprinkler System review and a Fire Protection System permit. Engineering staff provided a letter with a recommendation of approval dated February 14, 2024.

PUBLIC COMMENT

A public notice sign was placed on the subject property on Friday, February 23rd, 2024. 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 project shall comply with all building and fire code standards and the applicants shall obtain a building permit for all construction work.
- 2) The project shall address the comments and requirements of the North Davis Fire District review and receive Fire District approval.
- 3) Any signs shall comply with Chapter 11-15 "Sign Regulations" standards and receive required sign permits. A sign which is a religious symbol or emblem placed flat against the building does not require a sign permit.
- 4) The site landscaping shall be improved and maintained. A landscape improvement plant and irrigation plan shall be submitted for approval. The improvements shall at a minimum:
 - Replacement of dead/dying trees and planting new trees as needed to provide a minimum of sixteen (16) trees for the site.
 - Restoration of planter beds. Remove overgrown grass and replant with water efficient shrubs, perennials, ornamental grasses, etc.
 - Conversion of the landscaped island in the middle of the parking lot to a water efficient planter bed, with water efficient trees, shrubs, perennials, ornamental grasses, etc. The planter bed shall include an appropriate mulch at least three inches (3") deep and shall include an appropriate irrigation system as specified in Clearfield City Code (Title 11, Chapter 21 "Landscaping Standards and Requirements").
- 5) The parking lot shall be resurfaced and restriped and include the restriping of the ADA parking spaces and any necessary repairs to ADA signage.

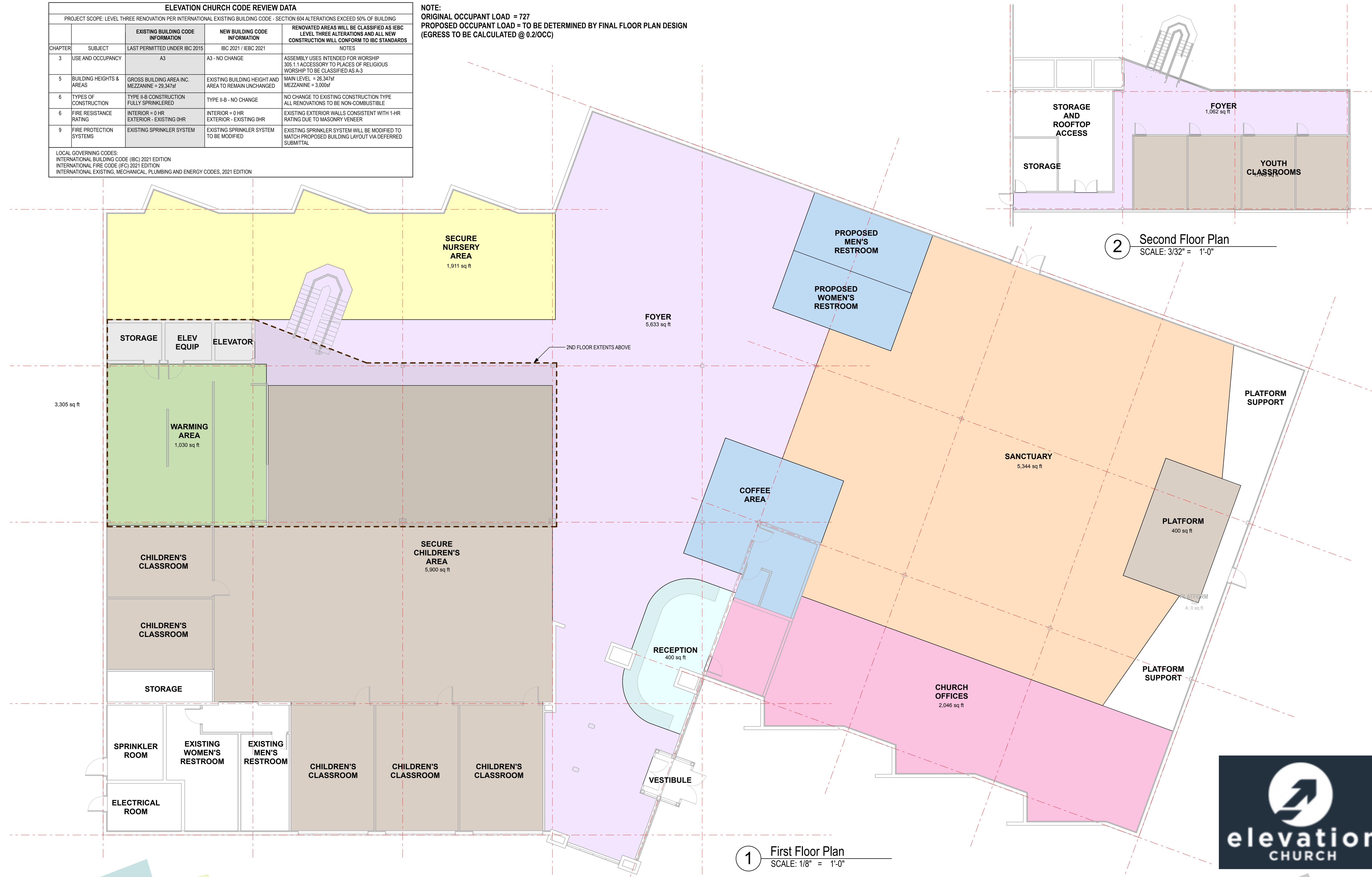
ATTACHMENTS

1. Site Plan
2. Floor Plan



ELEVATION CHURCH CODE REVIEW DATA					
PROJECT SCOPE: LEVEL THREE RENOVATION PER INTERNATIONAL EXISTING BUILDING CODE - SECTION 604 ALTERATIONS EXCEED 50% OF BUILDING					
CHAPTER	SUBJECT	EXISTING BUILDING CODE INFORMATION	NEW BUILDING CODE INFORMATION	RENOVATED AREAS WILL BE CLASSIFIED AS IBC LEVEL THREE ALTERATIONS AND ALL NEW CONSTRUCTION WILL CONFORM TO IBC STANDARDS	NOTES
3	USE AND OCCUPANCY	A3	A3 - NO CHANGE	ASSEMBLY USES INTENDED FOR WORSHIP 305.1.1 ACCESSORY TO PLACES OF RELIGIOUS WORSHIP TO BE CLASSIFIED AS A-3	
5	BUILDING HEIGHTS & AREAS	GROSS BUILDING AREA INC. MEZZANINE = 29,347sf	EXISTING BUILDING HEIGHT AND AREA TO REMAIN UNCHANGED	MAIN LEVEL = 26,347sf MEZZANINE = 3,000sf	
6	TYPES OF CONSTRUCTION	TYPE IIB CONSTRUCTION FULLY SPRINKLERED	TYPE IIB - NO CHANGE	NO CHANGE TO EXISTING CONSTRUCTION TYPE ALL RENOVATIONS TO BE NON-COMBUSTIBLE	
6	FIRE RESISTANCE RATING	INTERIOR = 0 HR EXTERIOR - EXISTING 0HR	INTERIOR = 0 HR EXTERIOR - EXISTING 0HR	EXISTING EXTERIOR WALLS CONSISTENT WITH 1-HR RATING DUE TO MASONRY VENEER	
9	FIRE PROTECTION SYSTEMS	EXISTING SPRINKLER SYSTEM	EXISTING SPRINKLER SYSTEM TO BE MODIFIED	EXISTING SPRINKLER SYSTEM WILL BE MODIFIED TO MATCH PROPOSED BUILDING LAYOUT VIA DEFERRED SUBMITTAL	
LOCAL GOVERNING CODES: INTERNATIONAL BUILDING CODE (IBC) 2021 EDITION INTERNATIONAL FIRE CODE (IFC) 2021 EDITION INTERNATIONAL EXISTING, MECHANICAL, PLUMBING AND ENERGY CODES, 2021 EDITION					

NOTE:
ORIGINAL OCCUPANT LOAD = 727
PROPOSED OCCUPANT LOAD = TO BE DETERMINED BY FINAL FLOOR PLAN DESIGN
(EGRESS TO BE CALCULATED @ 0.2/OCC)





Planning Commission

STAFF REPORT

AGENDA ITEM

#5

TO: Clearfield City Planning Commission

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

MEETING DATE: Wednesday, March 6th, 2023

SUBJECT: Discussion and Possible Action on **ASP 2024-0203**, an amended subdivision plat request by CW Urban for a 2-lot subdivision at the subject location. **Location:** 1756 East 1400 South (TIN: 09-441-0001). **Parcel Area:** 19.09 Acres. **Zone:** C-2 (Commercial). **(Administrative Action).**

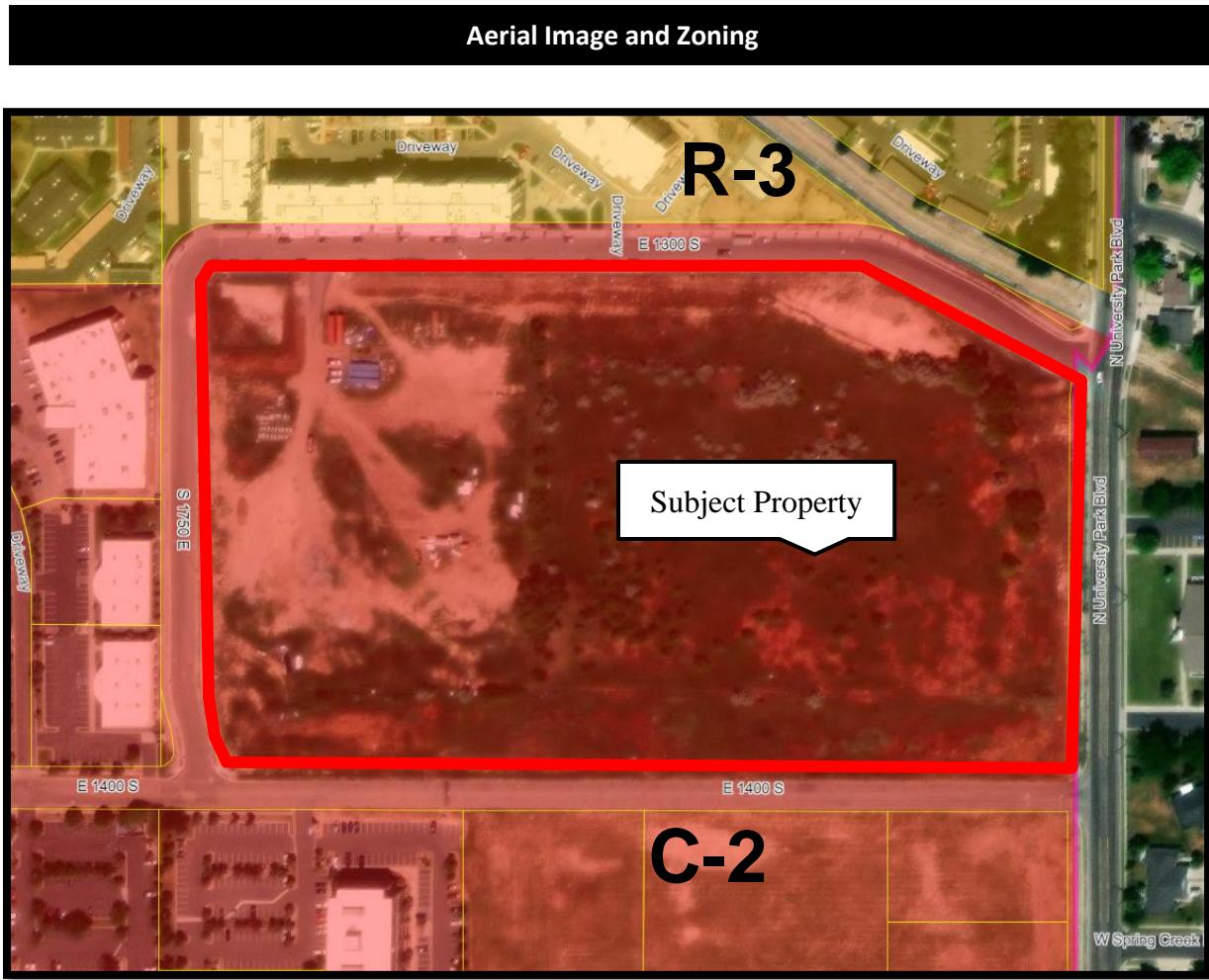
RECOMMENDATION

Staff recommends that the Planning Commission **approve as conditioned, ASP 2024-0203**, an amended subdivision plat request by CW Urban for a 2-lot subdivision at 1756 East 1400 South. This recommendation is based on the findings and discussion in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Legend Towers
Site Location	1756 East 1400 South
Parcel ID	09-441-0001
Applicant	CW Urban
Property Owner	Millcreek Partners, LLC
Proposed Actions	Subdivision Amendment Approval
Current Zoning	C-2 (Commercial)
Parcel Area	19.09 Acres

Surrounding Properties and Uses:		Zoning District	General Plan Land Use Classification
North	The Heights Apartments	R-3 (Residential)	Residential
East	Church (Layton City)	A (Agriculture)	Institutional/Residential
South	Legend Hills Offices & Undeveloped Land	C-2 (Commercial)	Commercial
West	Legend Hills Commercial	C-2 (Commercial)	Commercial



BACKGROUND AND OVERVIEW

The applicant is requesting amended subdivision plat approval for a two-lot subdivision. This amended subdivision will create two lots from the existing property. Lot 2 will be just over two acres in size and will be located at the corner of University Park Boulevard and 1400 South. For Lot 2, a development review meeting was held with City staff to review a concept site plan for a potential extended stay hotel. Lot 1 will consist of the remaining land with an area of approximately 17 acres.

General Plan & Zoning

Both proposed lots are in the C-2 Zone (Commercial) and have a General Plan land use designation of 'Commercial'. The subdivision complies with the goals and objectives of the General Plan.

AMENDED SUBDIVISION PLAT REVIEW

Lot Configurations

The proposed lots comply with the minimum area and frontage requirements of the zone in which they are located.

Sidewalk

A new sidewalk will be constructed along 1400 South to provide full pedestrian mobility and access to the lots. The site plan drawings will need to be revised to increase the width of the proposed sidewalk to five feet (5') in accordance with Public Works standards.

CITY DEPARTMENT / AGENCY REVIEW

The plans were shared for review by Clearfield Planning and Engineering staff, as well as the North Davis Fire District and the North Davis Sewer District. Engineering staff provided a review letter dated February 22, 2024. All comments will need to be addressed prior to the final approval and recording of the plat with the Davis County Recorder's Office.

PUBLIC COMMENT

A public notice sign was placed on the subject property on Friday, February 23rd, 2024. No public comment has been received to date regarding this project.

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 plans shall be revised to address Engineering requirements as outlined in the review letter dated February 22, 2024.
- 2) The public sidewalk along 1400 South shall be completed and comply with Public Works Standards.
- 3) 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.
- 4) An escrow or bond agreement for the public improvements will be subject to approval by the City Engineer and City Attorney and be established prior to any permits being issued for the property or plat being recorded.

ATTACHMENTS

1. Amended Subdivision Plat
2. Site Plan

LEGEND TOWERS SUBDIVISION

AMENDING LOT 1 OF LEGEND HILLS SUBDIVISION, PHASE 3, LOT 302 AMENDED

LOCATED IN THE EAST 1/2 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST,

SALT LAKE BASE AND MERIDIAN, CLEARFIELD CITY, DAVIS COUNTY, UTAH

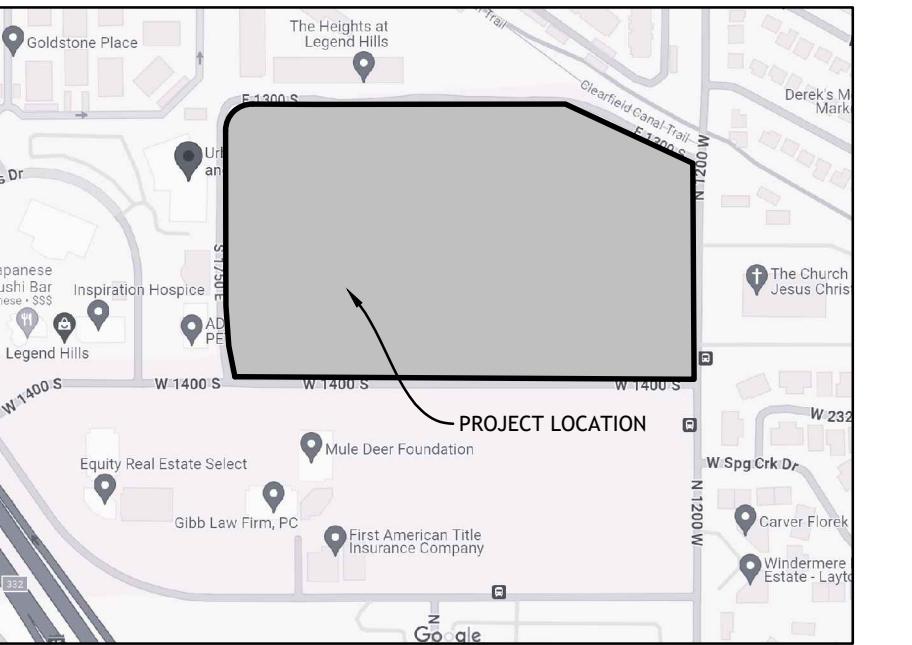
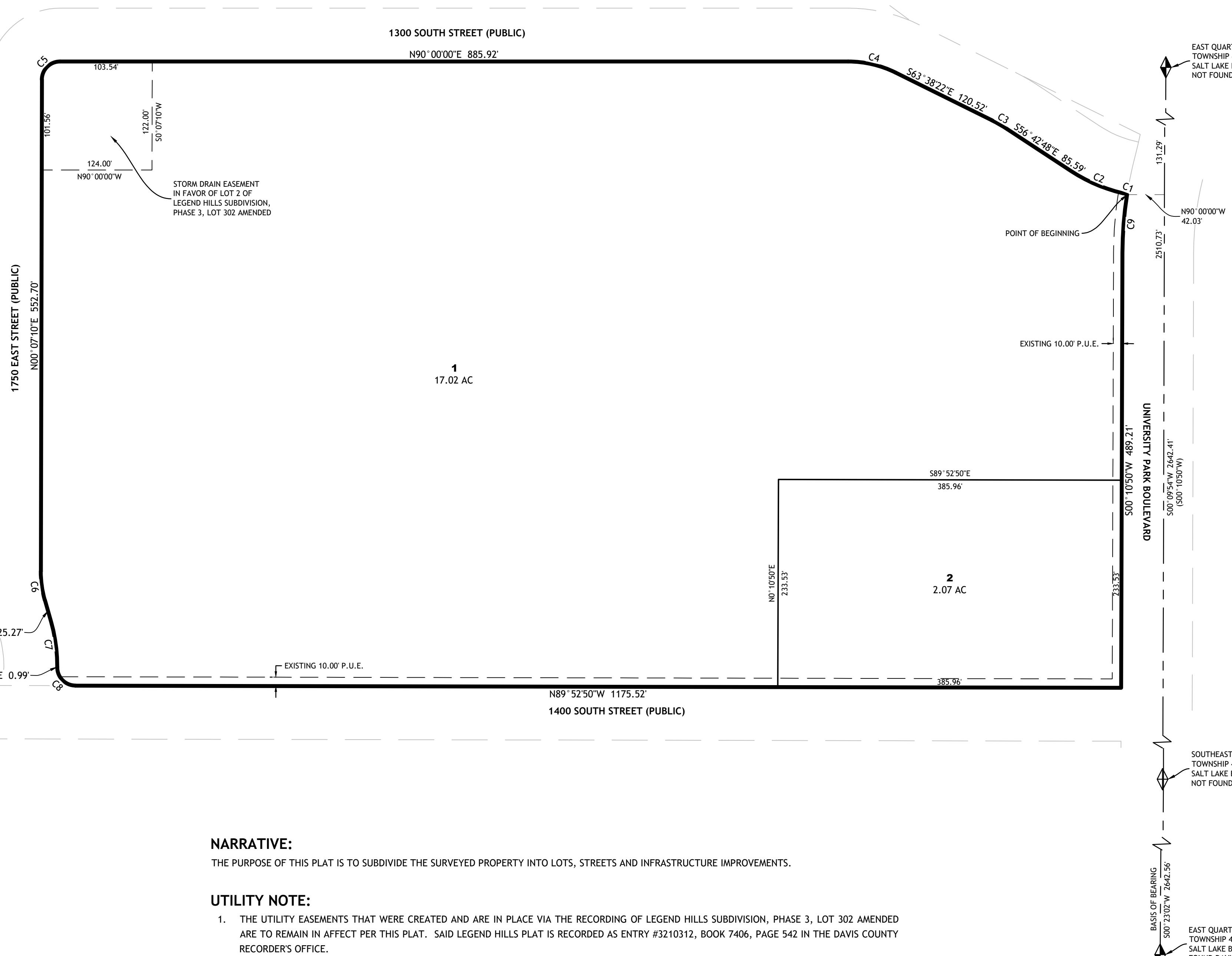
BASIS OF BEARING:

SOUTH 00°23'02" WEST BETWEEN A FOUND MONUMENT AT THE SOUTHEAST CORNER OF SECTION 07 AND THE EAST $\frac{1}{4}$ CORNER SECTION 18, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN



SCALE: 1"=80'

0 40 80 160 240



VICINITY MAP - NOT TO SCALE

LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTERLINE / MONUMENT LINE
- ADJACENT PROPERTY LINE
- SURVEY TIE LINE
- (00° 00'00") RECORD DISTANCE AND BEARING
- PUBLIC UTILITY EASEMENT LINE
- SECTION CORNER (FOUND)
- SECTION CORNER (NOT FOUND)
- ROAD MONUMENT
- PROPERTY MARKER (SET OR FOUND AS NOTED)
- ROAD MONUMENT TO BE SET

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	4.94	20.50	S70°04'51"E	4.93
C2	63.68	179.98	S66°50'58"E	63.35
C3	20.45	168.38	S60°09'35"E	20.44
C4	55.28	120.00	S76°48'11"E	54.79
C5	32.15	20.48	N45°05'29"E	28.95
C6	32.85	117.51	N7°53'18"W	32.74
C7	51.02	182.51	N7°53'18"W	50.85
C8	32.20	20.50	S44°52'50"W	28.99
C9	65.53	432.58	S4°31'13"W	65.47

NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE SURVEYED PROPERTY INTO LOTS, STREETS AND INFRASTRUCTURE IMPROVEMENTS.

UTILITY NOTE:

1. THE UTILITY EASEMENTS THAT WERE CREATED AND ARE IN PLACE VIA THE RECORDING OF LEGEND HILLS SUBDIVISION, PHASE 3, LOT 302 AMENDED ARE TO REMAIN IN AFFECT PER THIS PLAT. SAID LEGEND HILLS PLAT IS RECORDED AS ENTRY #3210312, BOOK 7406, PAGE 542 IN THE DAVIS COUNTY RECORDER'S OFFICE.

NOTES:

1. THIS DRAWING IS CONSIDERED PRELIMINARY AND SUBJECT TO CHANGE UNTIL RECORDATION AT THE DAVIS COUNTY RECORDER'S OFFICE.
2. ALL REAR AND BOUNDARY CORNERS WILL BE SET WITH A 2" X $\frac{1}{2}$ " REBAR AND CAP MARKED "EDM". FRONT LOT CORNERS WILL BE MARKED AT THE EXTENSION OF THE LOT LINE WITH A COPPER RIVET IN THE TOP BACK OF A CURB.
3. THE LEGEND HILLS SUBDIVISION, PHASE 3, LOT 302 AMENDED PLAT USES TOWNSHIP 4 "SOUTH" ON THE RECORDED PLAT. THIS IS IN ERROR. I'VE USED TOWNSHIP 4 "NORTH" FOR THIS PLAT WHICH IS CORRECT.

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

CLEARFIELD CITY CHAIRMAN

CLEARFIELD CITY ENGINEER
APPROVED BY THE CLEARFIELD CITY ENGINEER ON
THIS ____ DAY OF _____, 20____.

CLEARFIELD CITY ENGINEER

CLEARFIELD CITY ACCEPTANCE
"THE APPROVAL OF THIS PLAT BY CLEARFIELD CITY DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH." THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY CLEARFIELD CITY OF DAVIS COUNTY, UTAH,
THIS ____ DAY OF _____, 20____.

ATTEST: _____, MAYOR
ATTEST: _____

CLEARFIELD CITY ATTORNEY
I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ATTORNEY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.
DATED THIS ____ DAY OF _____, 20____.

CLEARFIELD CITY ATTORNEY

OWNER / DEVELOPER
C.W. URBAN
610 N 800 W,
CENTERVILLE, UT 84014

EDM
Partners LLC
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

DAVIS COUNTY RECORDER
RECORDED # _____
STATE OF UTAH, COUNTY OF DAVIS,
RECORDED AND FILED AT THE REQUEST
OF: _____
DATE: _____ TIME: _____
BOOK: _____ PAGE: _____
FEE: _____
DAVIS COUNTY RECORDER

BOUNDARY DESCRIPTION

ALL OF LOT 1, LEGEND HILLS SUBDIVISION, PHASE 3, LOT 302 AMENDED BEING PART OF THE EAST 1/2 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, CLEARFIELD CITY, DAVIS COUNTY, UTAH AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1 AND THE WESTERLY RIGHT OF WAY LINE OF UNIVERSITY PARK BOULEVARD, SAID POINT BEING 500° 10'50" W 131.29 FEET AND N90° 00'00" W 42.03 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 7 AND RUNNING THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: 1) ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 432.58 FEET, A DISTANCE OF 65.53 FEET, A CHORD DIRECTION OF S04° 31'13"W AND A CHORD DISTANCE OF 65.47 FEET, 2) S00° 10'50" W 489.21 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 1400 SOUTH STREET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE N89° 52'50" W 1175.52 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 1750 EAST STREET; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING SEVEN COURSES: 1) ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.50 FEET, A DISTANCE OF 32.20 FEET, A CHORD DIRECTION OF N44° 52'50" W AND A CHORD DISTANCE OF 28.99 FEET, 2) N00° 07'10" E 0.99' FEET, 3) ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 182.51 FEET, A DISTANCE OF 51.02 FEET, A CHORD DIRECTION OF N07° 53'18" W AND A CHORD DISTANCE OF 50.85 FEET, 4) N15° 53'46" W 25.27 FEET, 5) ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 117.51 FEET, A DISTANCE OF 32.85 FEET, A CHORD DIRECTION OF N07° 53'18" W AND A CHORD DISTANCE OF 32.74 FEET, 6) N00° 07'10" E 552.70 FEET, 7) ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.48 FEET, A DISTANCE OF 32.15 FEET, A CHORD DIRECTION OF N45° 05'29" E AND A CHORD DISTANCE OF 28.95 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 1300 SOUTH STREET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING SEVEN COURSES: 1) N90° 00'00" E 885.92 FEET, 2) ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 120.00 FEET, A DISTANCE OF 55.28 FEET, A CHORD DIRECTION OF S76° 48'11" E AND A CHORD DISTANCE OF 54.79 FEET, 3) S63° 38'22" E 120.52 FEET, 4) ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 168.38 FEET, A DISTANCE OF 20.45 FEET, A CHORD DIRECTION OF S60° 09'35" E AND A CHORD DISTANCE OF 20.44 FEET, 5) S56° 42'48" E 85.59 FEET, 6) ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 179.98 FEET, A DISTANCE OF 63.68 FEET, A CHORD DIRECTION OF S66° 50'58" E AND A CHORD DISTANCE OF 63.35 FEET, 7) ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.50 FEET, A DISTANCE OF 4.93 FEET TO THE POINT OF BEGINNING.

CONTAINS 19.09 ACRES IN AREA

OWNER'S DEDICATION

I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON TO BE HEREAFTER KNOWN AS:

LEGEND TOWERS SUBDIVISION
AMENDING LOT 1 OF LEGEND HILLS SUBDIVISION, PHASE 3, LOT 302 AMENDED
AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL RIGHTS-OF-WAY AS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE AND DO HEREBY GRANT UNTO EACH PRIVATE UTILITY COMPANY AND PUBLIC UTILITY AGENCY PROVIDING UTILITY SERVICES TO THIS PROJECT, ALSO A PERPETUAL NON-EXCLUSIVE EASEMENT IN ALL AREAS DESIGNATED AS PUBLIC UTILITY EASEMENT AS SHOWN HEREON TO INSTALL, USE, KEEP, MAINTAIN, REPAIR AND REPLACE AS REQUIRED, UNDERGROUND UTILITY LINES, PIPES AND CONDUITS OF ALL TYPES AND APPURTENANCES THERETO SERVING THIS PROJECT.

MILLCREEK PARTNERS, LLC

TETON INVESTMENT HOLDING, LLC

NAME: COLIN H. WRIGHT

NAME: COLIN H. WRIGHT

TITLE: MANAGER

TITLE: MANAGER

ACKNOWLEDGEMENT

ON THE ____ DAY OF ____, 20____, COLIN H. WRIGHT PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE MANAGER OF MILLCREEK PARTNERS, LLC, AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC

COMMISSION NUMBER

SIGNATURE

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES _____

LEGEND TOWERS SUBDIVISION

AMENDING LOT 1 OF LEGEND HILLS SUBDIVISION,
PHASE 3, LOT 302 AMENDED
LOCATED IN THE EAST 1/2 OF SECTION 7,
TOWNSHIP 4 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN, CLEARFIELD CITY,
DAVIS COUNTY, UTAH

SHEET 1 OF 1

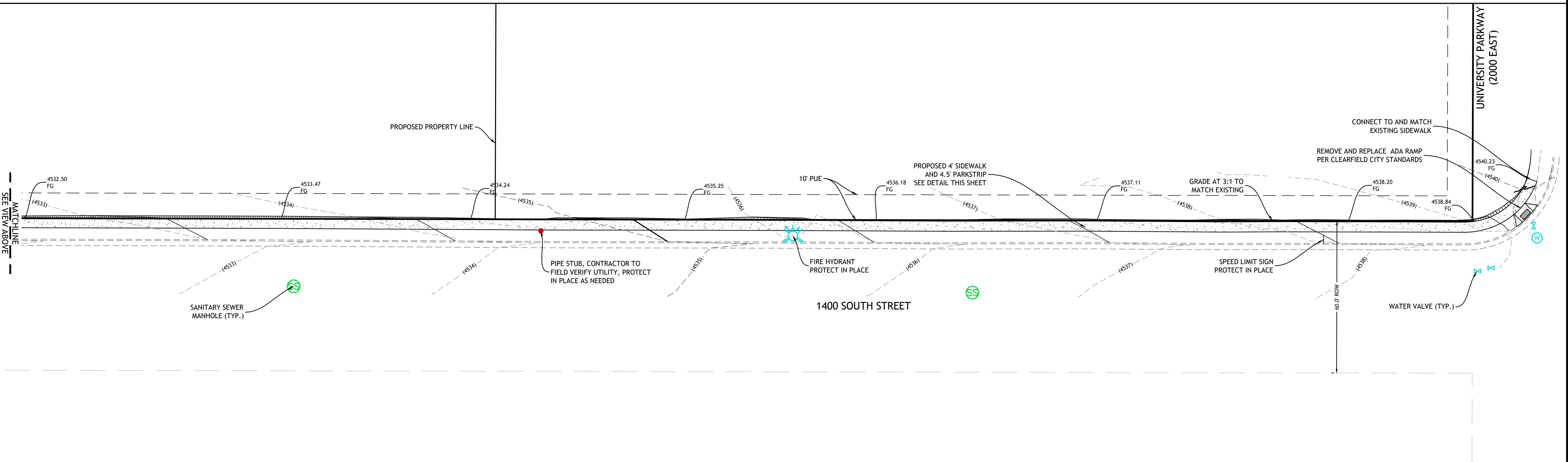
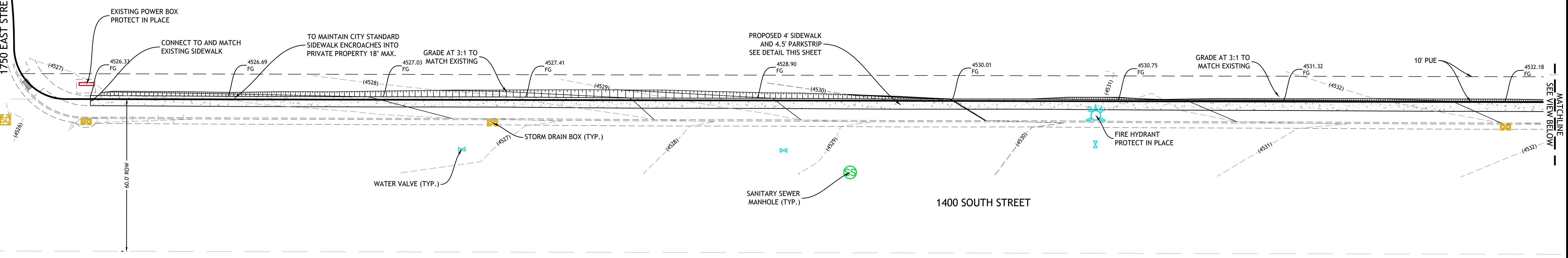


SCALE: 1" = 20'
0 10 20 40 60

OWNER:
CW Urban
610 North 800 West
Centerville, UT 84014
866-744-2489

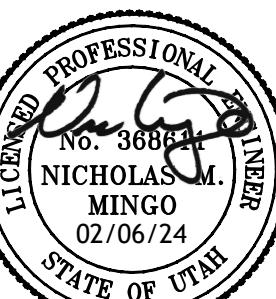
HOME
BY C.W. URBAN

NOTES:
1. All improvements in the public right of way shall conform with the standards and specifications of Clearfield City.
2. All private improvements shall conform to APWA standards and specifications.
3. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.



APPROVED FOR CONSTRUCTION:
These plans are valid for construction only with the signature of the design engineer on the line below.

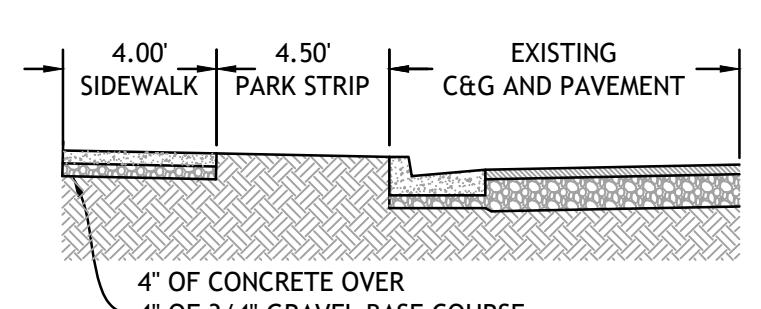
Approved _____ Date _____



Legend Towers

Site Plan

PROJECT:
DRAWN BY: NMM
REVIEWED BY: PMD
REVISIONS:
No. DATE REMARKS



DATE: February 6, 2024

SHEET NUMBER:

O-1