



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, October 1st, 2025**, on the **3rd floor** in the City Council Chambers of the Clearfield City Municipal Building, located at 55 S. State Street, Clearfield, UT 84015.

PRE-MEETING – 6:00 PM- Executive Conference Room

Review of agenda items to address questions.

REGULAR MEETING – 6:30 PM- Council Chambers

- CALL TO ORDER – PLEDGE OF ALLEGIANCE
- PLANNING COMMISSION CHAIR STATEMENT
- APPROVAL OF MINUTES
 - September 3, 2025

DECISION ITEMS

Public Hearings:

1. Public Hearing, Discussion and Possible Action on **DA 2025-0803**, for an amendment to the Wilcox Farms Subdivision Development Agreement to amend typical architecture and lot standards. **Location:** Approximately 1550 South 1000 West. **Project Details:** 101-Lot Single-Family Subdivision. **Zone:** R-3 (Residential). **Staff:** Tyson Stoddard, Associate Planner. **(Legislative Matter).**

Scheduled Items:

2. Discussion and Possible Action on **SP 2025-0901**, a site plan request by Fusion-AE to construct a Quick Quack carwash at the subject location. **Location:** 777 East 700 South (TINs: 12-004-0184, 12-004-0032, 12-004-0188, 12-004-0031, & 12-004-0030). **Project Area:** 1.07 Acres. **Zone:** C-C (Gateway Corridor Commerce). **(Administrative Matter).**

DISCUSSION ITEMS

1. Staff Discussion
 - The Water Element of the General Plan
2. Staff Communications

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

Dated this 23rd day of August 2025.

/s/Tyson Stoddard, Associate 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@clearfieldcityut.gov & 801-525-2718.

1 **CLEARFIELD PLANNING COMMISSION MEETING**

2 September 3, 2025

3 6:00 P.M. – Pre-Meeting

4

5 PRESIDING: Brogan Fullmer Chair

6

7 PRESENT: Robert Browning Vice Chair

8 Kathryn Murray Commissioner

9 Chad Mortensen Commissioner

10 Riley Wheeler Commissioner

11 Danielle King Commissioner

12 Nicholas Dragon Commissioner (Alternate)

13 Jane Budd Youth Commission Ambassador

14

15 ABSENT: Brian Swan Commissioner

16

17 STAFF PRESENT: Tyson Stoddard Associate Planner

18 Stacy Millgate Community Development Director

19 Amy Jones Deputy City Attorney

20

21 VISITORS: None

22

23 Chair Fullmer called the meeting to order at 6:00 p.m.

24

25 DISCUSSION ON THE DRAFT MINUTES FOR THE MARCH 5, 2025, PLANNING

26 COMMISSION MEETING.

27

28 Commissioner Murray identified some edits needed in the description of the motion to recommend

29 approval of the rezone request.

30

31 DISCUSSION ON PSP 2025-0801, A PRELIMINARY SUBDIVISION PLAT REQUEST BY

32 HUNTER MURRAY FOR AN 8-LOT COMMERCIAL CONDOMINIUM SUBDIVISION AT

33 THE SUBJECT PROPERTY. LOCATION: 325 WEST 1700 SOUTH (TIN:12-937-0002).

34 PROJECT AREA: 0.7 ACRES ZONE:C(COMMERCIAL).

35

36 The Planning Commission and staff discussed that the approval process would also include a Final

37 Subdivision Plat Approval, which would be a separate application that would only require staff

38 review and approval. Conditions of the approval were discussed, such as the need for each

39 condominium property to have its own water and sewer connections.

40

41 DISCUSSION ON DETACHED ACCESSORY DWELLING UNITS.

42

43 Mr. Stoddard gave some background about detached accessory dwelling units. The Planning

44 Commission discussed some of the existing standards for internal accessory dwelling units already

45 in City ordinance.

46 **Chair Fullmer moved to adjourn the work session. Seconded by Commissioner Murray.**

47

CLEARFIELD PLANNING COMMISSION MEETING

September 3, 2025

6:30 P.M. – Regular Meeting

PRESIDING: Brogan Fullmer Chair

PRESENT: Robert Browning Vice Chair
Kathryn Murray Commissioner
Chad Mortensen Commissioner
Riley Wheeler Commissioner
Danielle King Commissioner
Nicholas Dragon Commissioner (Alternate)
Jane Budd Youth Commission Ambassador

ABSENT: Brian Swan Commissioner

STAFF PRESENT: Tyson Stoddard Associate Planner
Stacy Millgate Community Development Director
Amy Jones Deputy City Attorney

VISITORS: Trek Loveridge
Bryson Cutter
Richard Helmcke

Chair Fullmer led in the Pledge of Allegiance and read the Planning Commission Chair Statement.

APPROVAL OF MINUTES FOR THE MARCH 5, 2025, PLANNING COMMISSION MEETING.

Commissioner Murray moved to approve the minutes with the edits identified in the Pre-Meeting. Seconded by Commissioner Browning. The motion carried on the following vote. Voting AYE: Commissioners Fullmer, Browning, Murray, Mortensen, Wheeler, King, Dragon, and Youth Ambassador Budd. Voting NO: None.

APPROVAL OF PSP 2025-0801, A PRELIMINARY SUBDIVISION PLAT REQUEST BY HUNTER MURRAY FOR AN 8-LOT COMMERCIAL CONDOMINIUM SUBDIVISION AT THE SUBJECT PROPERTY. LOCATION: 325 WEST 1700 SOUTH (TIN:12-937-0002). PROJECT AREA: 0.7 ACRES ZONE: C(COMMERCIAL).

Chair Fullmer introduced the first agenda item and turned the time over to Tyson Stoddard, Associate Planner, for the presentation.

Tyson Stoddard, Associate Planner, presented the following:

- Larsen Commercial Condominium Subdivision
 - Background
 - Existing Site

- 11,000 square foot commercial building
- Proposal
 - 8-unit commercial condominium subdivision (Utah State Code Title 57, Chapter 8)
 - Would allow for separate ownership of the commercial condominiums
 - 1,375 square feet per unit
- Title 9 water & sewer
 - Structures requiring water and sewer, held under separate ownership, need separate water meter and sewer connections
- Physical separation of structures
 - Existing building was built with 8 separate units
 - Some units may have been remodeled and combined to accommodate needs of businesses
- CC&R
 - City Code 11-13-24
 - Requires review and approval of CC&Rs by the City

Trek Leveridge was asked to address the Planning Commission. He stated that the intent of the proposal was to allow all tenants to benefit, with the expectation that current tenants would be interested in purchasing their own space. He explained that the cost of upgrades would be included in the purchase price. He also noted that, at the beginning of discussions regarding subdividing the land, all tenants were in favor.

Mr. Stoddard discussed concerns previously raised by the Planning Commission prior to final approval. He addressed the issue of the preliminary subdivision plat approval, noting that the reasons for approval or denial can only be considered in relation to the provisions of the Land Use Code, and stated that the City could not confirm the details that Mr. Leveridge reported regarding existing businesses. He further identified items from the staff report that still need to be completed before final approval could be granted.

Staff recommended that the Planning Commission approve as conditioned the preliminary subdivision plat request by Hunter Murray for an 8-lot commercial condominium subdivision at the subject property. This recommendation was based on the discussion and findings in the Staff Report and the following conditions.

1. The plans will need to be updated to show separate utility connections for water and sewer and address the comments of the Engineering review letter dated August 22, 2025.
2. Any required remodeling for the establishment of separate ownership units will need to be indicated in the plans with the Final Subdivision Plat application and completed prior to the recording of the plat.
3. Prior to Final Subdivision Plat application, the proposed plat will need to be updated with the requirements for the recording of a Condominium Plat as listed in Section 13 of Utah State Code.
4. The CC&R's will need to be updated to include Bylaws and all items identified in the staff report, consistent with Clearfield City Code 11-13-24.
5. The plat shall be revised to include addresses for the condominiums

1
2
3 **Commissioner Murray moved that the Planning Commission approve as conditioned PSP**
4 **2025-0801, a preliminary subdivision plat request by Hunter Murray for an 8-lot**
5 **commercial condominium subdivision at the subject property. This motion was based on**
6 **the discussion and findings found in the staff report.**

7 **Seconded by Commissioner Sikes. The motion carried on the following vote. Voting AYE:**
8 **Commissioners Fullmer, Browning, Murray, Wheeler, King, Dragon, and Youth**
9 **Ambassador Budd. Voting NO: Commissioner Mortensen.**

10
11 DISCUSSION ITEMS
12

13 Mr. Stoddard introduced the topic of detached accessory dwelling units and noted that one year
14 ago direction was given to research and draft a city ordinance that would allow for detached
15 accessory dwelling units. Feedback from the City Council was provided at a recent City Council
16 Work Session , and the Planning Commission was now being given the opportunity to provide
17 additional input on a draft ordinance. The Planning Commission and Staff discussed amendments
18 for the following sections of code, with several Commissioners indicating a preference for no
19 minimum lot sizes as long as the detached accessory unit was able to meet all other minimum
20 setback standards.

- 21 ○ 11-19-1: Purpose and Intent
- 22 ○ 11-19-2: Definition of Accessory Dwelling Unit
- 23 ○ 11-19-3: Owner Occupied
- 24 ○ 11-19-4: Dwelling Unit Occupancy
- 25 ○ 11-19-5: Zones
- 26 ○ 11-19-6: Number of Accessory Dwelling Units
- 27 ○ 11-19-7: Address
- 28 ○ 11-19-8: Separate Living Area
- 29 ○ 11-19-9: Fire, Building, and Health Codes
- 30 ○ 11-19-10: Utility Meters
- 31 ○ 11-19-11: Not Intended For Sale
- 32 ○ 11-19-12: Accessory Dwelling Unit Registration/Business License
- 33 ○ 11-19-13: Home Occupation Businesses
- 34 ○ 11-19-14: Development Standards
- 35 ○ 11-19-15: Parking

36
37 STAFF COMMUNICATIONS
38

- 39 ■ APA Fall Conference October 9-10
- 40 ■ ULCT Annual Convention October 2

41
42 Mr. Stoddard reported that the APA Fall Conference would be held on October 9–10, 2025 and
43 the ULTC Annual Convention would be held on October 2, 2025. He noted that two
44 commissioners were scheduled to attend the APA Fall Conference, and one commissioner was
45 scheduled to attend the ULTC Annual Convention. Attendance for the remaining commissioners
46 was unconfirmed. Mr. Stoddard requested that all commissioners confirm their desired attendance
47 by tomorrow.

1
2 There being no further business to come before the Planning Commission, **Chair Fullmer**
3 **moved to adjourn. Seconded by Commissioner Mortensen.**
4



Planning Commission

STAFF REPORT

AGENDA ITEM
#1

TO: Clearfield City Planning Commission

FROM: Tyson Stoddard, Associate Planner
tyson.stoddard@clearfieldcityut.gov
801-525-2718

MEETING DATE: Wednesday, October 1st, 2025

SUBJECT: Public Hearing, Discussion and Possible Action on **DA 2025-0803** for an amendment to the Wilcox Farms Subdivision Development Agreement to amend typical architecture and lot standards. **Location:** Approximately 1550 South 1000 West. **Project Details:** 101-Lot Single Family Subdivision. **Zone:** R-3 (Residential). **(Legislative Action).**

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation of **APPROVAL with modifications as identified in the staff report** to the Clearfield City Council for **DA 2025-0803**, an amendment to the Wilcox Farms Subdivision Development Agreement to amend typical architecture and lot standards.

This recommendation is based upon the findings and discussion of the staff report. As the advisory body to the Clearfield City Council, the Planning Commission may make a different recommendation based upon careful consideration and analysis of the request.

PLANNING COMMISSION RECOMMENDATION OPTIONS:

After careful consideration and analysis of the information presented, the Clearfield City Planning Commission may move to:

1. **Recommend approval of DA 2025-0803**, to the Clearfield City Council.
2. **Recommend denial of DA 2025-0803**, to the Clearfield City Council.
3. **Table DA 2025-0803**, to request additional time to consider the request.

The Planning Commission may also make a recommendation other than those listed above, such as a recommendation of approval with modifications.

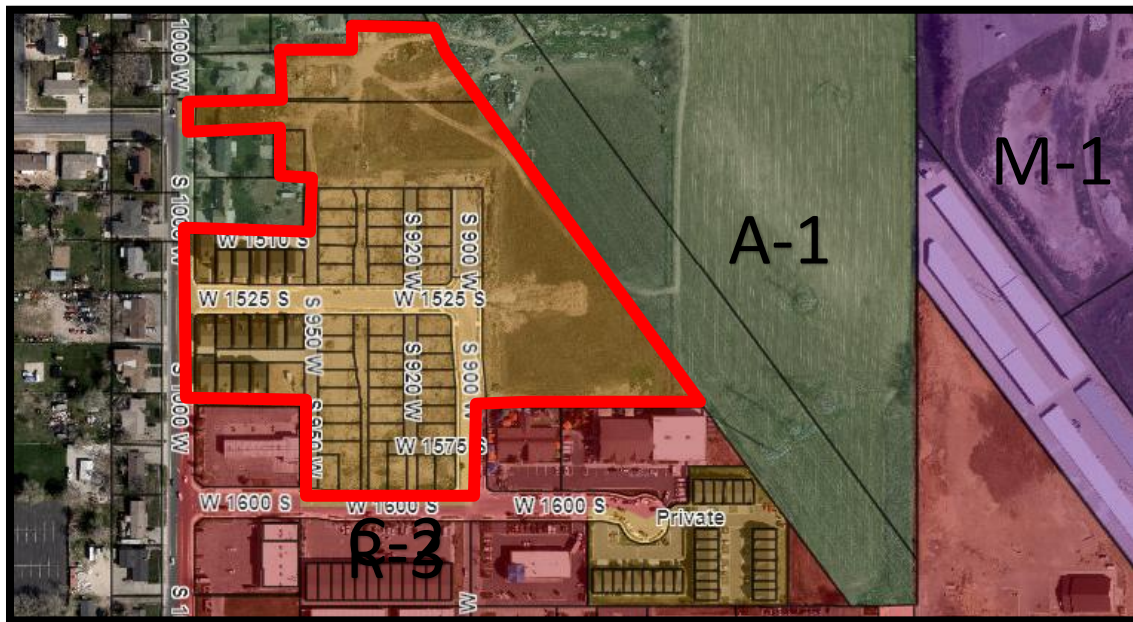
PROJECT SUMMARY

Project Information	
Project Name	Wilcox Farms Subdivision
Site Location	Approximately 1550 South 1000 West
Tax ID Numbers	Multiple
Applicant	Destination Homes
Owner	LHM DEV WLX LLC
Proposed Actions	Amendment to existing Development Agreement

Project Information	
Current Zoning	R-3 (Residential)
Project Details	101-Lot Subdivision

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Residential	A-1 (Agricultural)	Transitional Residential
East	Agriculture	A-1 (Agricultural)	Transitional Residential with Conservation Overlay
South	Commercial	C-2 (Commercial)	General Commercial
West	Residential	N/A (Syracuse City)	N/A (Syracuse City)

Aerial Image & Zoning



BACKGROUND

In 2022, the applicant, Destination Homes, entered into a development agreement with Clearfield City for the development of a 101-lot single-family subdivision. Earlier this year, Destination Homes applied to amend select open space, setback, and porch encroachment provisions of the development agreement to accelerate construction and move towards the completion of the project. This first amendment request was recommended for approval by the Planning Commission and ultimately approved by the City Council in May 2025. Potential amendments to architectural standards were also discussed at that time but were not approved.

Amendment Request

After exploring various options to allow for the continuation of the project without amendments to architectural standards, the applicant is making a second amendment request to ensure that the typical

architecture standards of the development agreement allow for the updated home plans which they intend to have built. This request allows the City the opportunity to review the amendments and also gives the applicant the opportunity to demonstrate that the new homes will be successfully integrated with the homes already built. Renderings are included in the amendments, which show the updated home plans next to existing homes already built along the south paseo. The requested amendments and exhibits are included as an attachment to this report, as well as staff's recommendations for edits to the language of the amendment.

Amendments Summary

Amendments to Exhibits C & C-1 of the agreement include the removal of a rendering depicting "Single Family Homes Fronting 1000 W" and a rendering depicting "Typical Architecture". These renderings are replaced with new renderings for "Typical Architecture" and "Streetscape Example". The only amendment to "Building Placement Guidelines" is the removal of the maximum rear yard setback of seven feet (7'). The reason for the removal of the maximum rear setback is because there are certain lots shaped in a way that it becomes impossible to meet the maximum setback, and the builder would also like greater flexibility with the rear setback to allow for a more uniform front setback. As mentioned in the prior paragraph, staff has included proposed edits to the language of the agreement to ensure the proposed language is consistent with the new Exhibit C-2.

PUBLIC NOTICE AND PUBLIC HEARING REQUIREMENTS

Similar to a zoning text amendment, a development agreement changes the standards for a specific development and therefore should be subject to the same level of public participation and public process as an ordinance amendment. A public hearing must be held with the Planning Commission and with the City Council as part of the review and approval process of the amendment.

Notice has been provided on site as well as circulated in accordance with public noticing requirements. Staff has not received any comment to date.

STAFF RECOMMENDATION/CONCLUSION

Staff recommends that the Planning Commission forward a recommendation of **APPROVAL with modifications as identified in the staff report** to the Clearfield City Council for **DA 2025-0803**, an amendment to the Wilcox Farms Subdivision Development Agreement to amend typical architecture and lot standards. This recommendation is based upon the following findings:

1. Development activity and the building of homes at the project has stalled, and solutions can be explored through the development agreement process to help the project move forward.
2. The proposed amendments will allow for the successful integration of new home designs with the homes already built in the community.

ATTACHMENTS

1. DRAFT Development Agreement Amendment
2. Proposed Exhibit C-2
3. Staff Recommendations to DRAFT Development Agreement Amendment

**WHEN RECORDED,
RETURN TO:**

c/o Destination Construction, LLC
9350 150 E #220
Sandy, Utah 84070
Attention: Brandon Ames

Tax ID Nos.: 12-065-0005, 12-065-0096, 12-065-0091, 12-391-0011, 12-391-0012 and 12-391-002

**AMENDMENT TO
DEVELOPMENT AGREEMENT
for
WILCOX FARMS SUBDIVISION
between
CLEARFIELD CITY CORPORATION
and
LHM DEV WLX, LLC**

THIS AMENDMENT TO DEVELOPMENT AGREEMENT (this “**Amendment**”) is entered as of this _____ day of _____, 2025 (the “**Effective Date**”), by and between CLEARFIELD CITY CORPORATION, a Utah municipal corporation (the “**City**”), and LHM DEV WLX, LLC, a Utah limited liability company, as successor-in-interest to Discovery Development, LLC (“**Developer**”). City and Developer are hereinafter sometimes referred to individually as a “**Party**”, and collectively, as the “**Parties**”.

RECITALS

WHEREAS, Discovery Development, LLC, a Utah limited liability company (“**Discovery Development**”) and the City entered into that certain Development Agreement for Wilcox Farms Subdivision dated as of May 16, 2022, recorded on May 18, 2022, as Entry Number 3477617, Book 8012, Page 344-387 in the Official Records of Davis County, Utah (the “**Development Agreement**”); and

WHEREAS, LHM DEV WLX, LLC, a Utah limited liability company, succeeded to all of Discovery Development’s rights, title and interest as Developer under the Development Agreement; and

WHEREAS, pursuant to the Development Agreement, Developer is developing certain properties situated in Clearfield City, Davis County, Utah, located at approximately 1550 South 1000 West Clearfield, Utah, as more particularly described in the Development Agreement (the “Properties”); and

WHEREAS, the Parties now desire to amend the Development Agreement, on the terms and conditions more particularly set forth herein; and

WHEREAS, the City, acting pursuant to its authority under Title 10, Chapter 9a of the Utah Code and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations has made certain determinations with respect to the development of the Properties, and in the exercise of its legislative discretion has elected to approve this Amendment.

AGREEMENT

NOW, THEREFORE, in consideration of the Properties and the terms and conditions herein stated and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged by the Parties hereto, it is agreed as follows:

1. **Recitals; Capitalized Terms.** Except as expressly amended hereby, the foregoing Recitals are hereby incorporated into this Agreement by reference. All capitalized terms used herein but not defined herein shall have the meaning ascribed in the Development Agreement.

2. **Partial Amendment to Exhibit “C & C-1”.** The sections entitled “Single Family Homes Fronting S 1000 W”, “Typical Architecture” and “Master Plan Scripting” as found on Exhibit “C & C-1” of “Pattern Book” attached to the Development Agreement is hereby deleted and is hereby replaced with new Exhibit “C-2”, “Single Family Homes Fronting S 1000 W”, “Typical Architecture” and “Master Plan Scripting” attached hereto and incorporated herein.

3. **Full Force and Effect.** Except to the limited extent expressly amended by this Amendment, the Development Agreement shall remain and continue in full force and effect in accordance with its terms.

[Signatures on Following Pages]

IN WITNESS WHEREOF, Developer and City have executed this Amendment effective as of the Effective Date.

CLEARFIELD CITY CORPORATION,
a Utah municipal corporation

By: _____
Name: _____
Its: _____

LHM DEV WLX, LLC,
a Utah limited liability company

By: _____
Name: _____
Its: _____

ATTEST:

By: _____
Name: _____
Its: _____

APPROVED AS TO LEGAL FORM:

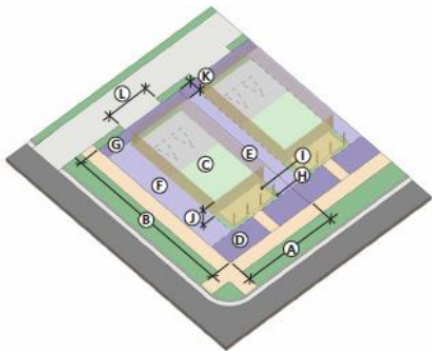
By: _____
Name: _____
Its: _____

EXHIBIT C-2:

OVERVIEW

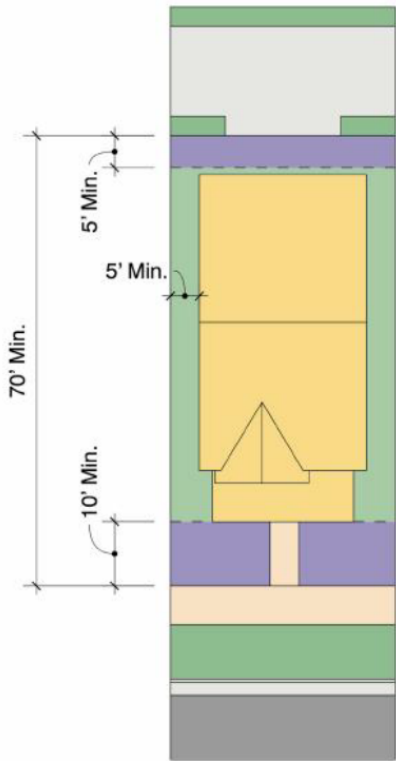
The goal of this section is to establish the framework on which the Wilcox Farms community will be built. To this end, this section details the necessary standards to create neighborhoods of distinction. The pages immediately following this overview describe the visions for the Wilcox Farms neighborhood and how these will be accomplished through the use of architectural styles. This section also provides definitions and standards for how buildings are to be placed on their lots in order to both address the street in a neighborly way and prioritize the people-oriented parts of the façade.

BUILDING PLACEMENT REQUIREMENTS

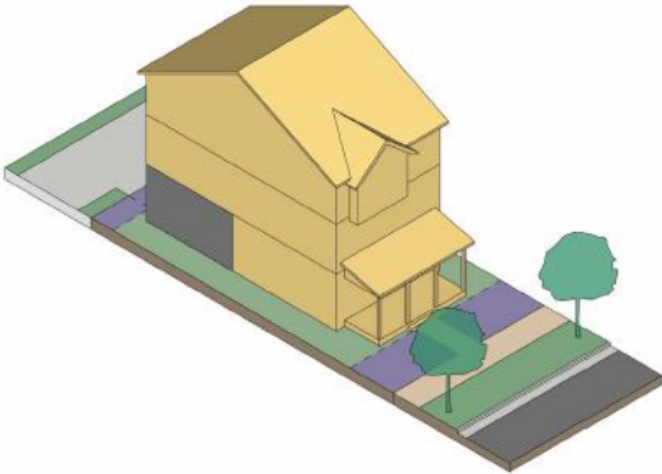


		Typical Lot Size
A	Width	35 — 45 ft.
B	Depth	70 ft. min.
C	Area	2,450 sf min.
		Setbacks
D	Front	10 ft. min.
E	Side	5 ft. min.
F	Corner Side	10 ft. min.
G	Rear	5 ft. min.
		Facade Zone
H		10 ft.
		Porch Encroachments
I		4 ft.
		Height
J		2 - 3 stories
		Garage Setback
K		5 ft. min.
		Maximum Driveway Approach Cut Width
L		20 ft.
		Above Ground Livable Area
		1,100 sf min.

* 10 ft. corner side lot setback only applies to dedicated city streets. Lots on corners of private streets and alley's will have typical side setback of 5 ft.



FRONT & REAR SETBACKS



STREETSCAPE EXAMPLE



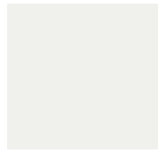
TYPICAL ARCHITECTURE



Scheme 1



Siding
Extra White



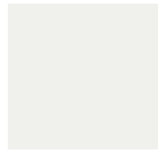
Trim
Extra White



Front Door
Tricorn Black



Roof
Charcoal



Garage Door
White



Soffit & Fascia
Black

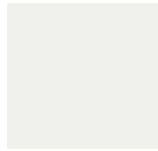


Windows
White

Scheme 2



Siding
Accessible Beige



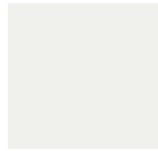
Trim
Extra White



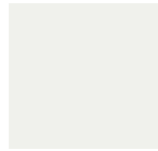
Front Door
Cadet



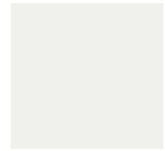
Roof
Weathered Wood



Garage Door
White



Soffit & Fascia
Glacier White

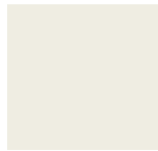


Windows
White

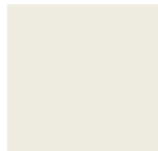
Scheme 3



Siding
Messenger Bag



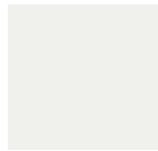
Trim
Alabaster



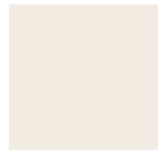
Front Door
Alabaster



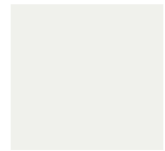
Roof
Weathered Wood



Garage Door
White



Soffit & Fascia
Natural Linen

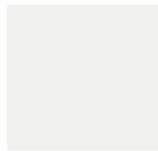


Windows
White

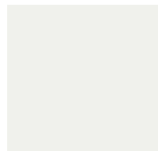
Scheme 4



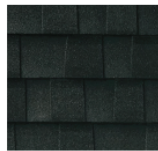
Siding
Foxhall Green



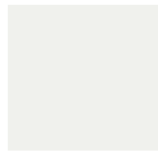
Trim
Extra White



Front Door
Extra White



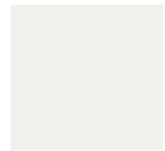
Roof
Charcoal



Garage Door
White


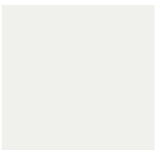
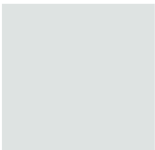
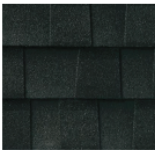
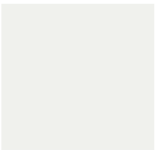
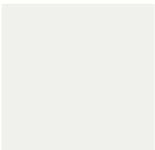
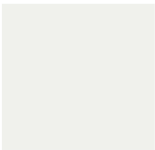


Soffit & Fascia
Black


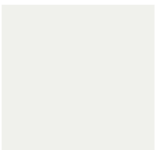

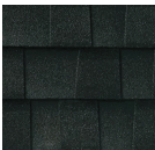
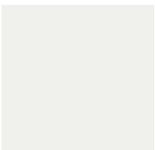
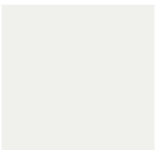
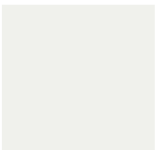


Windows
White

Scheme 5

						
Siding Outerspace	Trim Extra White	Front Door Quicksilver	Roof Charcoal	Garage Door White	Soffit & Fascia Glacier White	Windows White


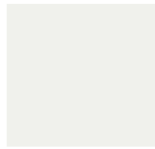
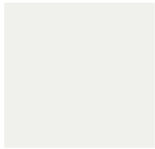

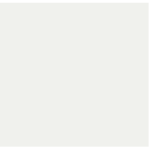
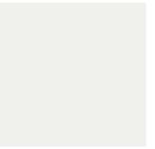
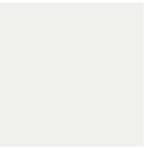
Scheme 7

						
Siding Argos	Trim Extra White	Front Door Grizzle Gray	Roof Charcoal	Garage Door White	Soffit & Fascia Glacier White	Windows White


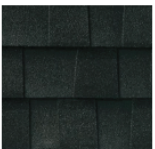
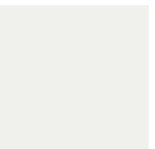
Scheme 8

						
Siding Creamy	Trim Creamy	Front Door Keystone Gray	Roof Weathered Wood	Garage Door Taupe	Soffit & Fascia Teakwood	Windows Taupe

Scheme 9

						
Siding Green Onyx	Trim Extra White	Front Door Extra White	Roof Charcoal	Garage Door White	Soffit & Fascia Glacier White	Windows White

Scheme 10

						
Siding Felted Wool	Trim Extra White	Front Door Foxhall Green	Roof Charcoal	Garage Door White	Soffit & Fascia Glacier White	Windows White

**WHEN RECORDED,
RETURN TO:**

c/o Destination Construction, LLC
9350 150 E #220
Sandy, Utah 84070
Attention: Brandon Ames

Tax ID Nos.: ~~12-065-0005, 12-065-0096, 12-065-0091, 12-391-0011, 12-391-0012 and 12-391-002~~ 12-960-0101 to 0168, 12-391-0024, 12-065-0186, 12-065-0207, 12-065-0086 and 12-065-0206

**SECOND AMENDMENT TO
DEVELOPMENT AGREEMENT
for
WILCOX FARMS SUBDIVISION
between
CLEARFIELD CITY CORPORATION
and
LHM DEV WLX, LLC**

THIS AMENDMENT TO DEVELOPMENT AGREEMENT (this “**Amendment**”) is entered as of this _____ day of _____, 2025 (the “**Effective Date**”), by and between CLEARFIELD CITY CORPORATION, a Utah municipal corporation (the “**City**”), and LHM DEV WLX, LLC, a Utah limited liability company, as successor-in-interest to Discovery Development, LLC (“**Developer**”). City and Developer are hereinafter sometimes referred to individually as a “**Party**”, and collectively, as the “**Parties**”.

RECITALS

WHEREAS, Discovery Development, LLC, a Utah limited liability company (“**Discovery Development**”) and the City entered into that certain Development Agreement for Wilcox Farms Subdivision dated as of May 16, 2022, recorded on May 18, 2022, as Entry Number 3477617, Book 8012, Page 344-387 in the Official Records of Davis County, Utah (the “**Development Agreement**”); and

WHEREAS, LHM DEV WLX, LLC, a Utah limited liability company, succeeded to all of Discovery Development’s rights, title and interest as Developer under the Development Agreement; and

WHEREAS, pursuant to the Development Agreement, Developer is developing certain properties situated in Clearfield City, Davis County, Utah, located at approximately 1550 South 1000 West Clearfield, Utah, as more particularly described in the Development Agreement (the “Properties”); and

WHEREAS, the Parties now desire to amend the Development Agreement, on the terms and conditions more particularly set forth herein; and

WHEREAS, the City, acting pursuant to its authority under Title 10, Chapter 9a of the Utah Code and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations has made certain determinations with respect to the development of the Properties, and in the exercise of its legislative discretion has elected to approve this Amendment.

AGREEMENT

NOW, THEREFORE, in consideration of the Properties and the terms and conditions herein stated and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged by the Parties hereto, it is agreed as follows:

1. **Recitals; Capitalized Terms.** Except as expressly amended hereby, the foregoing Recitals are hereby incorporated into this Agreement by reference. All capitalized terms used herein but not defined herein shall have the meaning ascribed in the Development Agreement.

2. **Partial Amendment to Exhibit “C & C-1”.** The sections entitled “Single Family Homes Fronting S 1000 W”, “Typical Architecture”, and ~~“Master Plan Scripting”~~ “Building Placement Guidelines” as found on Exhibits “C & C-1” of “Pattern Book” attached to the Development Agreement ~~are is~~ hereby deleted and ~~are is~~ hereby replaced with new Exhibit “C-2”, ~~“Single Family Homes Fronting S 1000 W”~~ “Building Placement Requirements”, ~~“Streetscape Example”, and~~ “Typical Architecture” ~~and “Master Plan Scripting”~~ attached hereto and incorporated herein.

3. **Full Force and Effect.** Except to the limited extent expressly amended by this Amendment, the Development Agreement shall remain and continue in full force and effect in accordance with its terms.

[Signatures on Following Pages]

IN WITNESS WHEREOF, Developer and City have executed this Amendment effective as of the Effective Date.

CLEARFIELD CITY CORPORATION,
a Utah municipal corporation

By: _____
Name: _____
Its: _____

ATTEST:

By: _____
Name: _____
Its: _____

APPROVED AS TO LEGAL FORM:

By: _____
Name: _____
Its: _____

LHM DEV WLX, LLC,
a Utah limited liability company

By: _____
Name: _____
Its: _____

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Planning Commission

STAFF REPORT

AGENDA ITEM
#2

TO: Clearfield City Planning Commission

FROM: Tyson Stoddard, Associate Planner
tyson.stoddard@clearfieldcityut.gov
(801) 525-2718

MEETING DATE: Wednesday, October 1st, 2025

SUBJECT: Discussion and Possible Action on **SP 2025-0901**, a site plan request by Fusion-AE to construct a Quick Quack carwash at the subject location. **Location:** 777 East 700 South (TINs: 12-004-0184, 12-004-0032, 12-004-0188, 12-004-0031, & 12-004-0030). **Project Area:** 1.07 Acres **Zone:** C-C (Gateway Corridor Commerce) **(Administrative Action).**

STAFF RECOMMENDATION

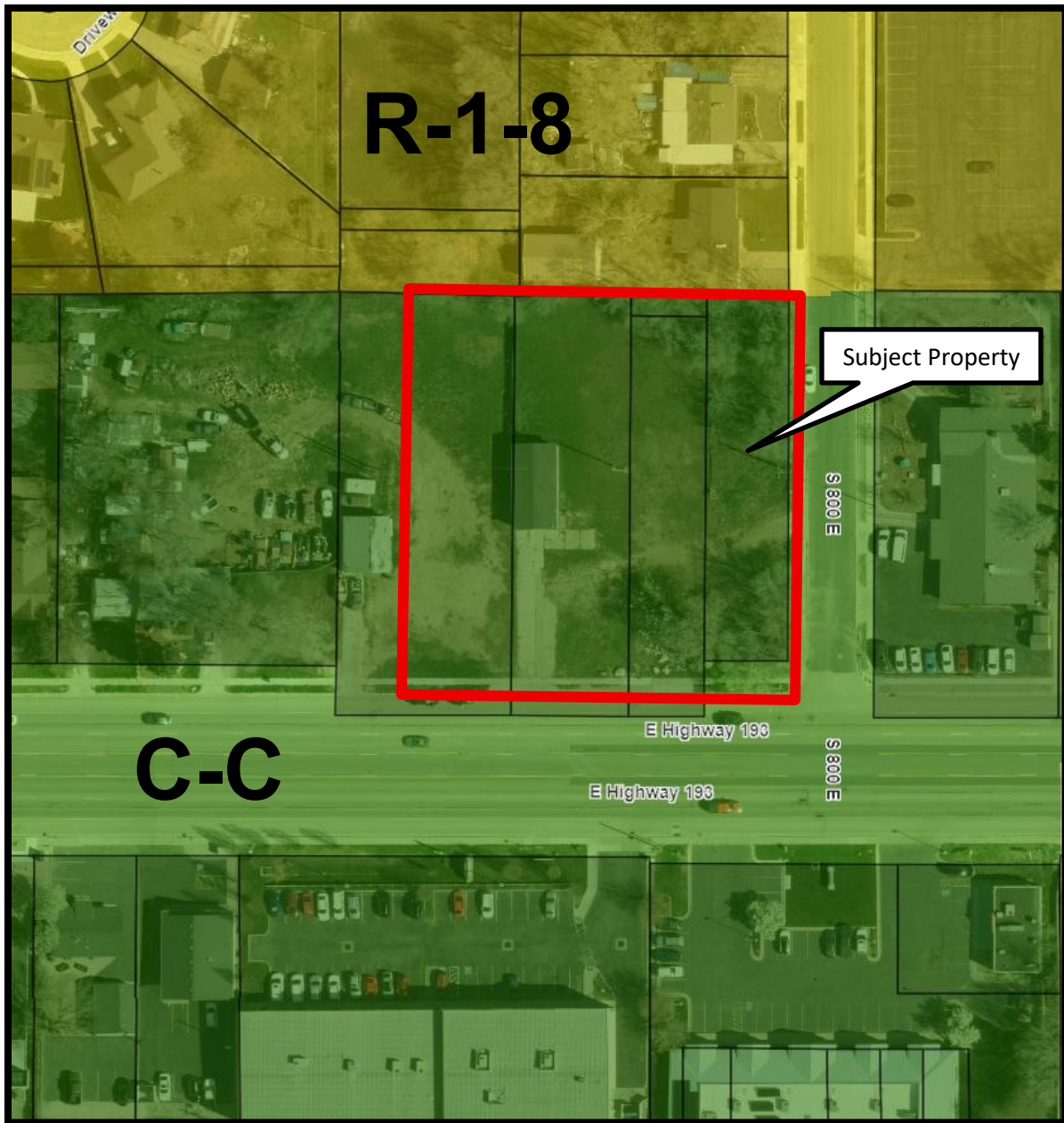
Staff recommends that the Planning Commission **approve as conditioned, SP 2025-0901**, a site plan request by Fusion-AE to construct a Quick Quack carwash at 777 East 700 South. (TINs: 12-004-0184, 12-004-0032, 12-004-0188, 12-004-0031, & 12-004-0030). This recommendation is based on the discussion and findings of the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Quick Quack Carwash
Site Location	777 East 700 South
Tax ID Numbers	12-004-0184, 12-004-0032, 12-004-0188, 12-004-0031, & 12-004-0030
Applicant	Fusion-AE
Owner	Clearfield Retail Pads LLC
Proposed Actions	Site Plan Approval
Current Zoning	C-C (Gateway Corridor Commerce)
Site Area	1.07 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Single-Family Residential	R-1-8 (Residential)	Neighborhood Residential
East	Commercial	C-C (Gateway Corridor Commerce)	General Commercial
South	Commercial	C-C (Gateway Corridor Commerce)	General Commercial
West	Vacant	C-C (Gateway Corridor Commerce)	General Commercial

Arial Image & Zoning



BACKGROUND

The applicant is proposing a 4,290 square foot tunnel carwash with eighteen (18) vacuum spaces at the subject property. The building will be situated toward the front of the property, with the vacuum stations and stacking to the rear of the building. Access into the site is provided from 800 East with a new drive approach near the north property boundary. The carwash will be on Lot 1 of the 700 South Marketplace Subdivision, which has received Final Subdivision Plat Approval and is in the process of being recorded. There will be another commercial lot to the west, with cross access between the lots by means of an easement. The lot to the west will provide future ingress and egress from 700 South. There are public

sidewalks along 700 South and 800 East, and the interior sidewalk shown on the plans will need to connect into the public sidewalk network.

As a property in the C-C (Gateway Corridor Commerce) Zone, the site and building are subject to the development standards of the Downtown Form-Based Code (FBC). Each applicable development standard is reviewed in this report as either a compliant or noncompliant item of the project proposal. It is important to state that all non-compliant items must be brought into compliance to obtain Final Land Use Approval. A development agreement may be used to modify development standards for projects on a case-by-case basis, but Staff is not recommending the use of a development agreement to address the non-compliant items outlined in this report. As stated in the FBC, “a development agreement may only be used to further establish conditions of approval or to amend/modify provisions of [the FBC] if the development has been determined to meet the objectives of the FBC but adjustments outside the scope of the code are deemed necessary.” A development agreement requires a separate application to be made to for review by the Planning commission and City Council prior to execution of the agreement.

A. STREET & BLOCK NETWORK; STREET & STREETScape STANDARDS (FBC Chapters 4 & 5)

This property is located along 700 South (SR 193) which is categorized in the FBC as a Gateway Corridor Arterial street. As such the following development standards apply to this section of street frontage. All non-compliance items will need to be brought into compliance.

700 South; State/Main – Gateway Corridor – 5.12

Standard:	Staff Analysis:
<p><i>Vehicular Realm</i></p> <ul style="list-style-type: none"> • <i>Typical Right-of-Way Width: 109’.</i> • <i>Travel Lanes: 2 lanes in each direction.</i> • <i>Lane Width: 12’.</i> • <i>Turn Lanes: Per UDOT standard.</i> • <i>Parking Lanes: Optional parallel as right-of-way allows.</i> • <i>Pavement Width: 81’.</i> • <i>Median: 12’ planted median with turn lane pockets.</i> • <i>Bicycle Facilities: 8’ protected bike lanes (2’ buffer; 6’ travel lane).</i> 	<p>The vehicular realm is not being affected by the proposed development.</p>
<p><i>Pedestrian Realm</i></p> <ul style="list-style-type: none"> • <i>Pedestrian Facilities: Minimum 6’ wide clear sidewalk.</i> • <i>Street Buffer: Minimum 8’ planted street buffer.</i> 	<p>Non-Compliance with FBC. Staff Note: As required by code, the streetscape improvements for this property will need to include the provision of the minimum eight-foot (8’) planted street buffer and a minimum six-foot (6’) wide clear sidewalk. Some dedication of property to the UDOT right-of-way is being conveyed through the subdivision process.</p>
<p><i>Decorative street lighting is required on all streets within downtown and are to be placed within the landscape buffer or furnishing zone.</i></p> <ul style="list-style-type: none"> • <i>Minimum Spacing: 60 feet apart on center.</i> 	<p>Non-Compliance with FBC. Staff Note: At least three (3) double acorn streetlights will need to be added within the buffer (park strip) area.</p>

<ul style="list-style-type: none"> • <i>Maximum Spacing: 90 feet apart on center.</i> • <i>Double Acorn Streetlights Required</i> 	
<p>Street Trees:</p> <ul style="list-style-type: none"> • For Street Buffers 6 feet and less small and/or medium trees may be used. • For Street Buffers wider than 6 feet medium and/or large trees may be used. • Medium and small trees shall be spaced a minimum of 20 and a maximum of 40 feet on center. • Large trees shall be spaced a minimum of 40 and a maximum of 60 feet on center. • The minimum clear branch height is 7 feet. • Must work with City Urban Forester/Arborist if the area between the curb and property line is less than nine feet to determine appropriate tree species. • Tree Species and Diversity must comply with standards found on page 36 of FBC. 	<p>Non-Compliance with FBC.</p> <p><u>Staff Note:</u> The submitted landscape plan does not include the new minimum eight foot (8') park strip or the required street trees. The plans will need to be revised to provide the buffer area with a minimum of six (6) street trees spaced a minimum of twenty feet (20') and a maximum of forty feet (40') apart. The street trees will need to be Zelcova serrata 'Green Vase' to comply with species and diversity standards.</p>

B. BUILDING TYPE STANDARDS (FBC Chapter 6)

Commercial Building Type - 6.8:

1. Building Site

Standard:	Staff Analysis:
<i>Minimum Lot Width: 20 feet</i> <i>Maximum Lot Width: None</i>	Complies with FBC.
<i>Maximum Impervious Coverage: 70%</i> <i>Additional Semi-Pervious Coverage: 20%</i>	Complies with FBC. <u>Staff Note:</u> The impervious exhibit demonstrates that the impervious coverage for the site is 69.9%.

2. Site Access & Parking

Standard:	Staff Analysis:
<i>Parking & Loading Location: Rear & Interior Side Yard.</i>	Complies with FBC.
<i>Vehicular Access: Alley only, if no alley exists, 1 driveway is permitted or per UDOT requirements.</i>	Complies with FBC. <u>Staff Note:</u> Rear alley provided.

3. Building Location

Standard:	Staff Analysis:
<i>Multiple Principal Buildings: Not Permitted</i>	Complies with FBC.
<i>Front Build to Zone: 0-15 feet; up to 25' with Plaza or Porte-Cochere.</i>	Complies with FBC. <u>Staff Note:</u> The building is located fifteen feet (15') away from the front property line.
<i>Corner Build to Zone: 0-10 feet</i>	Complies with FBC.

	<u>Staff Note:</u> Roof overhang will be built to ten feet (10') from the corner property line.
<i>Occupation of Corner:</i> Required	Complies with FBC.
<i>Property Front Line Coverage:</i> 50%	Complies with FBC. <u>Staff Note:</u> The building covers approximately 71% of the front property line.
<i>Minimum Side Yard Setback:</i> 5 feet	Complies with FBC.
<i>Minimum Rear Yard Setback:</i> 5 feet	Complies with FBC.

4. Building Massing

Standard:	Staff Analysis:
<i>Minimum Overall Height:</i> 1 Story	Complies with FBC.
<i>Maximum Overall Height:</i> 4 Stories	Complies with FBC.
<i>Building Stepback:</i> Not Required.	Complies with FBC.
<i>Ground Story: Minimum Height</i> – 12 feet <i>Maximum Height</i> – 24 feet	Complies with FBC.
<i>Upper Stories: Minimum Height</i> – 9 feet <i>Maximum Height</i> – 14 feet	Not Applicable.
<i>Permitted Roof Types:</i> Parapet, Pitched, Flat	Complies with FBC. <u>Staff Note:</u> The building utilizes both flat and parapet roof types. Parapet height and flat roof eave depth and thickness requirements comply with FBC standards.
<i>Tower:</i> Permitted	Complies with FBC. <u>Staff Note:</u> Tower proposed on east end of the building.

5. Street Façade Articulation/Details

Façade requirements apply to all facades facing a public or private right-of-way.

Standard:	Staff Analysis:
<i>Blank Wall Limitations:</i> Limitation of windowless area permitted on a façade with street frontage: <ul style="list-style-type: none"> (a) No rectangular area greater than 30% of a story's façade, as measured from floor to floor, may be windowless; and (b) No horizontal segment of a story's façade greater than 15 feet in width may be windowless. 	(a) Complies with FBC. (b) Non-Compliance with FBC. <u>Staff Note:</u> There is a twenty two foot (22') horizontal segment without windows on the south façade.
<i>Vertical Façade Divisions:</i> Every 25' of façade width.	Complies with FBC. <u>Staff Note:</u> The building complies with this standard by providing expression lines in the

	acrylic plaster coat and a variation in materials and colors of materials.
<i>Horizontal Façade Divisions:</i> Required within 3' of the top of the ground story for buildings over 2 stores.	Not Applicable.
<i>Front Façade Entrance Type:</i> Contemporary, Mixed-Use, or Stoop	Complies with FBC. <u>Staff Note:</u> Contemporary entrance type provided.

6. **Building Fenestration** (Applicable to front/street facing facades only)

Standard:	Staff Analysis:
<i>Minimum Ground Story Transparency:</i> 55% with a maximum use of 25% glazed windows to meet the requirement. As measured between 2 feet and 8 feet above grade along facades with street frontage.	Non-Compliance with FBC. <u>Staff Note:</u> Staff calculates ground story glazing at 50.4% and transparency at 0%.
<i>Minimum Upper floor Transparency:</i> 20% A general minimum transparency requirement shall be measured from floor to floor for each story.	Not Applicable.
<i>Principal Entrance:</i> Front or Corner Façade	Not Applicable. <u>Staff Note:</u> Entrances to the building are designed to be employee only.
<i>Required Number of Street Entrances:</i> 1 per each 150 feet of front façade.	Not Applicable. <u>Staff Note:</u> With entrances to the building for employee use only, public street entrances are not proposed.

7. **Building Uses**

Standard:	Staff Analysis:
<i>Ground Story:</i> Retail, service, office, or craft industry.	Complies with FBC.
<i>Upper Stories:</i> Retail, service, office, or craft industry.	Not Applicable.
<i>Parking within Building.</i>	Not Applicable.
<i>Required Occupied Space:</i> 30 feet deep on all floors.	Complies with FBC.

Building Design Standards

Standard:	Staff Analysis:
<i>Primary Façade Materials:</i> Primary materials shall be used for a minimum of 60% of each façade of the buildings in the T-C, T-R, and C-C zoning districts. (a) Permitted Primary Materials: <ul style="list-style-type: none"> (i) Stone (ii) Brick (iii) Wood Siding (iv) Fiber Cement Board (lapped, shingled, panels) 	Complies with FBC. <u>Staff Note:</u> Proposed primary materials include glass and split face/honed CMU block, which are both architectural varieties of CMU block with a natural stone appearance.

<ul style="list-style-type: none"> (v) Glass (vi) Foam Insulated Metal Panels (b) Primary building materials may not include vinyl and aluminum siding, unfinished poured concrete, or rusted metal. 	
<p><i>Secondary Façade Materials:</i> Secondary materials are to be used to highlight details and/or provide accents and architectural variety. Secondary materials shall be used for a maximum of 40% of each façade for buildings in the T-C, T-R, and C-C zoning districts.</p> <ul style="list-style-type: none"> (a) Permitted Secondary Materials: <ul style="list-style-type: none"> (i) All primary materials may be used as secondary materials. (ii) Fiber reinforced materials for trim and cornice elements, including: <ul style="list-style-type: none"> i. Glass Fiber Reinforced Concrete (GFRC) ii. Polymer-modified Glassfiber Reinforced Gypsum (PGRG) iii. Fiberglass Reinforced Plastic (FRP) iv. Glassfiber Reinforced Gypsum (GRG) (iii) Fiber Cement Board Panels or Phenolic Resin Panels. (iv) Metal (beams, cast, sheet, extruded) for beams, lintels, trim, and ornamentation, and exterior architectural metal panels and cladding. (v) Exterior Insulation and Finishing Systems (EIFS) and/or stucco. <ul style="list-style-type: none"> i. Permitted for trim only and/or on upper floor facades only in the U-C, U-R, and CV zoning districts. ii. Permitted on any area of the façade for buildings in the Town Mixed Commerce, Town Neighborhood Residential, and Gateway Corridor Commerce Districts. (vi) Textured or Patterned Concrete, Cast-in Place Concrete, or Board-formed Cast-in Place Concrete. (vii) Cast Stone. 	<p>Complies with FBC.</p> <p><u>Staff Note:</u> The secondary materials consist of metal awnings and acrylic plaster, which is a material with an appearance similar to stucco.</p>
<p><i>Color:</i> Main building colors shall utilize traditional palettes from any major paint manufacturer. Other colors may be utilized for details and accents, not to exceed a total area larger than 10% of the façade surface area.</p>	<p>Complies with FBC.</p>
<p><i>Windows, Awnings, Shutters and Doors.</i> See Section 6.13.5.</p>	<p>Complies with FBC.</p>
<p><i>Building Variety:</i> Building design is required to vary between vertical façade divisions and from adjacent buildings by the</p>	<p>Complies with FBC.</p>

<p>type of dominant material or color, scale, or orientation of that material and at least two of the following.</p> <ol style="list-style-type: none"> (1) The proportion of recesses and projections. (2) The location of the entrance and window placement, unless mixed-uses are utilized. (3) Roof type, plane, or material, unless otherwise stated in the Building Type requirements. 	
<p><i>Drive-through Structures:</i></p> <ol style="list-style-type: none"> (1) Structure/Canopy. Drive-through structures or canopies shall be located on the rear or side façade of the building or in the rear or side of the lot behind the building, where permitted by use. The structure shall not be visible from any Primary Street. (2) Stacking Lanes. Stacking lanes shall be located behind or to the side the building and accommodate at least two cars in a lane in addition to the car at the window. (3) The canopy and structure shall be constructed of the same materials utilized on the building. 	<p>Complies with FBC.</p> <p><u>Staff Note:</u> The stacking lanes are located behind the building.</p>

C. SITE & LANDSCAPE STANDARDS (FBC Chapter 7)

The landscape chapter of the FBC outlines standards for site specific landscaping, parking lot landscaping and site buffering. The applicant has provided a landscape plan and will need to provide an irrigation plan for final approval. As required by code, the landscape plan has been prepared by a licensed landscape architect.

1. General Plant Requirements

Standard:	Staff Analysis:
<p><i>Plant Requirements:</i></p> <ol style="list-style-type: none"> (a) 20 trees are required per 1 acre of project. Street trees do not count toward this requirement. (b) 50 shrubs are required per 1 acre of project. 2 ornamental grasses or perennials count as 1 shrub up to 60% of required shrubs. (c) The maximum amount of landscape area that may be turf grass is 15%. 	<p>Non-compliance with FBC.</p> <p><u>Staff Note:</u> (a) With a project area of 1.07 acres, a total of twenty-one (21) trees are required. The landscape plan indicates that fifteen (15) trees are provided. Six (6) additional trees will need to be provided to comply with this standard. As stated in the code standard, the additional street trees required will not count toward meeting this standard.</p> <p>(b) Complies with FBC.</p> <p>(c) Non-Compliance with FBC.</p>

	Staff Note: Proposed turf grass is approximately 28% of the landscaped area. The plans will need to be revised to comply with the 15% maximum.
<i>Plant material shall be placed around the perimeter of the building footprint in a 5 foot minimum planting strip with the exception of entrances, utilities, and where required setbacks are less than 5 feet. For setbacks less than 5 feet, plant materials shall be placed around the perimeter of the building footprint in a planting strip the dimension of the setback, unless no setback exists.</i>	Complies with FBC. Staff Note: Landscaping surrounds the perimeter of the building except where the building protrudes near the vacuuming spaces on the rear.
<i>Plant Selection:</i> Plants must be water wise. Plants may be selected from the State of Utah waterwise plant list at https://waterwiseplants.utah.gov or the Conservation Garden Park database at https://conservationgardenpark.org/plants .	Complies with FBC.
<i>Size of Plants:</i> See Table 7.2 (1) for minimum sizing standards.	Complies with FBC.

2. District Transition Buffer

This buffer is to minimize the impact that one zoning district may have on a neighboring district and to provide a transition between districts. It applies to rear and side yards of all properties in districts that abut the TR district or existing residential adjacent to the Downtown.

Standard:	Staff Analysis:
<i>Buffer Depth and Location:</i> The buffer is required to have a depth of 5 feet between the TR District and all other FBC Districts, and 10 feet between existing residential and all FBC Districts.	Complies with FBC. Staff Note: Applies to rear lot line.
<i>Buffer Landscape Requirements:</i> A 5 foot landscape screen is required. One (1) medium or large shade tree is required at least every forty feet (40'). A continuous double row of shrubs is required within the screen with a minimum width of 24 inches with shrubs spaced no more than 36 inches apart on center.	Partial-Compliance with FBC. Staff Note: A 5 foot landscape screen is provided but the plan needs to be revised to meet the specific shade tree and hedge requirements found in section 7.3 of the FBC.
<i>Buffer Fence Requirements:</i> A 6 foot fence is required in the buffer area along the property line. The fence is required to be opaque and constructed of materials that complement the adjacent building on which the buffer is located. White vinyl and chain link with slats are not allowed.	Non-Compliance with FBC. Staff Note: A fence that meets the requirements of section 7.3 of the FBC needs to be added to the plans.

3. Interior Parking Lot Landscaping

Standard:	Staff Analysis:
<p><i>Landscape Island Requirements:</i></p> <ul style="list-style-type: none"> • Landscape islands are required at the terminal ends of free standing rows of parking and after every 9th parking space for rows of parking greater than 12 spaces. • The islands are required to be a minimum of 5 feet wide. Any island under a width of 15 feet are required to be provided with structural soil under any paved surface within a tree's critical root zone. Islands under 9 feet wide must install an aeration system and utilize permeable pavement for the curb and gutter. • A minimum of 1 medium or large shade tree is required per island. The islands shall be designed to accommodate storm water runoff (as bio-swales) where the drainage plan can be reasonably designed to accomplish that objective. 	Complies with FBC.
<p><i>Landscape Median Requirements:</i></p> <ul style="list-style-type: none"> • Landscape medians are required for each free-standing bay of parking along the length of the bay. • The medians shall be designed with the same minimal standards as the islands for width, soil structure, aeration, and permeable pavement where necessary. • The medians shall include a minimum of 1 medium or large shade tree and shall also be designed to accommodate storm water runoff as a bio-swale. 	Not applicable.
<p><i>Tree Requirements:</i></p> <ul style="list-style-type: none"> • Each parking lot space must be located within 50 feet of a tree planted within the parking lot interior. • A minimum of 1 shade tree must be planted within the parking lot interior or within 7 feet of a parking lot's edge for every 5 parking spaces. • Tree Shade Goal: Within 20 years of installation, 25% of the interior of the parking lot should be shaded by tree canopy. 	Complies with FBC.

4. Landscaping Screening

Standard:	Staff Analysis:
-----------	-----------------

<p><i>Open Storage & Refuse Areas Screening Requirements:</i></p> <ul style="list-style-type: none"> • No open storage or refuse area is permitted in the front or corner side yards, within 10 feet of a property line, and between the building and street. • An opaque screening wall is required on 3 sides of the dumpster and bin areas. The wall shall be the higher of the following: 1) 6 feet, 2) Height of the use being screened, 3) Height as determined by the City to accomplish the objective of screening. • Openings that can be visible from a public way or adjacent properties must be furnished with opaque gates. • If the refuse area is located within a larger paved area, landscape islands must be located on 3 sides of the area with at least 1 medium or large shade tree in 1 of the landscape areas. 	<p>Complies with FBC.</p>
<p><i>Utility Appurtenances Screening Requirements:</i></p> <ul style="list-style-type: none"> • Shall be fenced with an opaque wood or brick-faced masonry on all sides facing a right-of-way. • A landscape screen with a shrub bed that has shrubs spaced no more than 36 inches apart on center shall be provided. 	<p>Complies with FBC. <u>Staff Note:</u> Screening details are provided for vacuum equipment.</p>

Miscellaneous Landscaping Requirements

The remaining sections of the landscape chapter provide requirements for the installation of landscaping, the condition of landscaping, bonding for landscaping, and ongoing maintenance of landscaping. It is the responsibility of the applicant to be familiar with these standards and compliance with the standards is required by code.

D. CIVIC OPEN SPACE STANDARDS (FBC Chapter 8)

As outlined in Chapter 8 of the FBC, for non-residential developments totaling less than 5 acres in size, ten percent (10%) of the total property size shall be used to calculate a fee-in-lieu assessment for Civic Open Spaces. A fee of \$10.00 per square foot of required open space will be implemented for the creation or enhancement of civic open space or streetscape enhancements within the downtown area. With a property area of 46,589 square feet, ten percent (10%) of the property would be 4,659 square feet. At a rate of \$10.00 per square foot of required open space, a fee-in-lieu of Open Space in the amount of \$46,590.00 will be required.

E. PARKING STANDARDS (FBC Chapter 9)

Motor Vehicle & Bicycle Parking

The Form Based Code doesn't include a parking standard for carwashes. Because there isn't an equivalent or similar use, the applicant will have to provide a letter that provides the information and methodology used for determining the parking need. It is likely that minimal parking for employees and patrons is needed. The proposed site plan includes eighteen (18) vacuum stations that could also double as

employee parking as needed. In addition to the eighteen (18) vacuum station stalls, one Van Accessible ADA stall is proposed. The proposed development does not include bicycle parking. Code requires a minimum of one (1) bike rack space for the size of the proposed commercial use.

Snow Removal

As outlined in Clearfield City Code Section 11-13-5 G "Snow Stacking Area", "Every parking lot design shall plan for a snow stacking area to accommodate the stacking volume of a four-inch (4") snow base over the entire parking lot." The current plans do not indicate a snow stacking area and will need to be revised to show the area(s) that a plow would reasonably place snow during the winter. The areas should be designed to ensure that parking and the sidewalks are not covered with snow from the plowing of the parking lot.

CITY DEPARTMENT / AGENCY REVIEW

Copies of the plans were provided to the North Davis Fire District, the North Davis Sewer District, and Clearfield City Building and Public Works Staff. Engineering has provided a review letter which has comments that will need to be addressed prior to final land use approval. Compliance with engineering requirements is included as part of the conditions of approval.

CONCLUSION AND STAFF RECOMMENDATION

Staff recommends that the Planning Commission **approve as conditioned, SP 2025-0901**, a site plan request by Fusion-AE to construct a Quick Quack carwash at the property located at 777 East 700 South. This recommendation of approval is subject to the conditions outlined below.

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. Final Land Use Approval includes, but is not limited to Planning, Engineering, and the North Davis Fire District. An application for a building permit will not be accepted until final land use approval is granted.

- 1) The interior sidewalk shown on the plans will need to connect into the public sidewalk network.
- 2) The project shall receive UDOT (Utah Department of Transportation) approval for any work required within the UDOT right-of-way.
- 3) The plans shall be revised to provide the required streetscape improvements along 700 South which includes:
 - a. A minimum eight-foot (8') planted street buffer with street trees spaced appropriately based on size as outlined in Section 5.6.6 of the FBC;
 - b. A minimum six-foot (6') wide clear sidewalk; and
 - c. Double acorn streetlights spaced appropriately as outlined in Section 5.6.5 of the FBC.
- 4) Windows shall be added to the South façade so that no horizontal segment of the street facing façade is windowless for more than fifteen (15) feet.
- 5) The front building façade shall be revised to have a minimum ground floor transparency of 55%. If glazing or spandrel glass is to be used, the 55% can have a maximum of 25% glazing.
- 6) The landscape plans shall include the following revisions:
 - a. At least twenty-one (21) trees shall be provided to meet the minimum requirement. The street trees required do not count toward meeting this standard.

- b. The proposed turf grass shall be revised to comply with the maximum allowed amount of 15% of the total landscaped area.
 - c. The plan needs to be revised to meet the specific shade tree and hedge requirements for District Transition Buffers as found in section 7.3 of the FBC.
 - d. A fence that meets the District Transition Buffer requirements of section 7.3 of the FBC needs to be added to the plans.
- 7) A fee-in-lieu of civic open space shall be paid to Clearfield City in the amount of \$46,590.00 as required by Section 8.2.3 (3) of the FBC for the creation or enhancement of civic open space or streetscape enhancements within the Downtown Clearfield area. This fee will be payable at the time of a building permit.
- 8) The applicant shall provide a letter with the information and methodology for determining the spaces needed for parking, which will need to be reviewed and approved prior to final land use approval.
- 9) A snow stacking area shall be added to the plans as outlined in the staff report.
- 10) The plans shall be revised to address Engineering requirements as outlined in the review letter dated September 16, 2025.
- 11) Any signs shall meet standards from Chapter 10 "Sign Types" of the Form Based Code. Signs are not included as part of this site plan approval. Separate review and approval will be required.

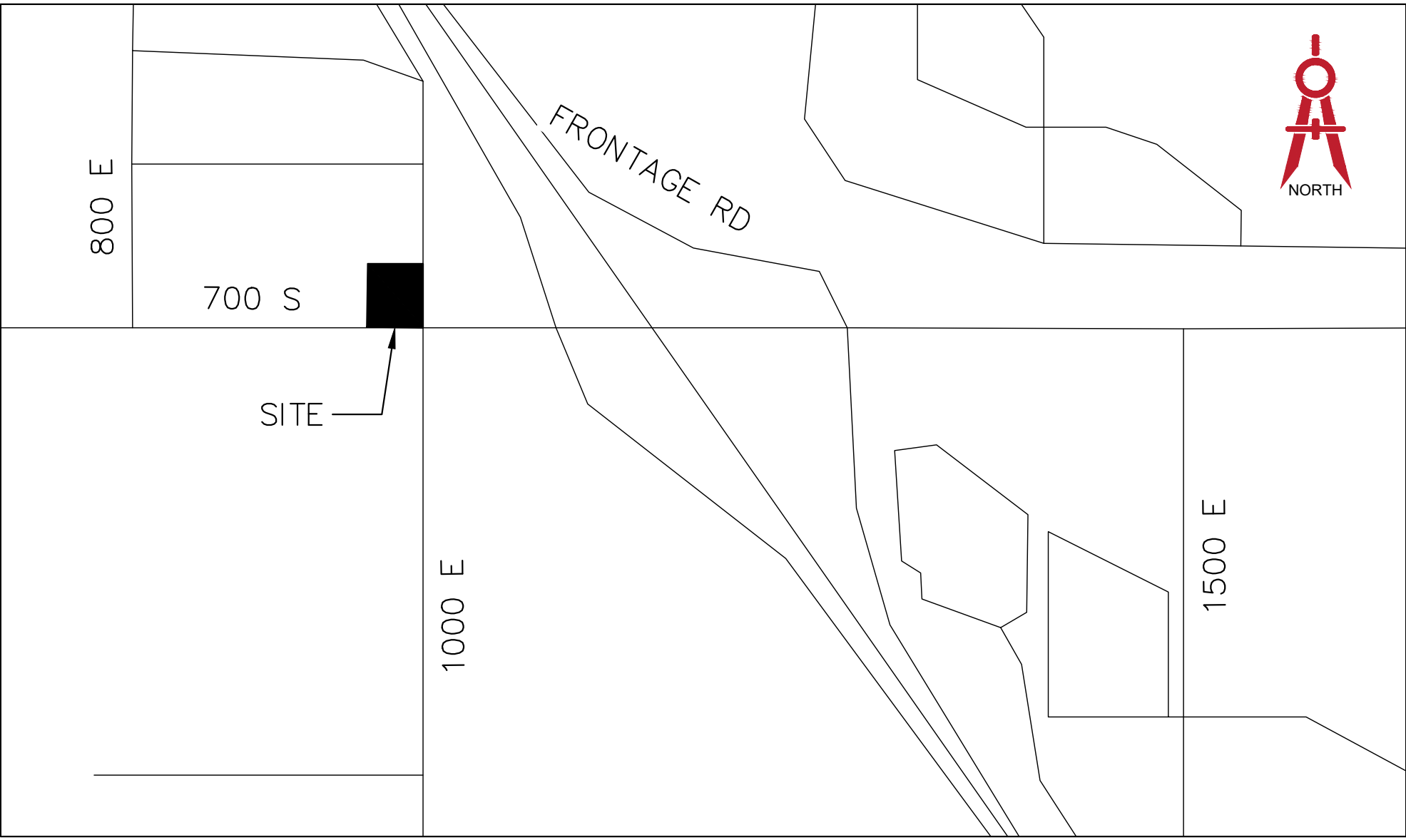
ATTACHMENTS

- 1. Civil Cover Sheet
- 2. Existing Site Plan
- 3. Site Plan
- 4. Grading Plan
- 5. Drainage Plan
- 6. Utility Plan
- 7. Standard Details
- 8. Utility Details
- 9. SWPPP Plan
- 10. SWPPP Details
- 11. Fire Protection Plan
- 12. Impervious Exhibit
- 13. Modular Underground Tank Exhibit
- 14. Modular Underground Tank Details
- 15. Landscape Plan
- 16. Exterior Elevation Exhibits
- 17. Floor Plan Exhibits

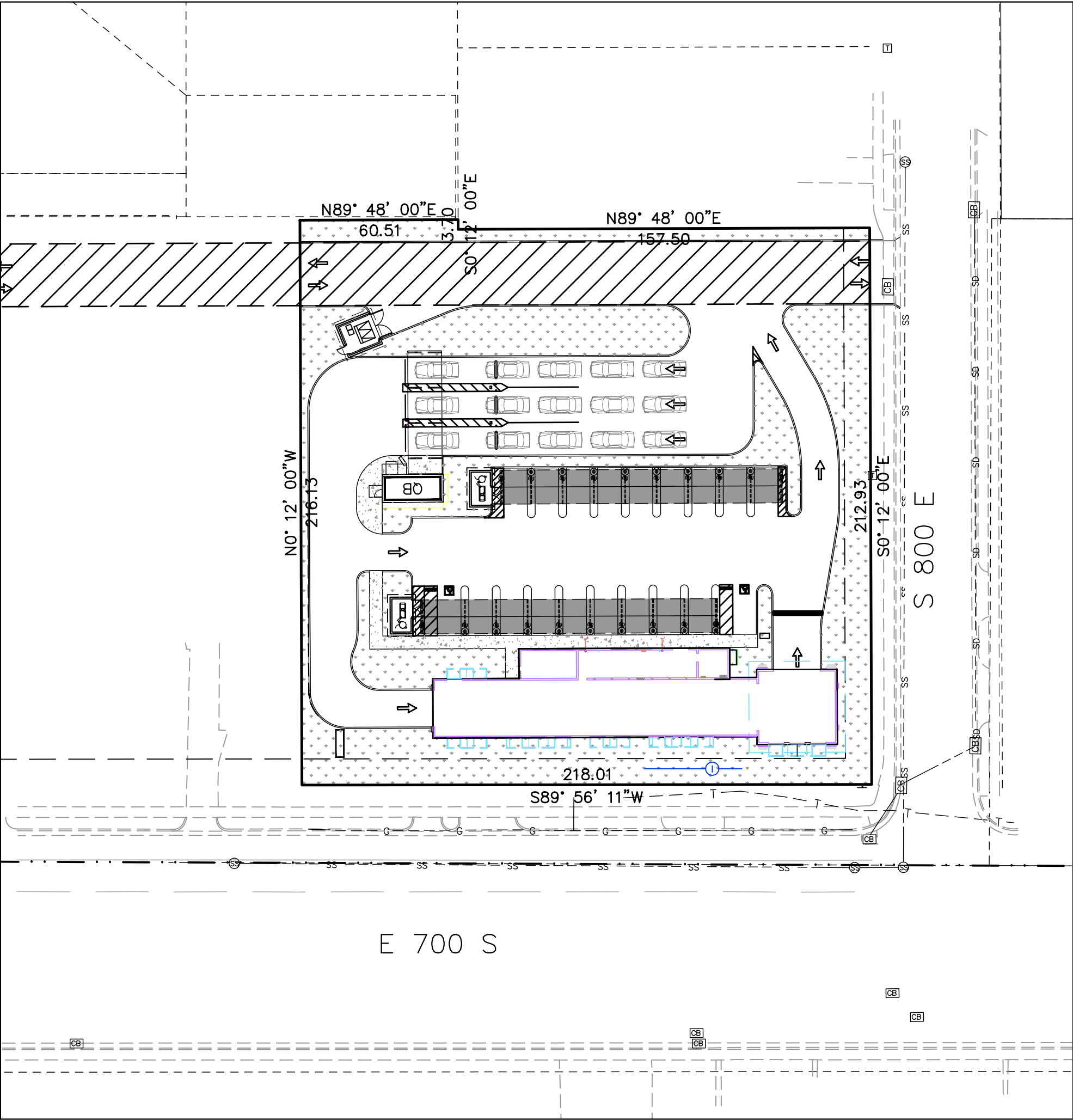
QUICK QUACK CLEARFIELD 700 SOUTH

CLEARFIELD, UT

VICINITY MAP



NOT TO SCALE



SITE MAP

1"=40'

INDEX

- G-0 Cover Sheet
- C-1 Existing Site Plan
- C-2 Site Plan
- C-3 Grading Plan
- C-4 Drainage Plan
- C-5 Utility Plan
- C-6 Standard Details
- C-7 Utility Details
- C-8 SWPP Plan
- C-9 SWPPP Details
- C-10 Fire Protection Plan
- EX-1 Impervious Exhibit
- UGD1.0 Underground MOD-Vault Overlay
- UGD2.0 Underground MOD-Vault Layout
- UGD3.0 Underground MOD-Vault Details
- UGD4.0 Underground MOD-Vault Details
- UGD5.0 Construction Equipment Cover Details
- L-1 Landscape Plan

PROJECT ENGINEER:
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DEVELOPER:
RUSS NELSON
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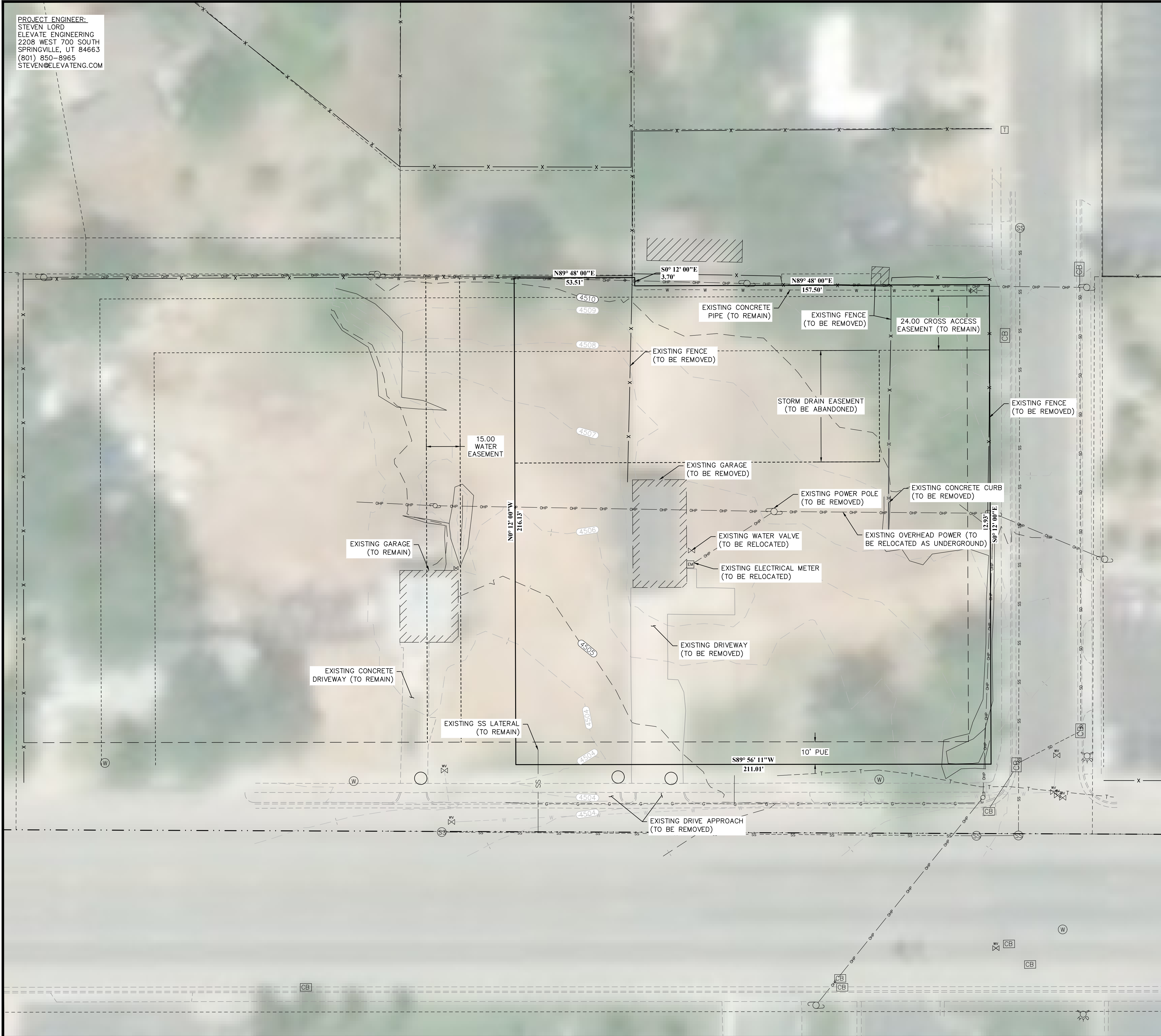
SITE DATA

LOT 1 AREA: 46,589 SF (1.07 ACRES)
BUILDING AREA: 4,665 SF± 10.0%
PAVEMENT AREA: 32,853 SF± 70.5%
LANDSCAPE AREA: 13,736 SF± 29.5%

PROJECT#: 51-111
ZONING: (C-C) GATEWAY CORRIDOR COMMERCE
PERMITTED WITH DEVELOPMENT STANDARDS
PARCEL ID#: 120040184, 120040032, 120040031,
120040030, 120040130

LEGEND & ABBREVIATION TABLE

R.O.W./PROPERTY LINE	---	EXISTING CURB AND GUTTER	==
EASEMENT LINE	---	PROPOSED CURB AND GUTTER	==
CENTER LINE	---	INVERT ELEVATION	I.E.
PROPOSED TRAIL	---	TOP BACK CURB	TBC
PROPOSED WATER LINE	W-W-W	TOP ASPHALT	TA
PROPOSED PRESSURIZED IRRIGATION	PI-PI-PI	TOP OF GRATE	TOG
PROPOSED SEWER LINE	SS-SS-SS	FINISHED GRADE	FG
PROPOSED STORM DRAIN LINE	SD-SD-SD	TOP OF CONCRETE	TC
EXISTING SEWER LINE	---SS---SS---SS---	HIGH WATER ELEVATION	HWE
EXISTING WATER LINE	---W---W---W---	CATCH BASIN	
EXISTING STORM DRAIN LINE	---SD---SD---SD---	SURFACE FLOW DIRECTION	
EXISTING CONTOUR	49.60	PROPOSED STREET LIGHT	
FINISHED CONTOUR	47.00	STORM DRAIN MANHOLE	
		SANITARY SEWER MANHOLE	
		PROPOSED WATER VALVE	



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LEGEND

LOT LINES (PROPERTY)

EXISTING CURB AND GUTTER

BUILDING SETBACK

UTILITY EASEMENT

EXISTING BUILDING

EXISTING FENCE

— x —

BlueStakes of UTAH811

Bluestakes.org

NORTH

SCALE: 1" = 20'

0

10

20

30

40

60

QUICK QUACK CLEARFIELD 700 SOUTH
EXISTING SITE PLAN
777 EAST 700 SOUTH CLEARFIELD, UT 84015

PROFESSIONAL ENGINEER
LARVIN POLLOCK
STATE OF UTAH
10864737
5/12/2025

SHEET:
C-1

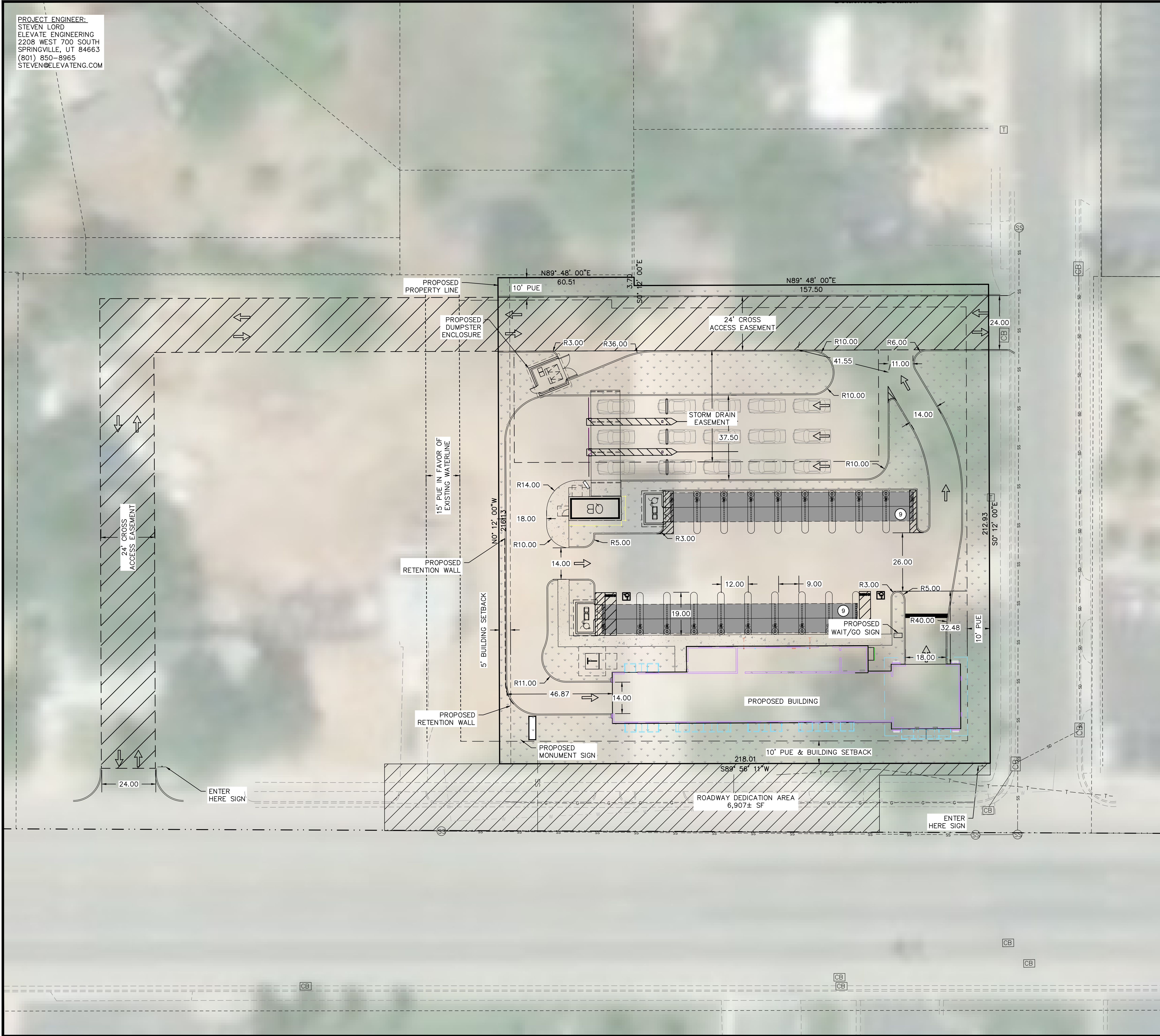
DATE:
Aug 12, 2025

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateng.com

PROJECT ENGINEER: LP
DESIGNER: MC

NO. REVISIONS BY DATE

\\Mac\Dropbox for Business\Utah\Quick Quack Utah\Clearfield\QQ 700 S 800 E Clearfield 51-111\QQ CLEARFIELD 700 S_4A.dwg -- Aug 12, 2025-12:35am



PROJECT ENGINEER:
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2208 WEST 700 SOUTH
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(801) 850-8965
STEVEN@ELEVATENG.COM

LEGEND

- LOT LINES (PROPERTY)
- EXISTING CURB AND GUTTER
- PROPOSED CURB
- STRIPING
- BUILDING SETBACK
- LANDSCAPE SETBACK
- EXISTING BUILDING
- EXISTING FENCE
- TOP BACK OF CURB
- FINISHED FLOOR ELEVATION
- LANDSCAPE AREA
- CONCRETE AREA
- CANOPY

SITE DATA

LOT 1 AREA: 46,589 SF (1.07 ACRES)
BUILDING AREA: 4,665 SF ± 10.0%
PAVEMENT AREA: 32,853 SF ± 70.5%
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PROJECT#: 51-111
ZONING: (C-C) GATEWAY CORRIDOR COMMERCE
PERMITTED WITH DEVELOPMENT STANDARDS
PARCEL ID#: 120040184, 120040032, 120040031, 120040030, 120040130



BUILDING DATA

CONSTRUCTION TYPE: V-B
SPRINKLERS: NO
SETBACKS:
FRONT=10 FEET
REAR=5 FEET
SIDE=5 FEET

PARKING TABULATION

REQUIRED: 1 / SERVICE BAY & 1 / 350 SQ. FT. OF RETAIL
PROVIDED: 1 STALL
1 ADA STALL

VACUUM STALLS: 18 STALLS
TUNNEL LENGTH: 154 FEET
STACKING: 21 STALLS




SCALE: 1" = 20'

0 10 20 30 40 60

PROJECT ENGINEER: LP
DESIGNER: MC

NO. REVISIONS BY DATE

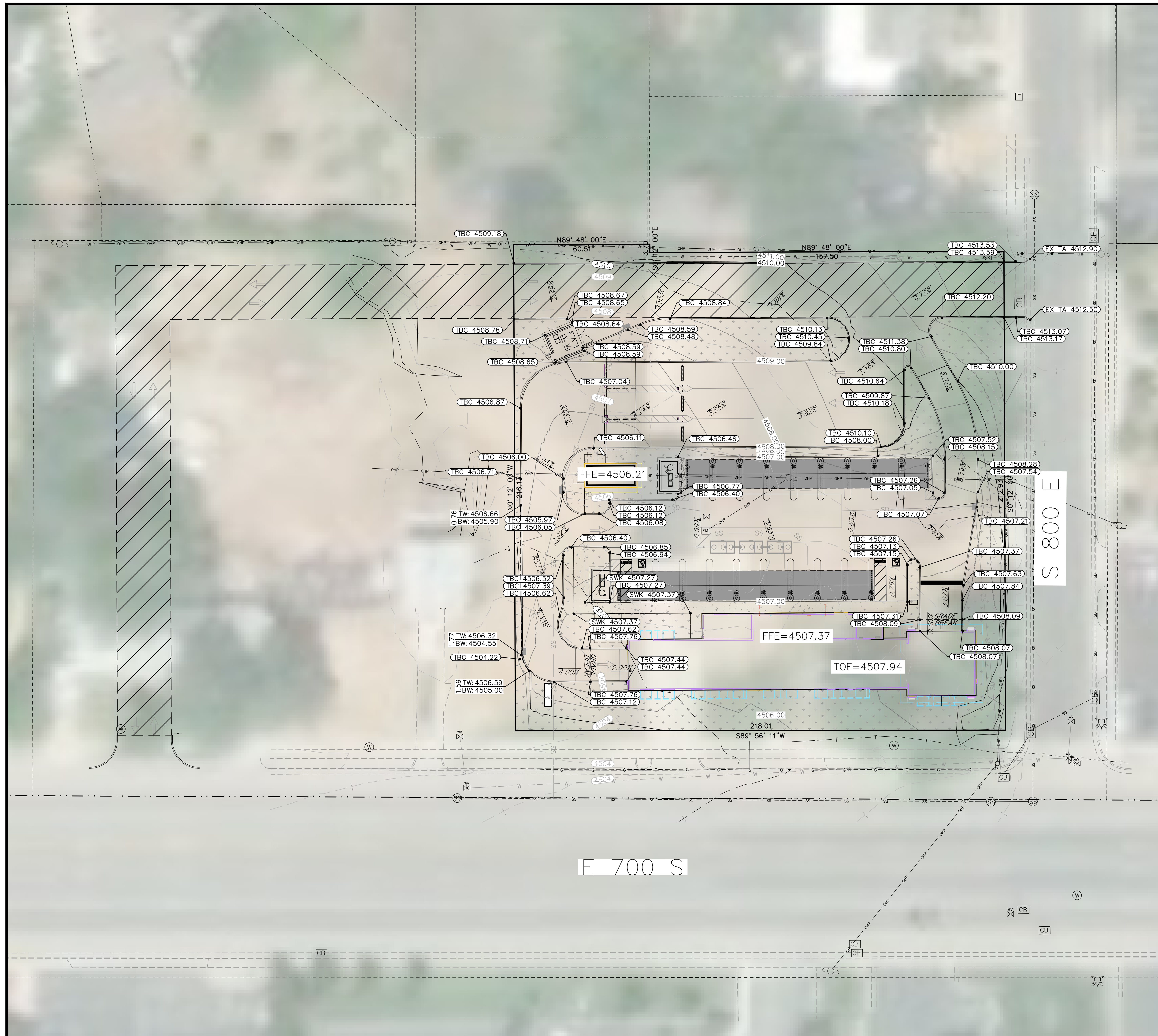
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QUICK QUACK CLEARFIELD 700 SOUTH
SITE PLAN
777 EAST 700 SOUTH CLEARFIELD, UT 84015

PROFESSIONAL ENGINEER
12/2025
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET:
C-2
DATE:
Aug 12, 2025



LEGEND

LOT LINES (PROPERTY)

EXISTING CURB AND GUTTER

PROPOSED CURB AND GUTTER

PROPOSED STORM DRAIN LINE

EXISTING STORM DRAIN LINE

GRADE BREAK

FINISH GRADE CONTOUR LINES

EXISTING GRADE CONTOUR LINES

FINISH GRADE SLOPE

GRADE BREAK

INVERT ELEVATION

TOP OF GRATE

TOP OF ASPHALT
TOP BACK OF CURB

TOP BACK OF CURB
EXISTING

EXISTING
FINISHED GRAD

FINISHED GRADE
FINISHED FLOOR

BACK OF SIDEWALK

EDGE OF ASPHALT

TOP OF FOUNDATION

GB

IE

TOG

TA
TDOTBC
FY

EX
FG

FFF

BOW


EOA

TOF

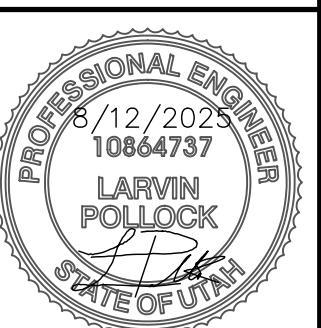


SCALE: 1" = 20'

ELEVATE ENGINEERING
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The logo for Elevate Engineering features the word "ELEVATE" in a large, bold, blue sans-serif font. To the right of "ELEVATE" is a red icon of a surveying level, consisting of a circular bubble level with a crosshair. To the right of the icon is the word "ENGINEERING" in a smaller, blue sans-serif font, stacked vertically.

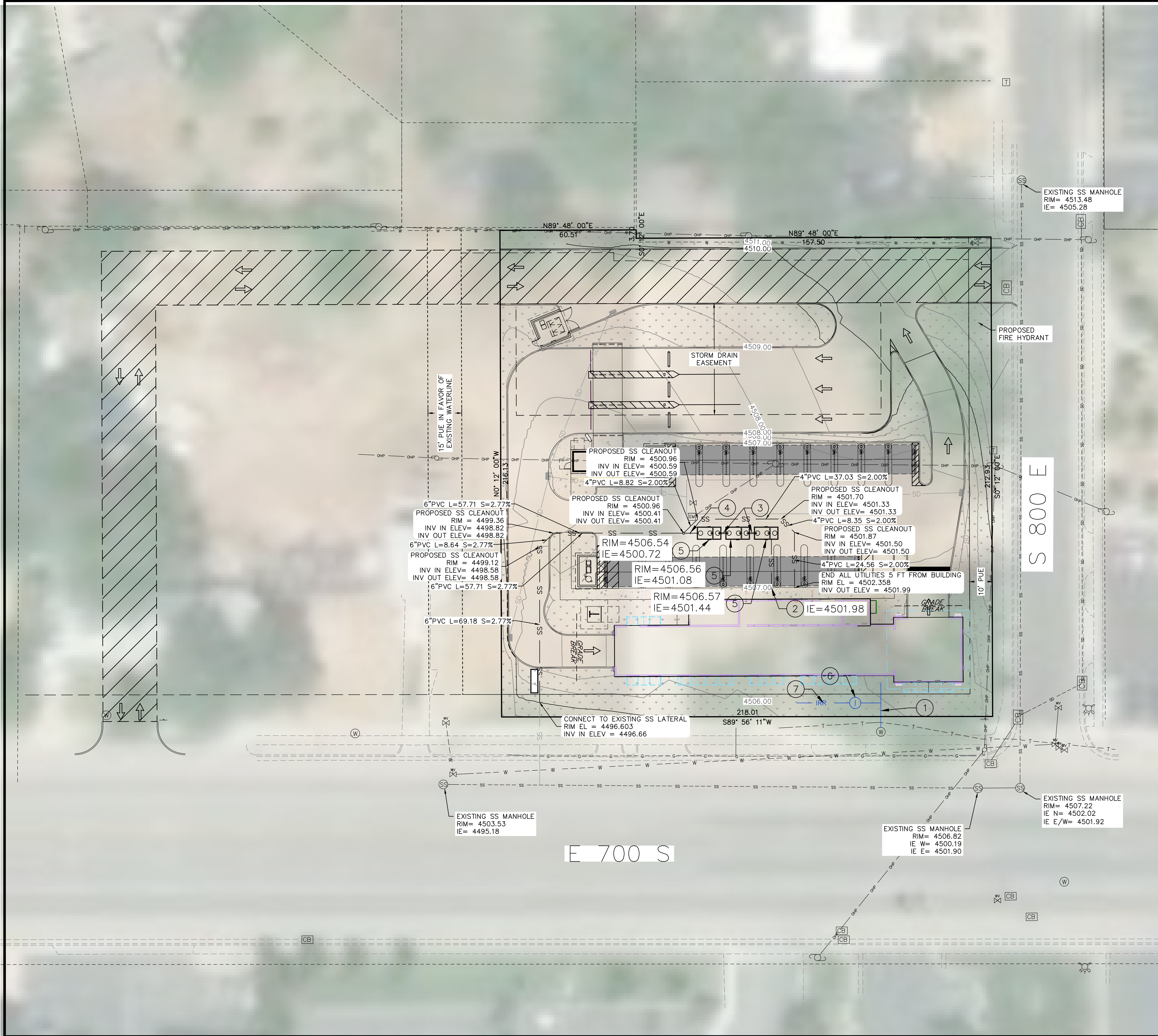
**QUICK QUACK CLEARFIELD 700 SOUTH
GRADING PLAN**
777 EAST 700 SOUTH CLEARFIELD, UT 84015



SHEET:

C-3

DATE: Aug 12, 2025



LEGEND

PROPERTY/ROW LINE	---
EXISTING CURB AND GUTTER	=====
PROPOSED CURB AND GUTTER	=====
PROPOSED STORM DRAIN LINE	---SD---SD---SD---
EXISTING STORM DRAIN LINE	---SD---SD---SD---
PROPOSED SEWER LINE	---SS---SS---SS---
EXISTING SEWER LINE	---SS---SS---SS---
PROPOSED WATER LINE	---W---W---W---
EXISTING WATER LINE	---W---W---W---
INVERT ELEVATION	IE
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
TOP OF FOUNDATION	TOF

DESIGN NOTES:

1. INSTALL 2" POLY WATER LINE PER CITY STANDARDS.
2. END ALL UTILITIES 5' FROM BUILDING, SEE PLUMBING PLANS FOR CONTINUATION.
3. INSTALL 6"Ø PVC SDR-35 SEWER PIPE AT 1% MIN. SLOPE.
4. INSTALL 48" SANITARY SEWER SAMPLING MANHOLE PER CITY OF CLEARFIELD STANDARDS. SEE SHEET C-7 FOR DETAILS.
RIM=4506.37
IE IN =4500.69
IE OUT =4500.44
5. INSTALL 1500 GAL. GREASE INTERCEPTOR/RECLAIM TANKS. INSTALL 3' OF 6"Ø PVC SDR-35 SEWER PIPE AT 1% MIN. SLOPE BETWEEN TANKS. COORDINATE WITH PLUMBING PLANS FOR DETAILS.
6. INSTALL 1" PRESSURIZED IRRIGATION METER.
7. INSTALL 1" POLY PI SERVICE LATERAL.

- GENERAL NOTES:
1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
 2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
 3. ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER
 4. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
 5. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
 6. SEE GRADING AND DRAINAGE PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
 7. ALL WORK TO BE ACCORDING TO CITY STANDARDS.



SCALE: 1" = 20'



NO.	REVISIONS	BY	DATE

ELEVATE ENGINEERING

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ELEVATE ENGINEERING

QUICK QUACK CLEARFIELD 700 SOUTH
UTILITY PLAN

777 EAST 700 SOUTH CLEARFIELD, UT 84015



SHEET:
C-5

DATE:
Aug 12, 2025

DETECTABLE WARNING SURFACE NOTES:

1. LOCATE THE DETECTABLE WARNING SURFACE SO THE OUTSIDE CORNER NEAREST THE STREET IS WITHIN 1 INCH OF THE BACK OF CURB (T.B.C.). PROVIDE 2'-0" MINIMUM DETAIL.
2. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF CURB CUT.
3. THE DETECTABLE WARNING SURFACE SHALL BE ORIENTED SUCH THAT THE ROWS ARE PARALLEL WITH THE DIRECTION OF PEDESTRIAN TRAVEL TO THE RAMP ON THE OPPOSITE SIDE OF THE STREET.
4. THE STANDARD COLOR FOR THE DETECTABLE WARNING SURFACE SHALL BE YELLOW OR PRE-APPROVED CONTRASTING COLOR. WHEN THE EXISTING SIDEWALK COLOR IS NOT STANDARD CONCRETE, COLOR OF THE DETECTABLE WARNING SURFACE SHALL BE DETERMINED BY THE CITY.
5. WHEN A DETECTABLE WARNING SURFACE DOME IS CUT, THE REMAINING PORTION OF THE DOME SHALL BE REBELED TO A MAXIMUM SLOPE OF 1:2.

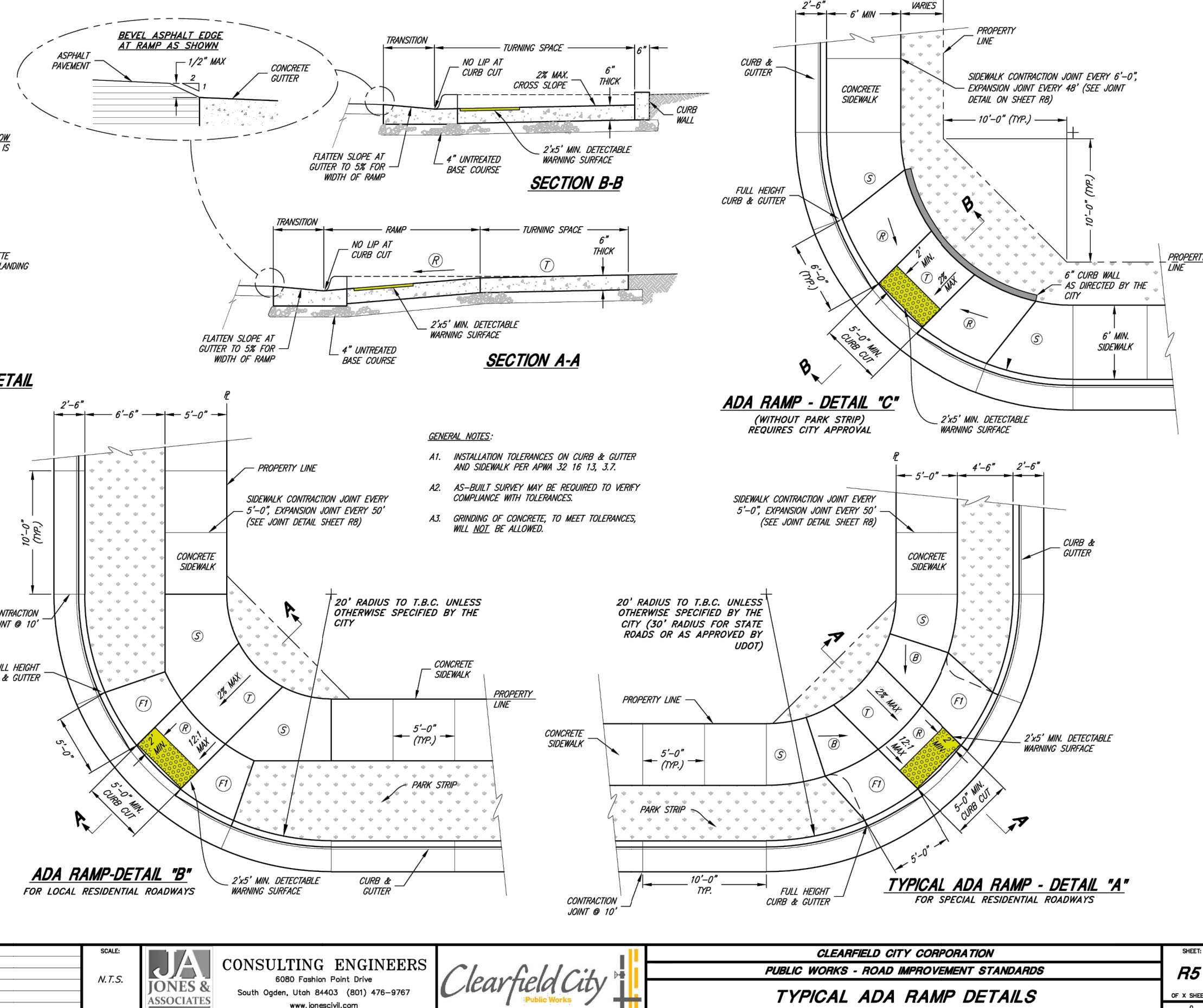
DETECTABLE WARNING SURFACE DETAIL

ADA RAMP NOTES:

- A. WHERE DESIGNATED BY THE CITY, ALTERNATE UDOT OR APWA RAMP DESIGNS MAY BE USED WITH PRIOR APPROVAL OF THE CITY. SUBMIT ENGINEERED CONSTRUCTION PLANS TO CITY FOR REVIEW AND ACCEPTANCE PRIOR TO CONSTRUCTION.
- B. SITE CONDITIONS WILL VARY. CONFIGURATION OF RAMP, LANDING, AND TRANSITION MAY BE CHANGED, BUT THEY MUST MEET UDOT/ODOT AND SLOPES AS SHOWN IN THE MOST RECENT EDITION OF THE UDOT/ODOT STANDARDS & SPECIFICATIONS. THE USE OF FLARES, CURB WALLS, ETC. ARE AT THE DISCRETION OF THE ENGINEER.
- C. LOCATE CURB CUT WITHIN CROSSEWALK.
- D. RAMP GRADE BREAK MUST BE PERPENDICULAR TO THE RUNNING SLOPE.

SLOPE TABLE			
ITEM	MAX. RUNNING SLOPE	MAX. CROSS SLOPE	
① TURNING SPACE ²	2% (1:49.9)	2% (1:49.9)	
② RAMP	8.3% (1:12.0)	2% (1:49.9)	
③ SIDEWALK	5% (1:20.0)	2% (1:49.9)	
④ TRANSFERABLE SURFACE	10% (1:10.0)	---	
⑤ NON-TRANSFERABLE SURFACE	2% (1:49.9)	---	
⑥ BLENDED TRANSITION	5% (1:20.0)	2% (1:49.9)	

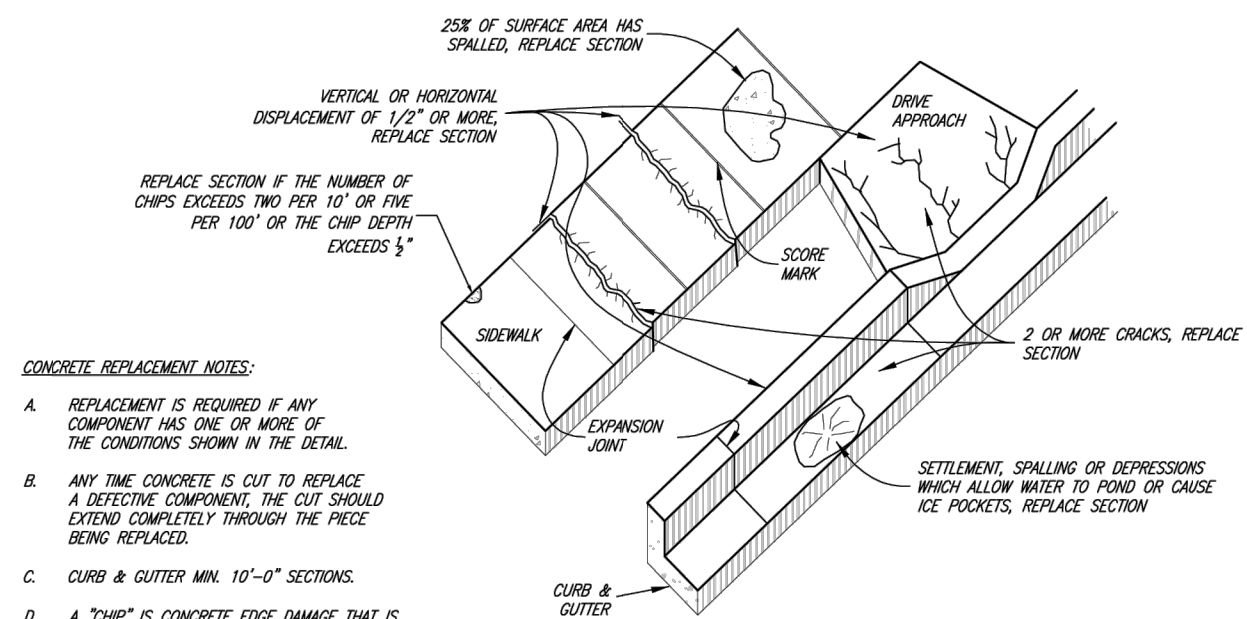
* RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. CROSS SLOPE IS PERPENDICULAR TO PEDESTRIAN TRAVEL.
¹ 5% MAX OR NATURAL SLOPE OF LAND
² NOT TO EXCEED 2% IN ANY DIRECTION



CONCRETE COLLAR NOTES:

01. ALL CONCRETE COLLARS TO BE INSTALLED WITHIN 14 DAYS AFTER PAVING.
02. COLLARS AROUND MANHOLES AND CULINARY WATER VALVES ARE TO BE ROUNDED.

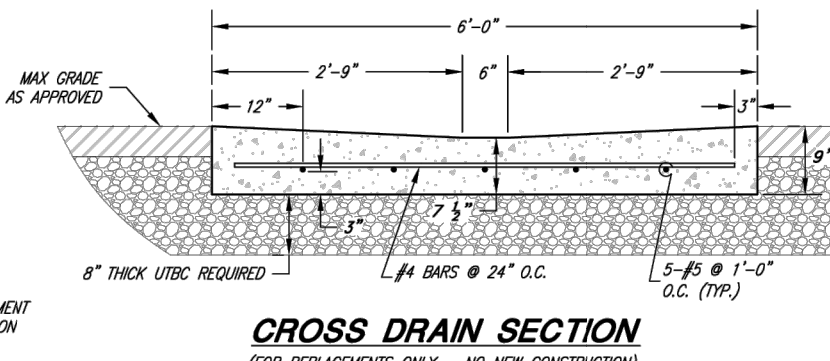
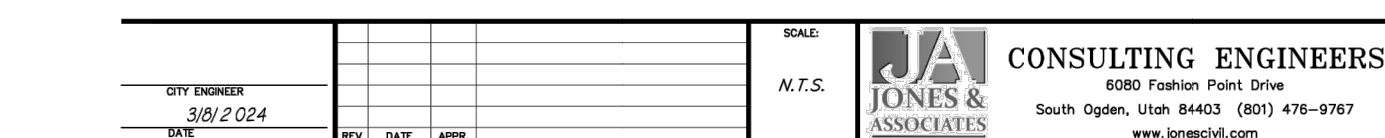
CONCRETE COLLAR DETAIL



CONCRETE REPLACEMENT NOTES:

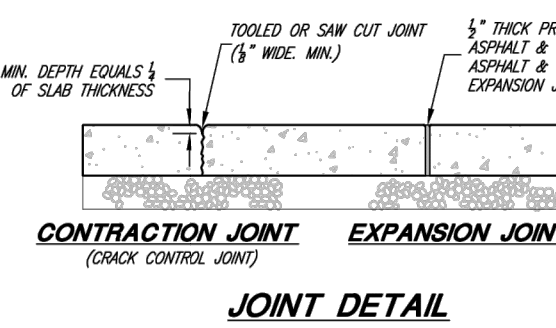
- A. REPLACEMENT IS REQUIRED IF ANY COMPONENT HAS ONE OR MORE OF THE CONDITIONS SHOWN IN THE DETAIL.
- B. ANY TIME CONCRETE IS CUT TO REPLACE A DEFECTIVE COMPONENT, THE CUT SHOULD EXTEND COMPLETELY THROUGH THE PIECE BEING REPLACED.
- C. CURB & GUTTER MIN. 10'-0" SECTIONS.
- D. A "CHOP" IS CONCRETE EDGE DAMAGE THAT IS DEEPER THAN 1" AND LARGER THAN 3" DIA.

DEFECTIVE CONCRETE REPLACEMENT CRITERIA

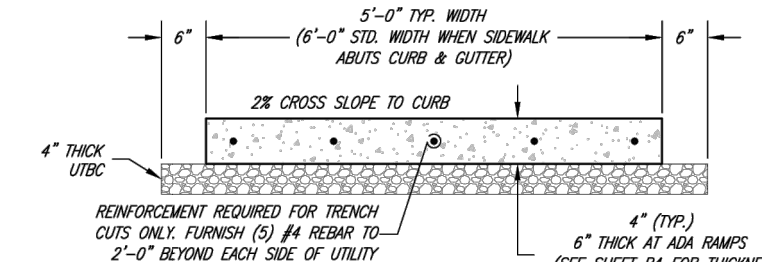


CROSS DRAIN SECTION

(FOR REPLACEMENTS ONLY - NO NEW CONSTRUCTION)



JOINT DETAIL



SIDEWALK SECTION

(CITY STANDARD)

GENERAL NOTES:

- A1. INSTALLATION TOLERANCES ON CURB & GUTTER AND SIDEWALK PER APWA 12.16.1.3.2.
- A2. AS-BUILT SURVEY MAY BE REQUIRED TO VERIFY COMPLIANCE WITH TOLERANCES.
- A3. GRINDING OF CONCRETE TO MEET TOLERANCES, WILL BE ALLOWED.
- A4. CONCRETE CLASS: WHEN NOT SPECIFIED IN THE PLANS OR PROJECT SPECIFICATION, USE THE FOLLOWING TABLE TO SELECT THE CLASS OF CONCRETE REQUIRED FOR THE APPLICATION.

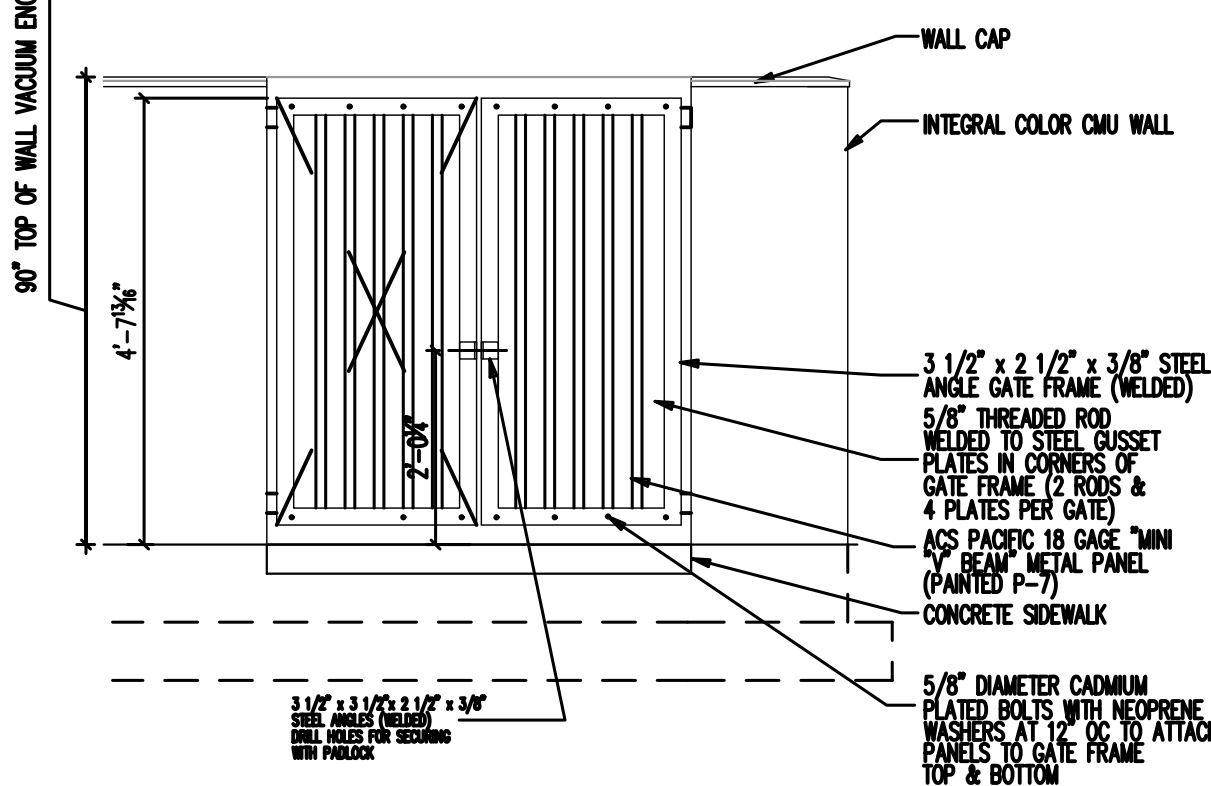
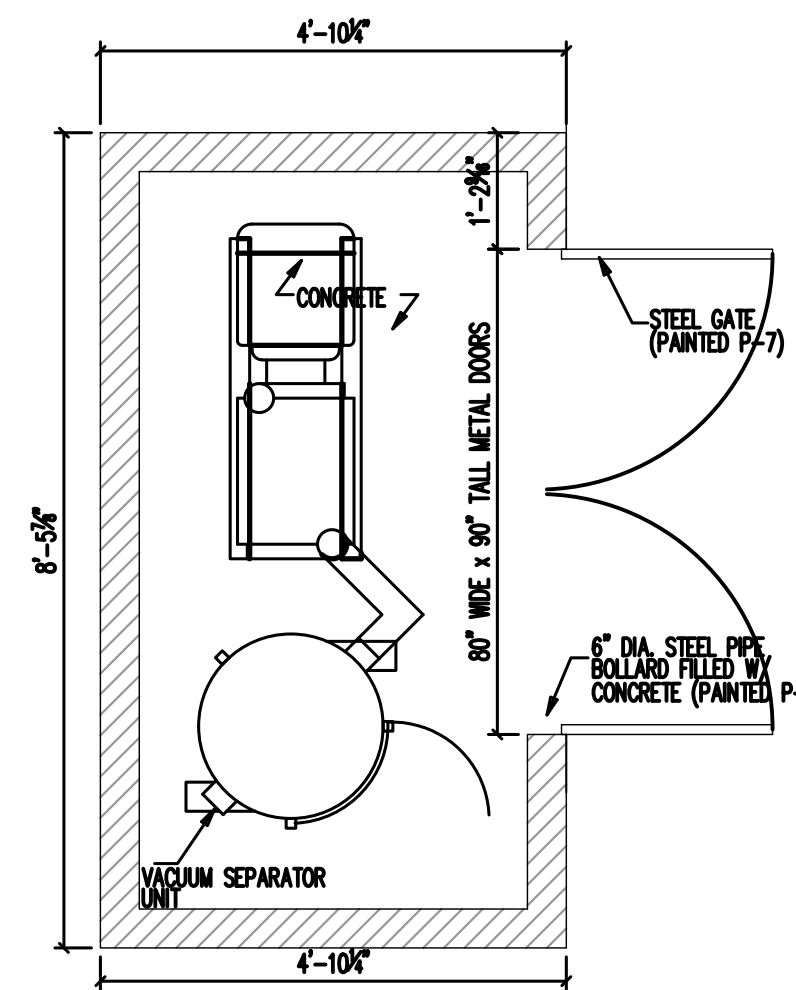
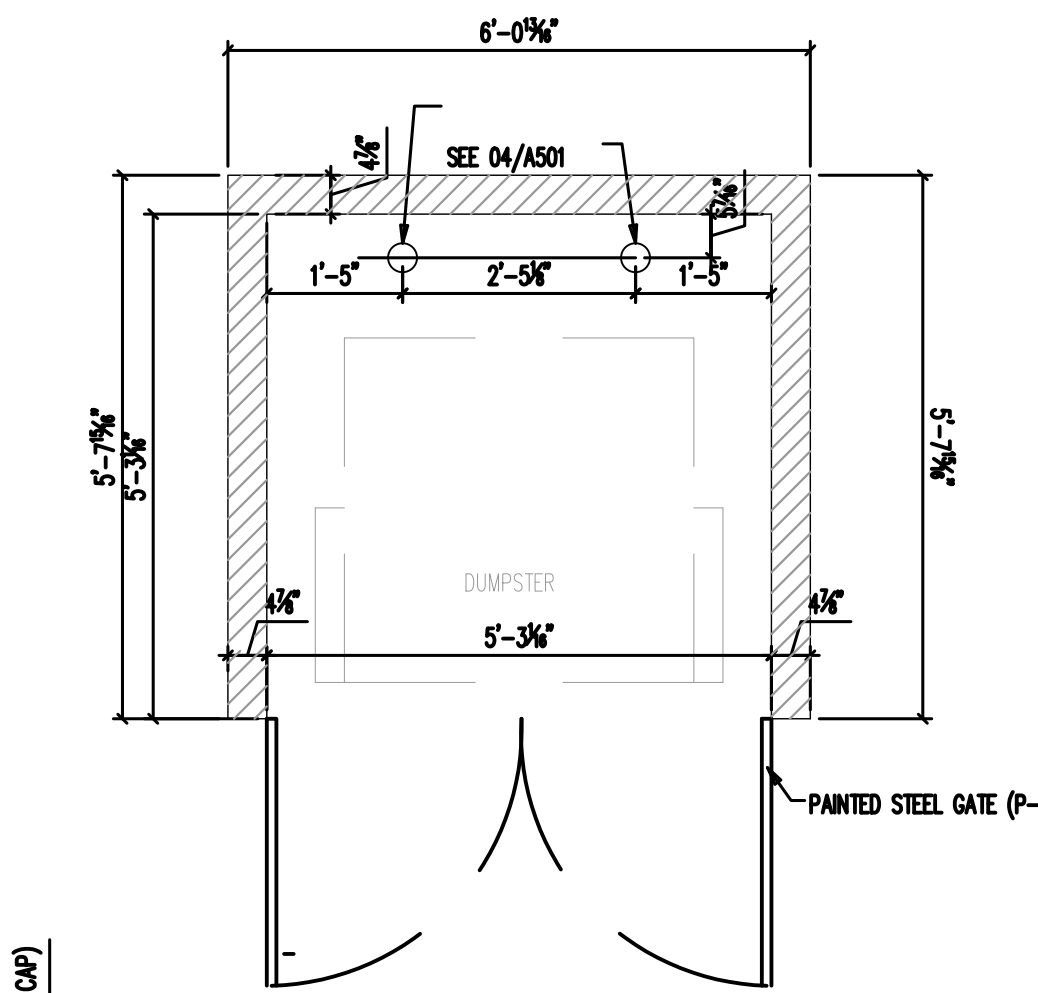
CONCRETE CLASS	APPLICATION
5,000	REINFORCED STRUCTURAL CONCRETE
4,000	SIDEWALKS, CURB, GUTTER, CROSS GUTTERS, INTERSECTIONS, PAVEMENTS, AND UNREINFORCED FOOTINGS AND FOUNDATIONS
3,000	THURST BLOCKS
2,000	ANCHORS, MASS CONCRETE

CURB & GUTTER SECTION

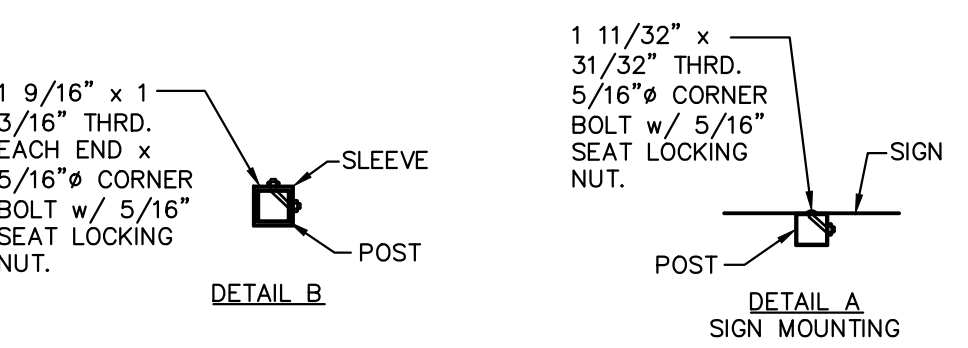
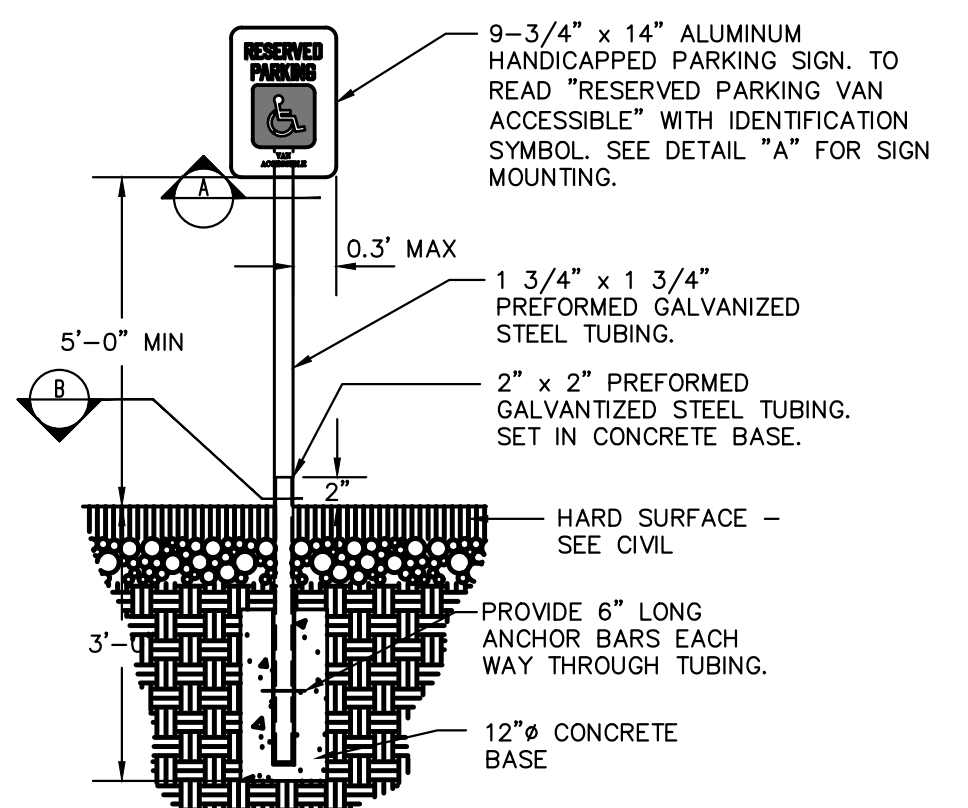
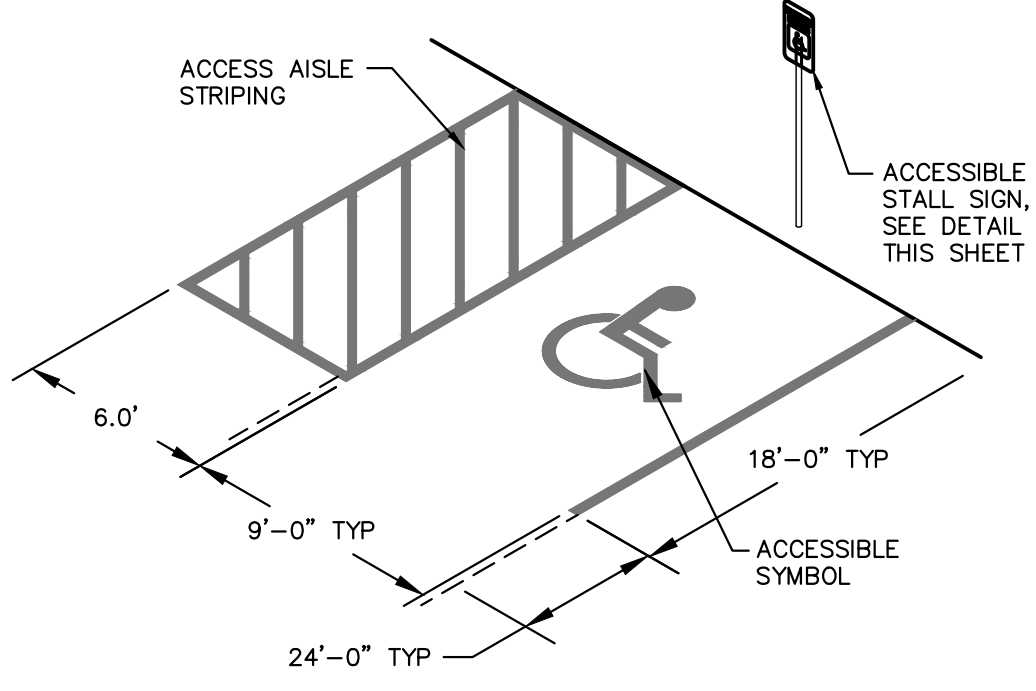
(CITY STANDARD)

CURB & GUTTER NOTES:

1. WHEN REPLACING CURB DUE TO CONSTRUCTION ACTIVITY, NEW CURB MUST EXTEND 5' MIN. PAST TRENCH ON EACH SIDE.
2. CONCRETE CURB TO BE CONSTRUCTED USING SLIPFORMS, HAND FORMED OR STATIONARY FORMS ARE ONLY ALLOWED FOR CURB RE-USE.
3. THE SLOPE FOR CURB & GUTTER MUST BE A MINIMUM OF 0.5%.

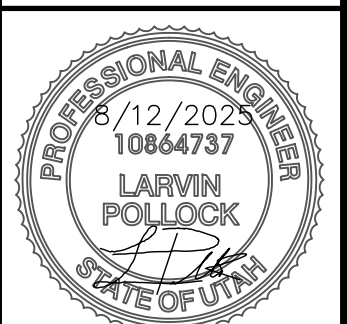


1 VACUUM/DUMPSTER ENCLOSURE
 C-6 SCALE: N.T.S.



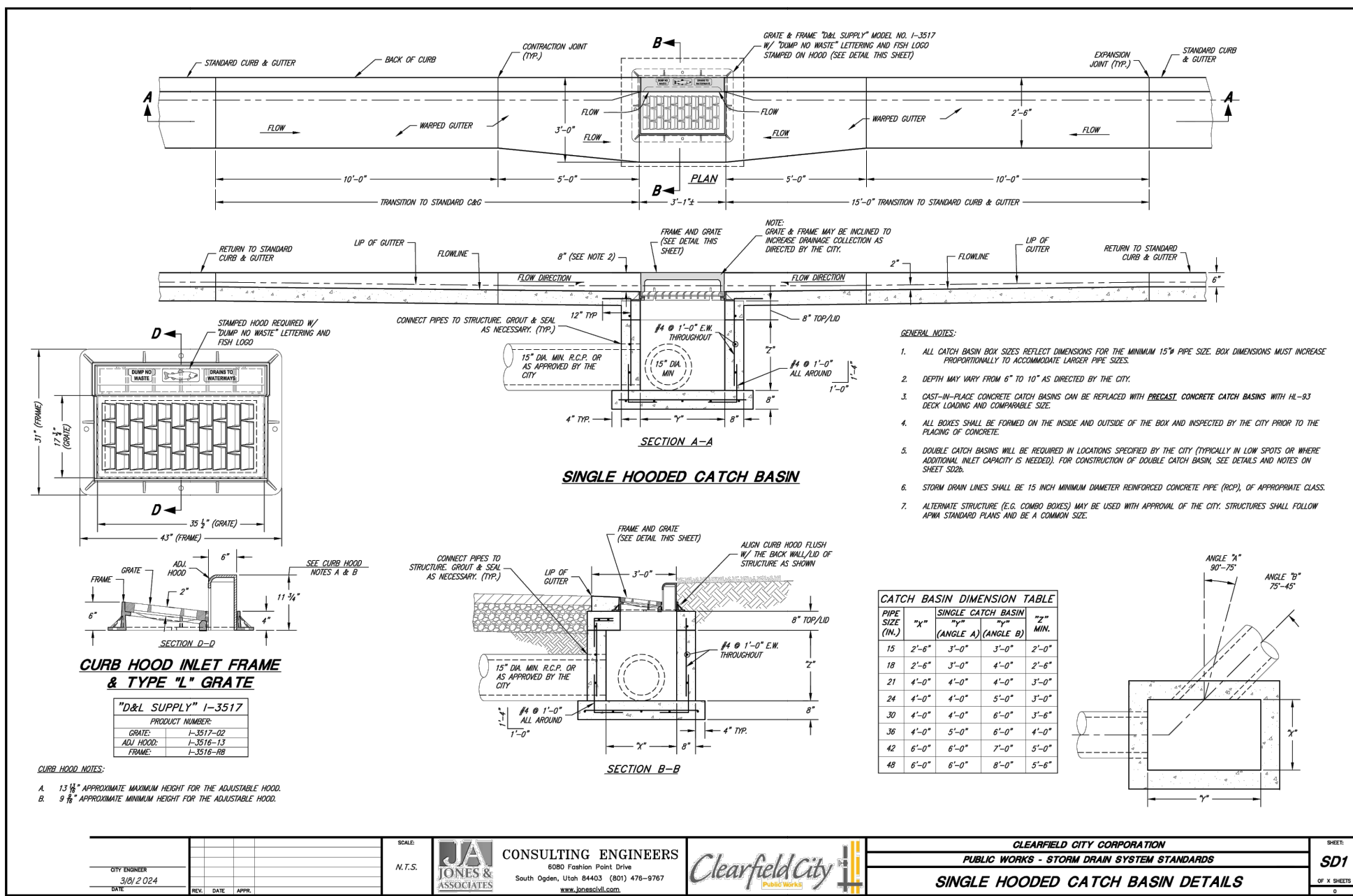
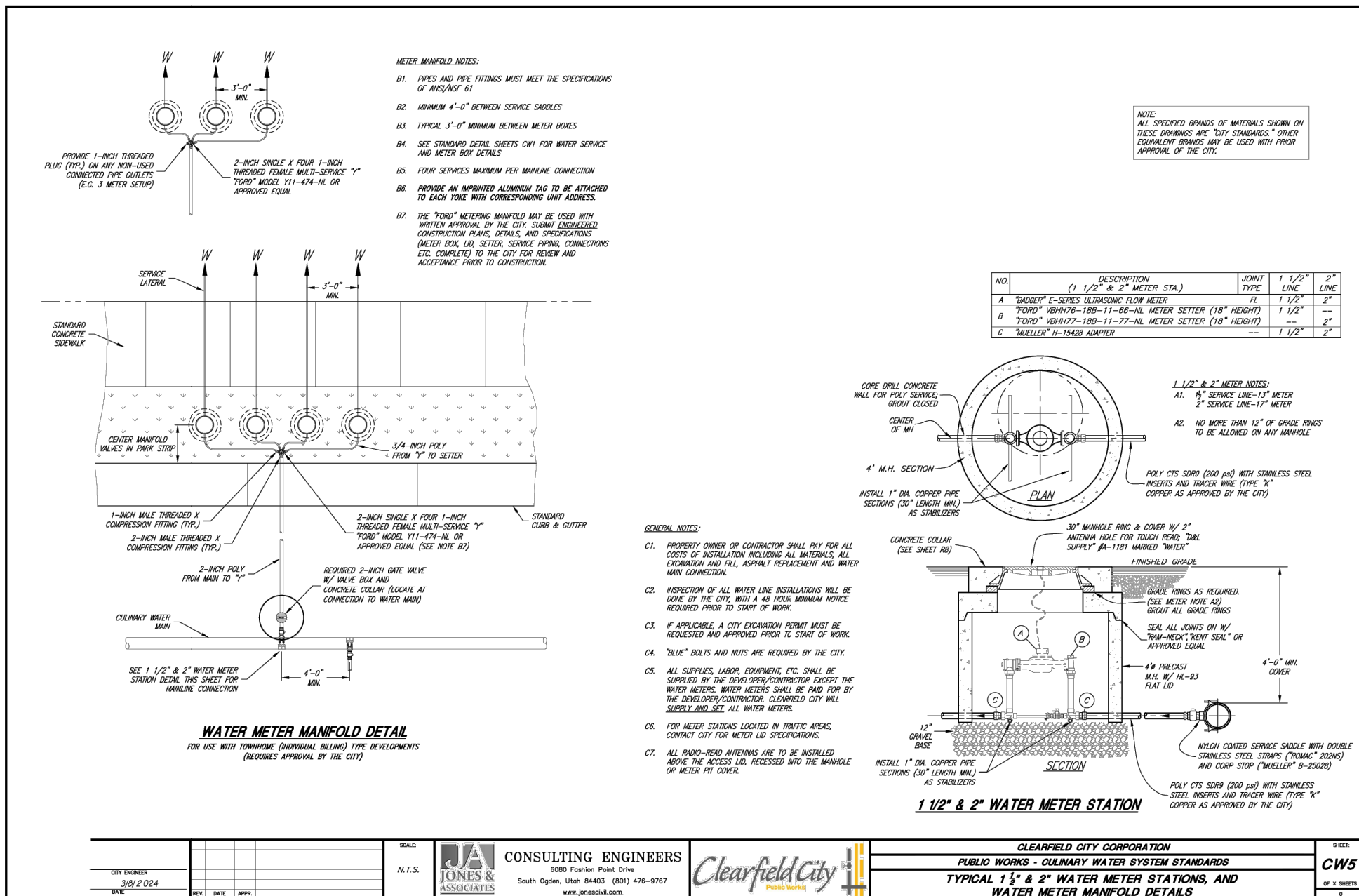
2 ADA SIGNAGE
 C-6 SCALE: N.T.S.

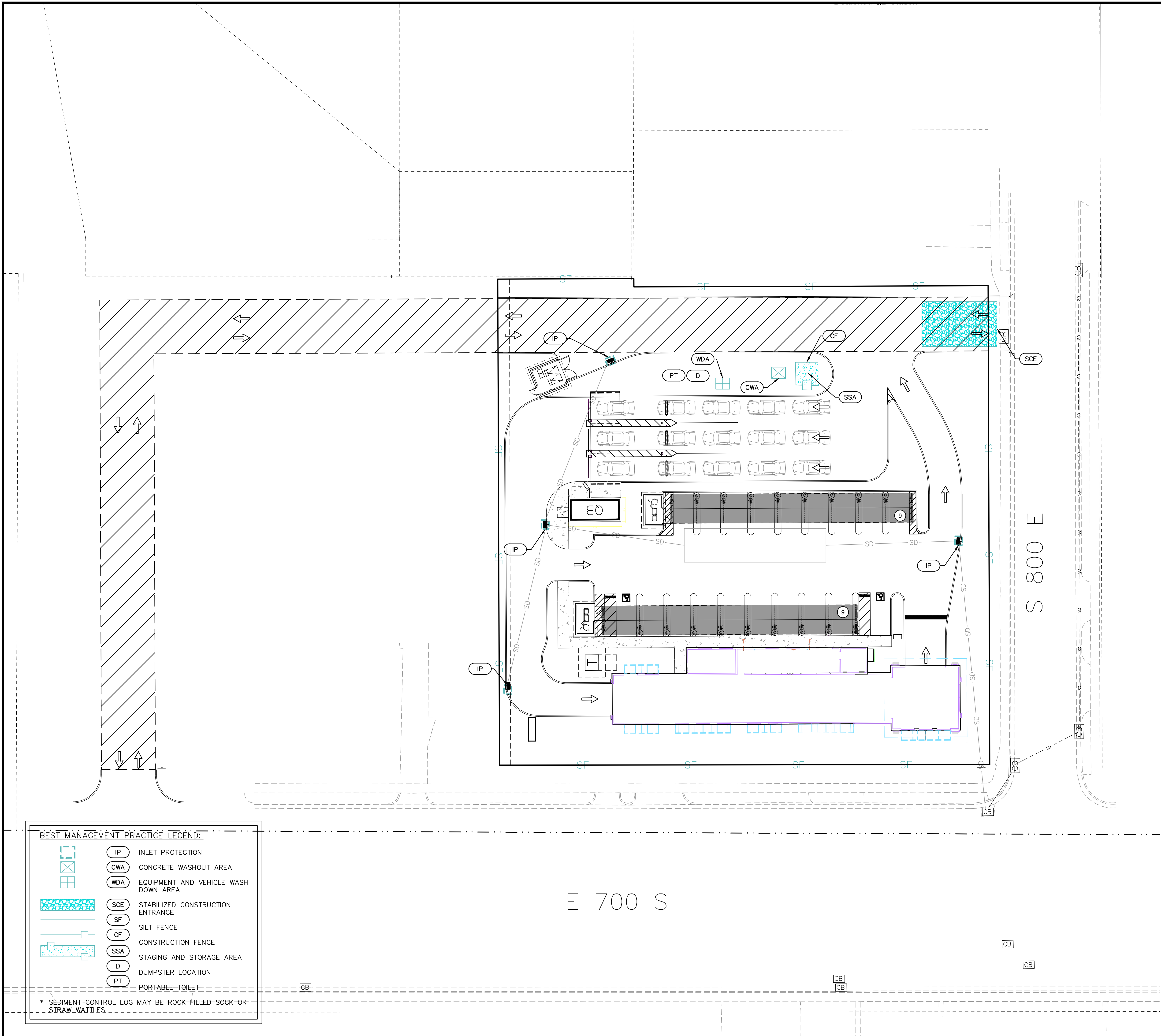
QUICK QUACK CLEARFIELD 700 SOUTH
 STANDARD DETAILS
 777 EAST 700 SOUTH CLEARFIELD, UT 84015



SHEET:
 C-6

DATE:
 Aug 12, 2025





ELEVATE ENGINEERING

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ELEVATE

ENGINEERING

QUICK QUACK CLEARFIELD 700 SOUTH
SWPP PLAN

777 EAST 700 SOUTH CLEARFIELD, UT 84015

PROFESSIONAL ENGINEER

6/12/2025

10864737

LARVIN POLLOCK

STATE OF UTAH

SHEET:

C-8

DATE:

Aug 12, 2025

NO.

REVISIONS

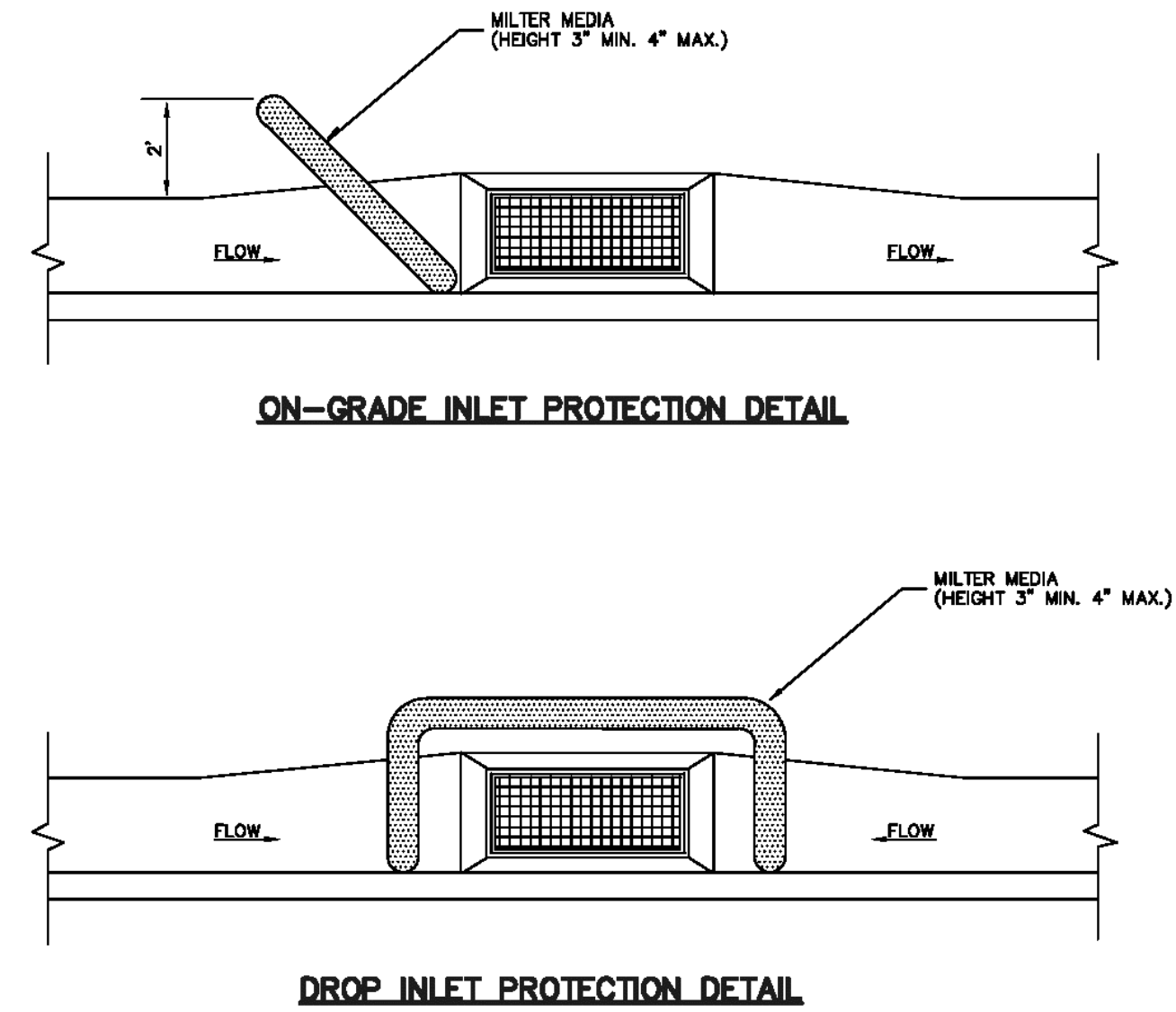
BY

DATE

PROJECT ENGINEER: LP

DESIGNER: MC

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



Inlet protection - gravel sock

Plan No.
124

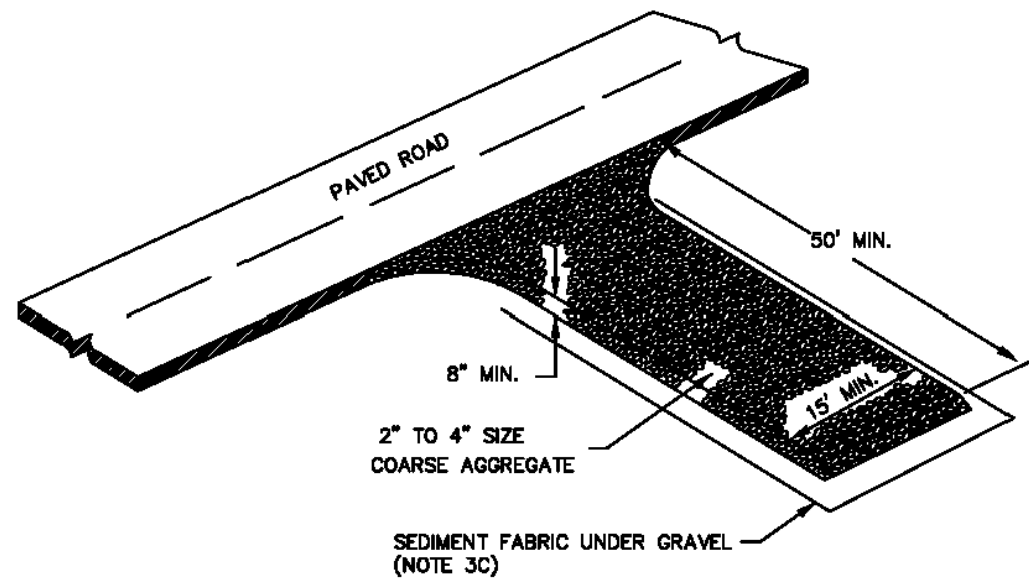
September 2006 11 Drawing 1 of 3

Inlet protection – gravel sock

- DESCRIPTION: Placement of gravel sock on grade upstream of, or in front of storm drain inlets to filter or pond water runoff
- APPLICATION: At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.
- INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
 - On-grade inlet protection:
 - On-grade inlet protection should be used when completely blocking a storm drain inlet box would result in forcing water further downstream would cause flooding or other undesirable results.
 - Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
 - Install filter media just upstream of the inlet box.
 - Filter media shall butt tightly against the face of the curb and angle at approximately a 45 degree angle away from the curb to trap runoff between the media and the curb.
 - Excessive flows will flow either over or around the filter media and into the inlet box.
 - Expect ponding behind the filter media.
 - Drop inlet protection:
 - Drop inlet protection should be used at low points in the curb and when diverting flows further downstream will not cause undesirable results.
 - Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
 - Install filter media around the entire perimeter of the inlet grate.
 - Filter media shall butt tightly against the face of the curb on both sides of the inlet grate.
 - Excessive flows will either flow around the media or over the top and into the inlet box.
 - Expect ponding around the inlet box.
- MAINTENANCE:
 - Inspect inlet protection after every large storm event and at a minimum of once monthly.
 - Remove sediment accumulated when it reaches 2 inches in depth.
 - Replace filter medium when damage has occurred or when medium is no longer functioning as intended.

10

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Stabilized roadway entrance

Plan No.
126

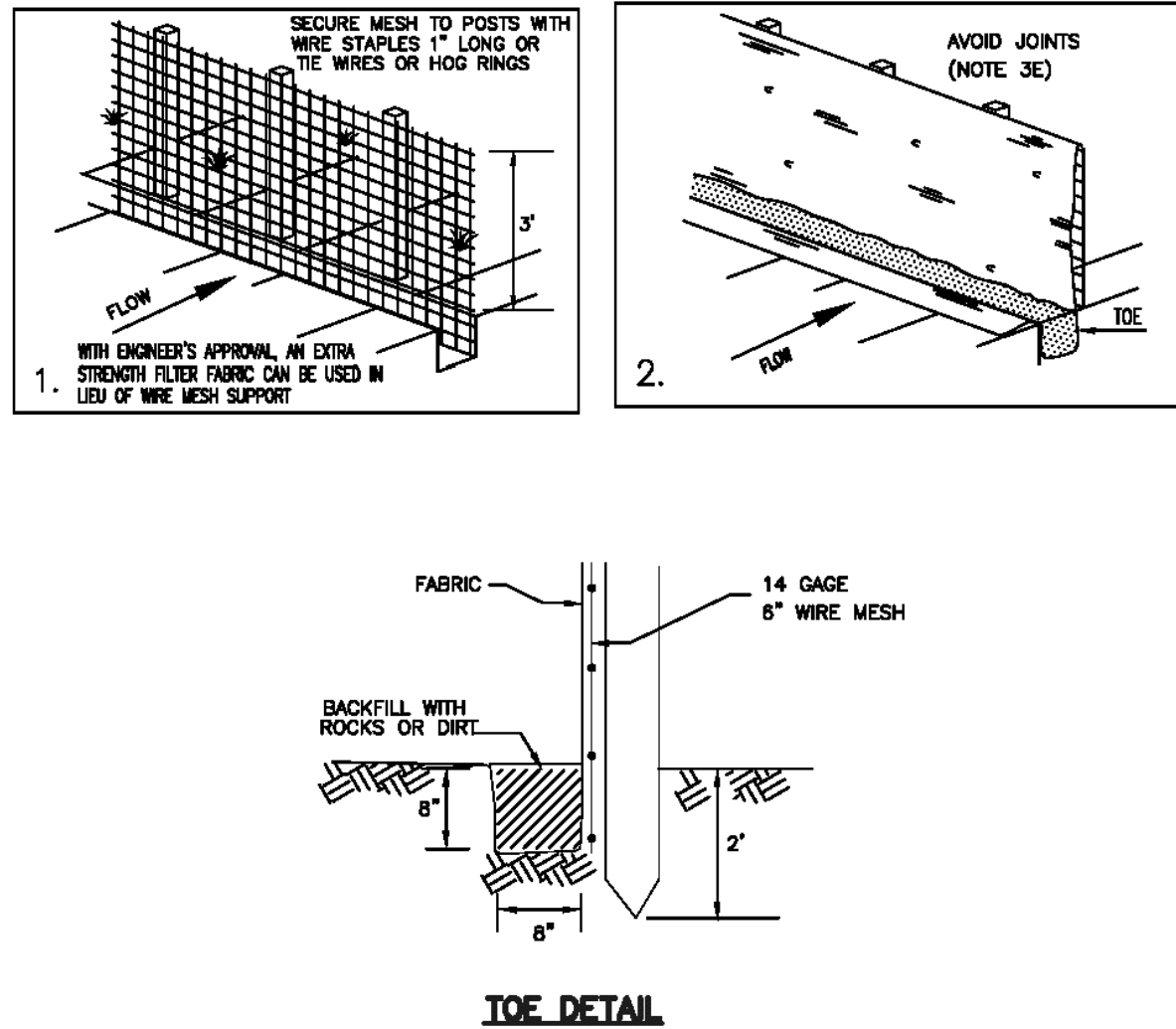
February 2006 19

Stabilized roadway entrance

- DESCRIPTION: A temporary stabilized pad of gravel for controlling equipment and construction vehicle access to the site.
- APPLICATION: At any site where vehicles and equipment enter the public right of way.
- INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
 - Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
 - Compact subgrade.
 - Place filter fabric under stone if desired (recommended for entrance area that remains more than 3 months).
- MAINTENANCE:
 - Requires periodic top dressing with additional stones.
 - Prevent tracking or flow of mud into the public right-of-way.
 - Periodic top dressing with 2 inches stone may be required, as conditions demand, and repair any structures used to trap sediments.
 - Inspect daily for loss of gravel or sediment buildup.
 - Inspect adjacent areas for sediment deposit and install additional controls as necessary.
 - Expand stabilized area as required to accommodate activities.

18

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



Silt fence

122

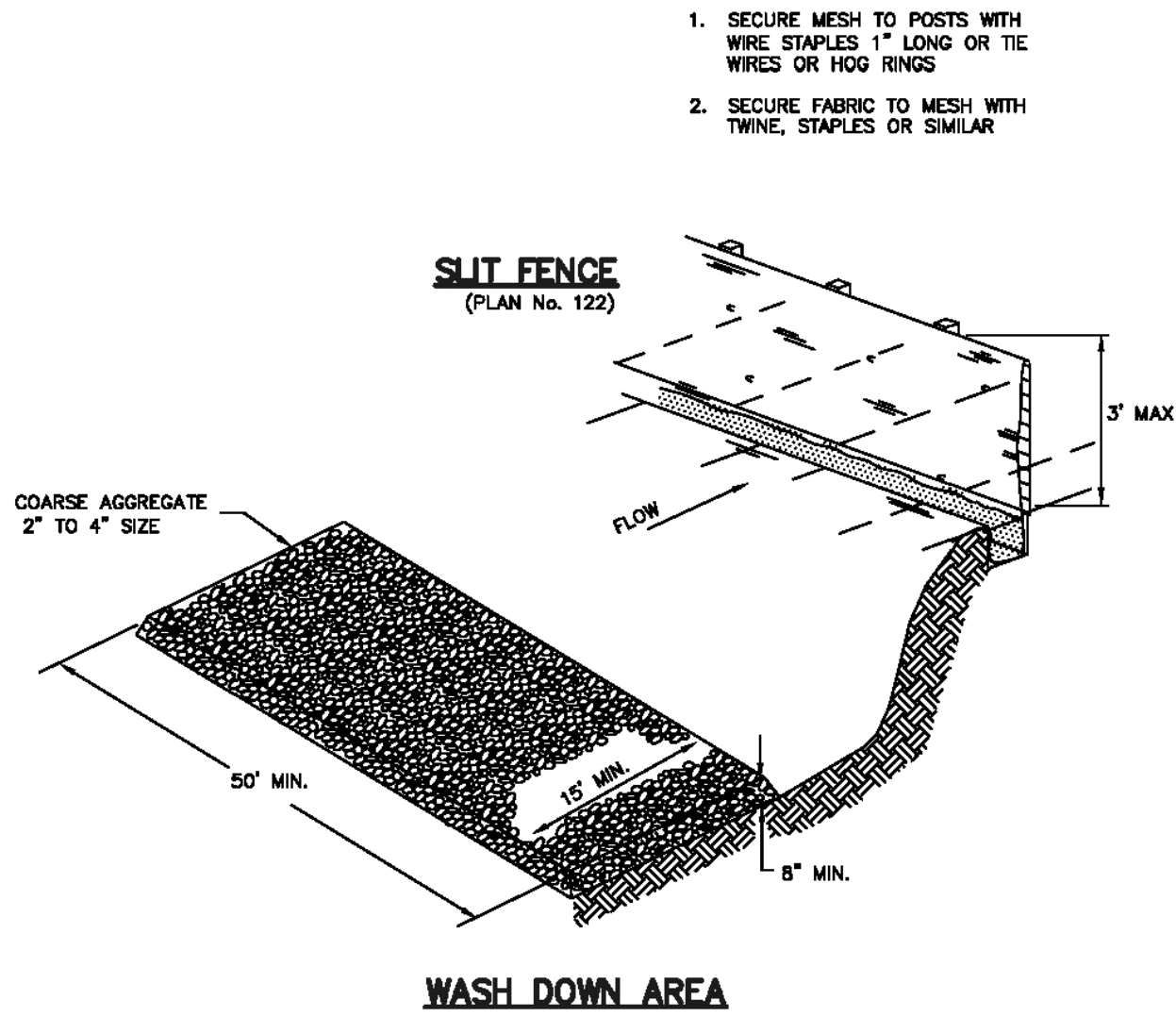
February 2006 7

Silt fence

- DESCRIPTION: A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched.
- APPLICATION: To intercept sediment from disturbed areas of limited extent.
 - Perimeter Control: Place barrier at down gradient limits of disturbance.
 - Sediment Barrier: Place barrier at toe of slope or soil stockpile.
 - Protection of Existing Waterways: Place barrier at top of stream bank.
 - Inlet Protection.
- INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
 - Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0 deg. F. to 120 deg. F.
 - Burlap shall be 10 ounces per square yard of fabric.
 - Posts for silt fences shall be either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet. Steel posts shall have projections for fastening wire to them.
 - The fabric is cut on site to desired width, unrolled, and draped over the barrier. The fabric toe is secured with rocks or dirt. The fabric is secured to the mesh with twine, staples or similar devices.
 - When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees on a clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the flap.
 - When used to control sediments from a steep slope, silt fences should be placed away from the toe of the slope for increased holding capacity.
- MAINTENANCE:
 - Inspected immediately after each rainfall and at least daily during prolonged rainfall.
 - Should the fabric on a silt fence or filter barrier decompose or become ineffective before the end of the expected usable life and the barrier still be necessary, the fabric shall be replaced promptly.
 - Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
 - Re-anchor fence as necessary to prevent shortcutting.
 - Inspect for runoff bypassing ends of barriers or undercutting barriers.

6

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



Equipment and vehicle wash down area

Plan No.
125

February 2006 17

Equipment and vehicle wash down area

- DESCRIPTION: A temporary stabilized pad of gravel for general washing of equipment and construction vehicles.
- APPLICATION: At any site where regular washing of vehicles and equipment will occur. May also be used as a filling point for water trucks limiting erosion caused by overflow or spillage of water.
- INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
 - Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
 - Compact subgrade.
 - Place filter fabric under wash down area if desired (recommended for wash area that remains more than 3 months).
 - Install silt fence down gradient (see Plan No. 122).
- MAINTENANCE:
 - Requires periodic top dressing with additional stones.
 - Solely used to control sediment in wash water. Cannot be utilized for washing equipment or vehicles that may cause contamination of runoff (such as fertilizer equipment or concrete equipment).
 - The wash area shall be maintained in a condition that will prevent tracking or flow of mud onto public rights-of-way.
 - Periodic top dressing with 2 inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
 - Inspect daily for loss of gravel or sediment buildup.
 - Inspect adjacent area for sediment deposit and install additional controls as necessary.
 - Expand stabilized area as required to accommodate activities.
 - Maintain silt fence as outlined in Plan No. 122.

16

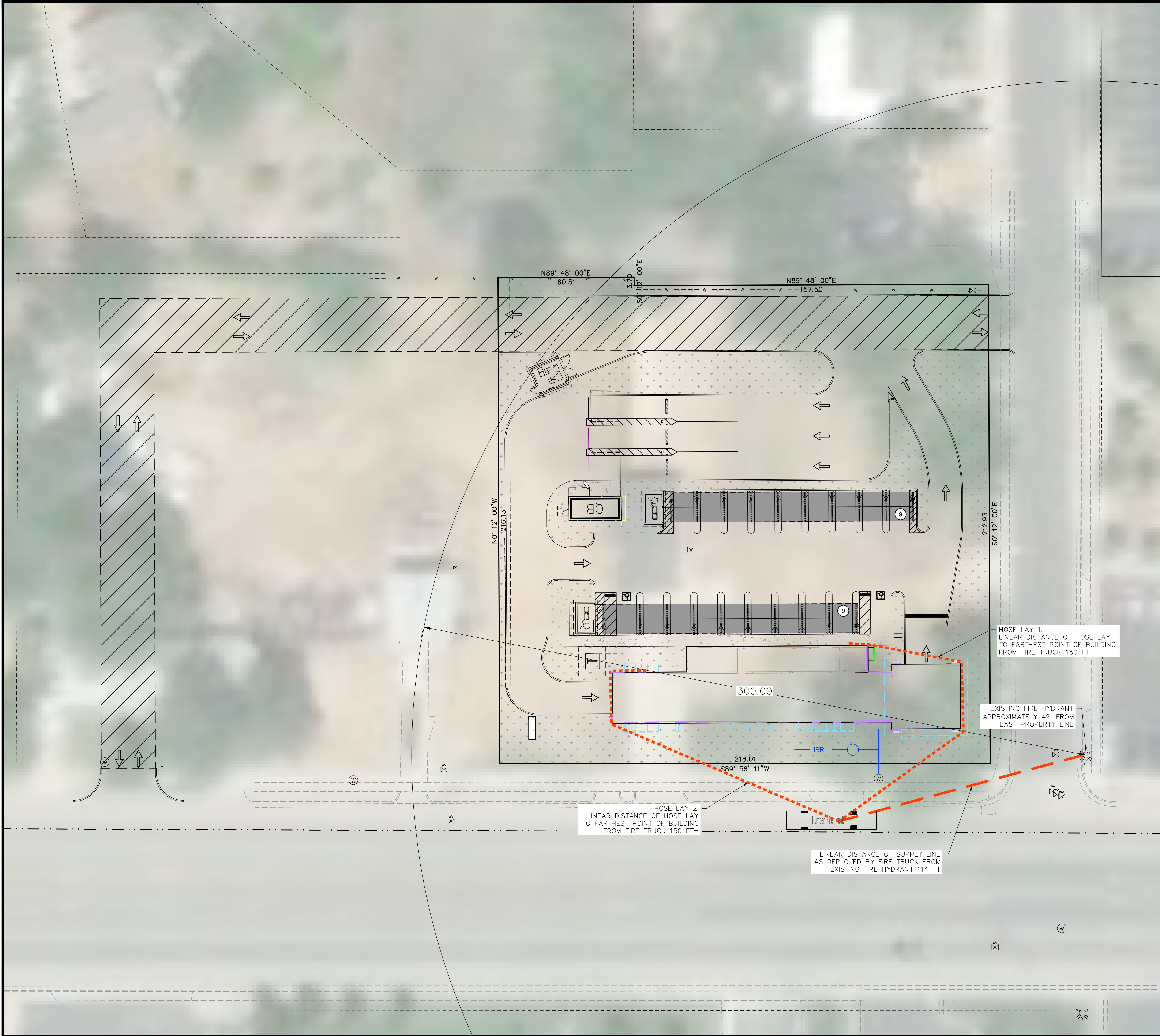
ELEVATE ENGINEERING
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larvin@elevateeng.com

ELEVATE ENGINEERING

QUICK QUACK CLEARFIELD 700 SOUTH
SWPPP DETAILS
777 EAST 700 SOUTH CLEARFIELD, UT 84015

PROFESSIONAL ENGINEER
6/12/2025
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET:
C-9
DATE:
Aug 12, 2025



LEGEND

LOT LINES (PROPERTY)

HOSE LAY

FIRE TRUCK SUPPLY LINE

FIRE TRUCK PATH

EXISTING FIRE HYDRANT

BlueStakes of UTAH811

Bluestakes.org

NORTH

SCALE: 1" = 20'

0

10

20

30

40

60

PROJECT ENGINEER: LP

DESIGNER: MC

NO.

REVISIONS

BY

DATE

QUICK QUACK CLEARFIELD 700 SOUTH

FIRE PROTECTION PLAN

777 EAST 700 SOUTH CLEARFIELD, UT 84015

BlueStakes of UTAH811

Bluestakes.org

PROFESSIONAL ENGINEER

12/2025

10864737

LARVIN POLLOCK

STATE OF UTAH

SHEET:

C-10

DATE:

Aug 12, 2025

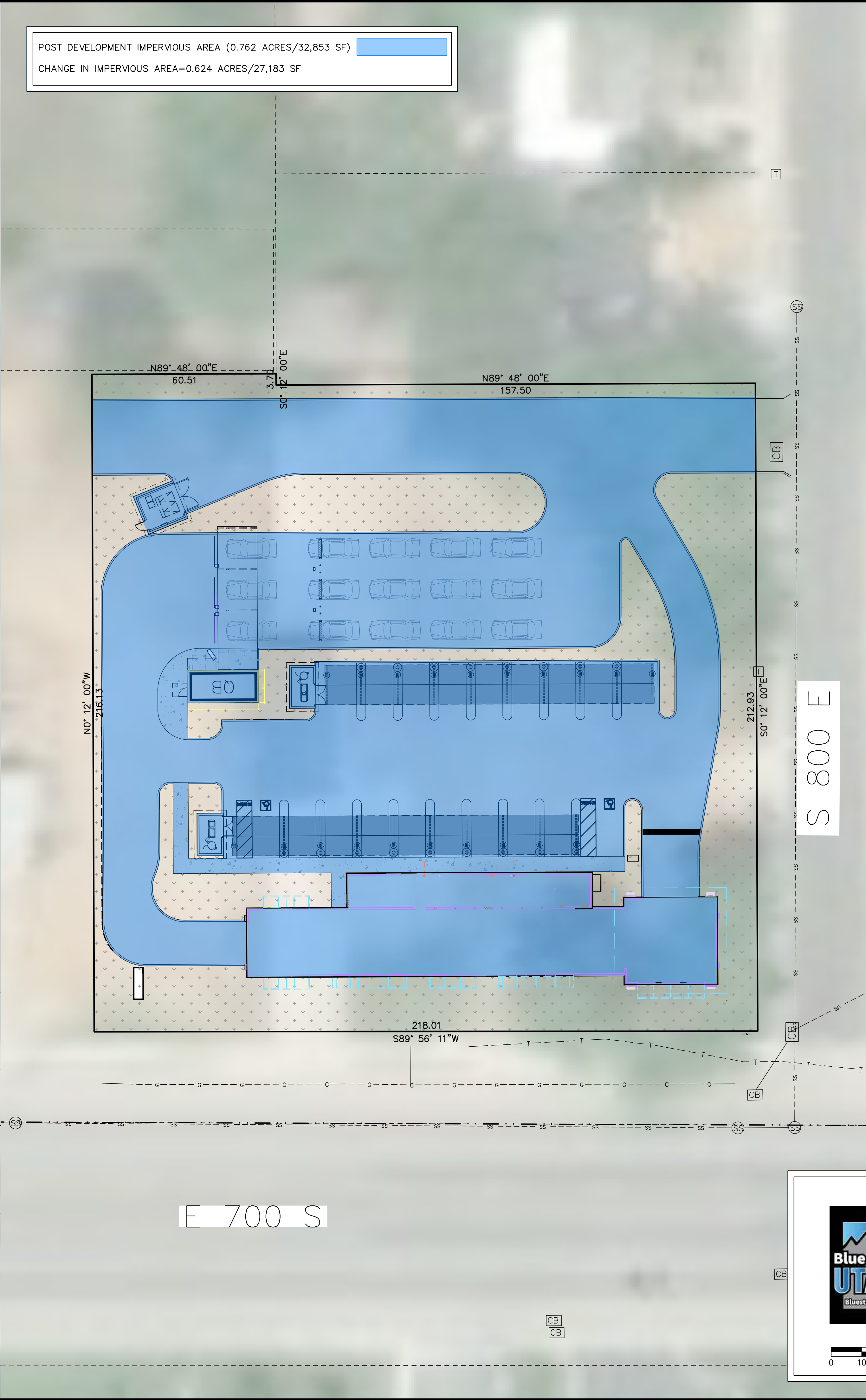
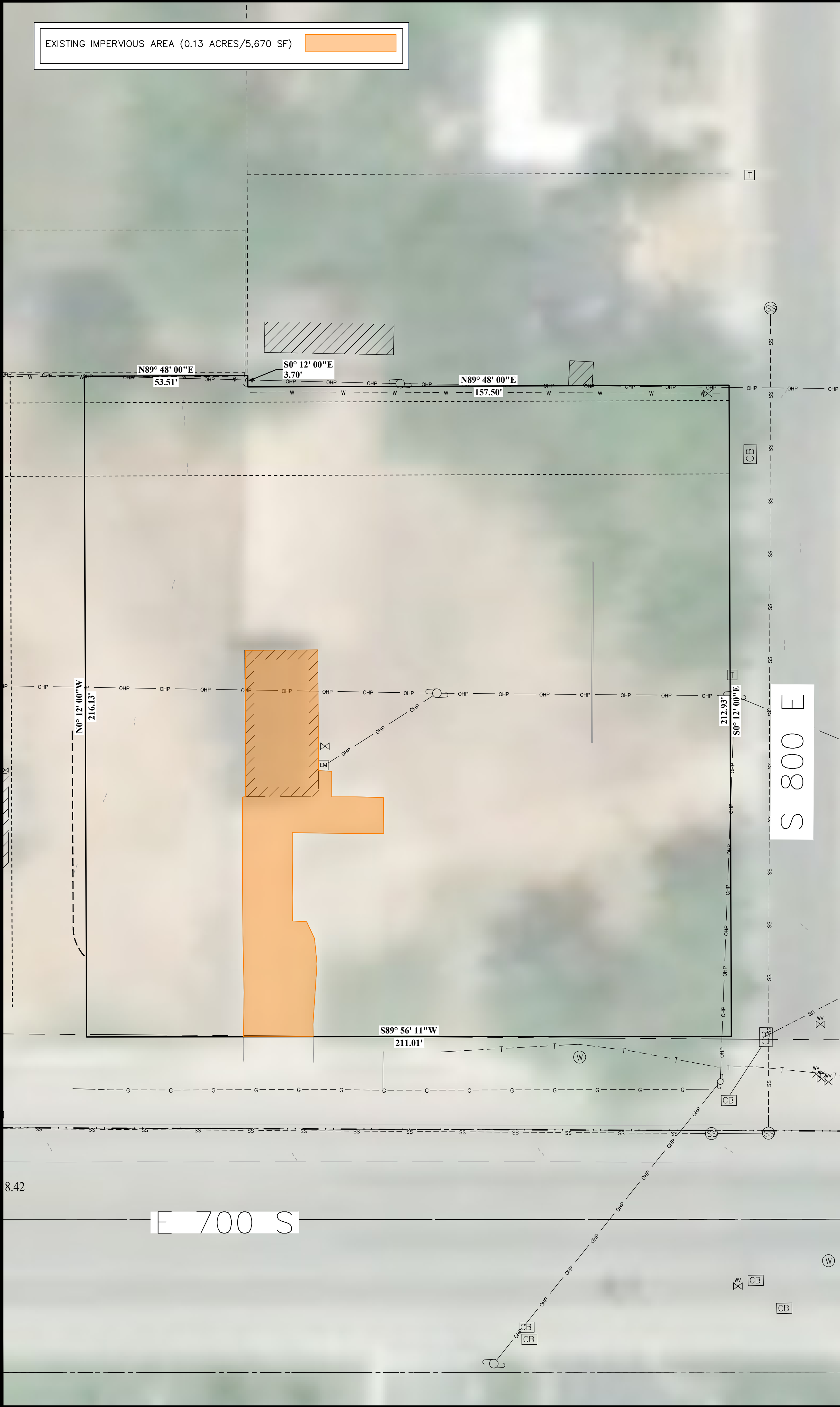
ELEVATE ENGINEERING



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SCALE: 1" = 20'

0 10 20 30 40 60

QUICK QUACK CLEARFIELD 700 SOUTH
IMPERVIOUS EXHIBIT
777 EAST 700 SOUTH CLEARFIELD, UT 84015



SHEET:
EX-1

DATE:
Aug 12, 2025

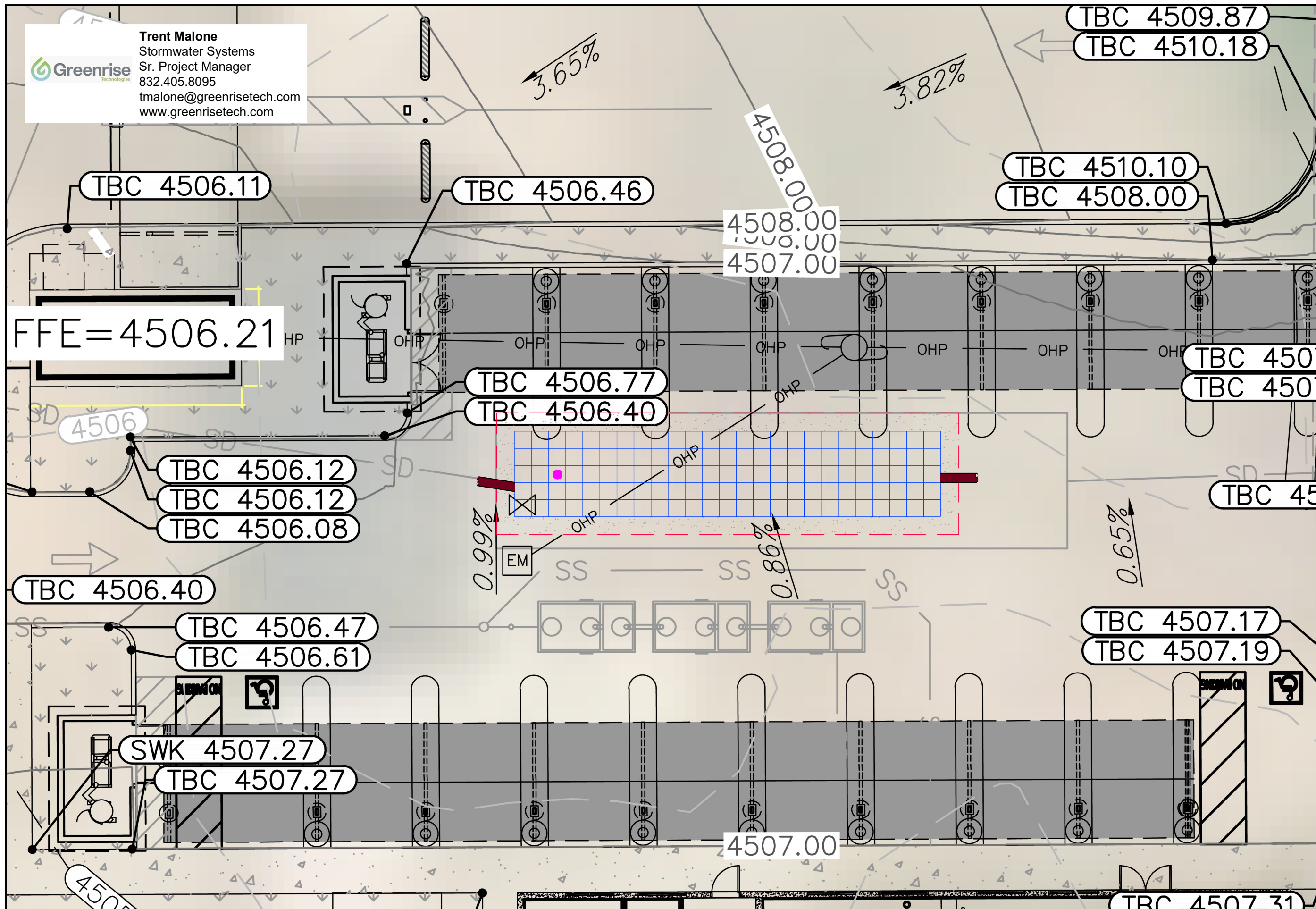
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2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com

NO.	REVISIONS	BY	DATE

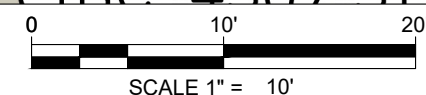
PROJECT ENGINEER: LP DESIGNER: MC



Trent Malone
Stormwater Systems
Sr. Project Manager
832.405.8095
tmalone@greenrisetech.com
www.greenrisetech.com



MODULAR UNDERGROUND TANK SYSTEM OVERLAY
SCALE: 1" = 10'



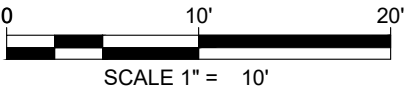
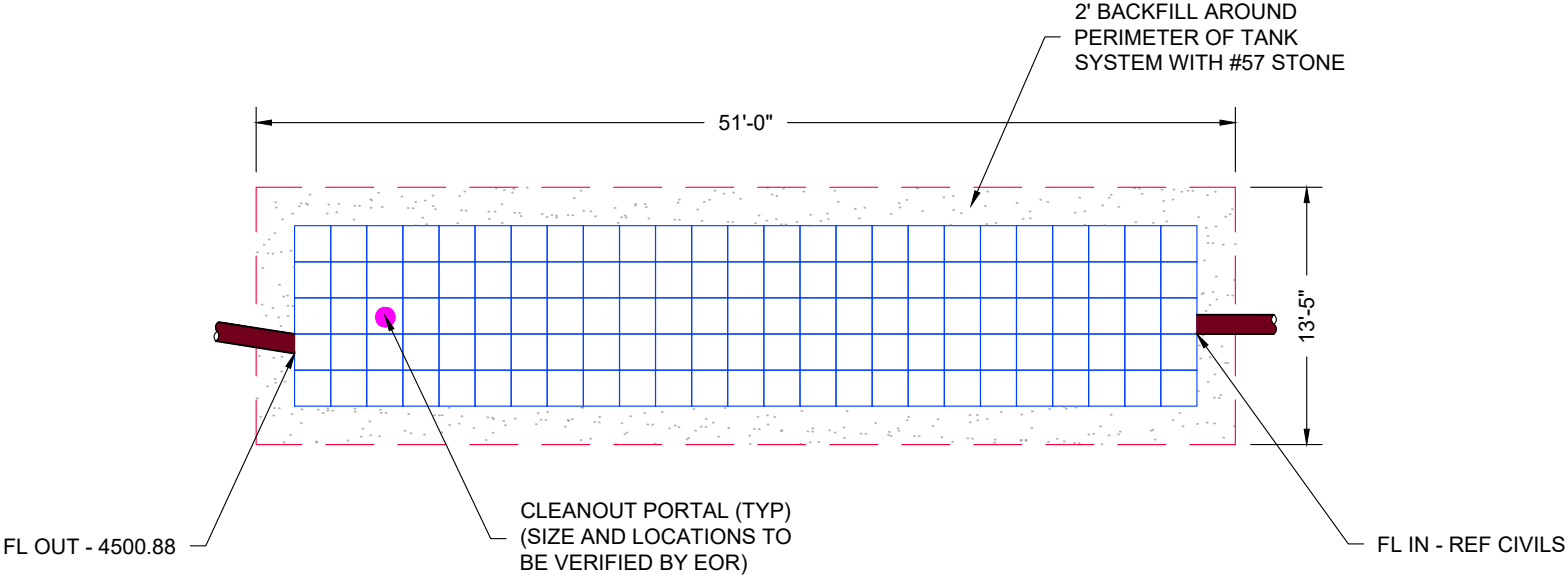
PLEASE CONTACT
GREENRISE
TECHNOLOGIES FOR
MORE INFORMATION
629.230.2150

ENGINEER OF
RECORD TO
REVIEW, APPROVE
AND ENDORSE
FINAL SITE
SPECIFIC DESIGN

UNDERGROUND MOD-VAULT OVERLAY
QUICK QUACK - CLEARFIELD
CLEARFIELD, UT

DRAWN BY
PC
DATE
7-31-25
SHEET NO.

UGD1.0

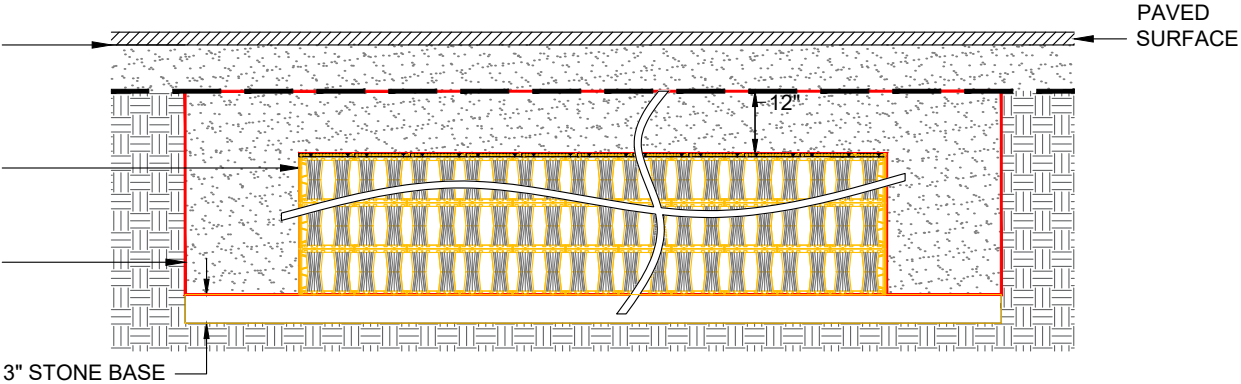


LAYOUT SCALE	1" = 10'
MODULE TYPE	SD DOUBLE
TRAFFIC LOAD	HS-20
# OF MODULES	125
TOTAL SYSTEM STORAGE	1,387 CF
TANK STORAGE VOLUME	1,387 CF
STONE STORAGE VOLUME (40% VOID RATIO)	0 CF
TOP OF COVER STONE ELEV. (12")	4505.16
GEOGRID ELEV.	4505.16
TOP OF MODULAR TANK ELEV.	4504.16
TANK INVERT	4500.88
INVERT OF STONE BASE (3")	4500.63
MIN. STONE PERIMETER WIDTH	2 FT

GEOGRID PLACED 12" ABOVE THE MOD-VAULT. OVERLAP ADJACENT PANELS BY 18" MIN. GEOGRID SHOULD EXTEND 3' BEYOND THE EXCAVATION FOOTPRINT.

MODULAR UNITS WRAPPED WITH 8 OZ. NON-WOVEN GEOTEXTILE (OR EQUAL)

EXCAVATION WRAPPED WITH 8 OZ. NON-WOVEN GEOTEXTILE (OR EQUAL)



MODULAR TANK WRAP & EXCAVATION ENVELOPE DETAIL



PLEASE CONTACT
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MORE INFORMATION
629.230.2150

ENGINEER OF
RECORD TO
REVIEW, APPROVE
AND ENDORSE
FINAL SITE
SPECIFIC DESIGN

UNDERGROUND MOD-VAULT LAYOUT
QUICK QUACK - CLEARFIELD
CLEARFIELD, UT

DRAWN BY

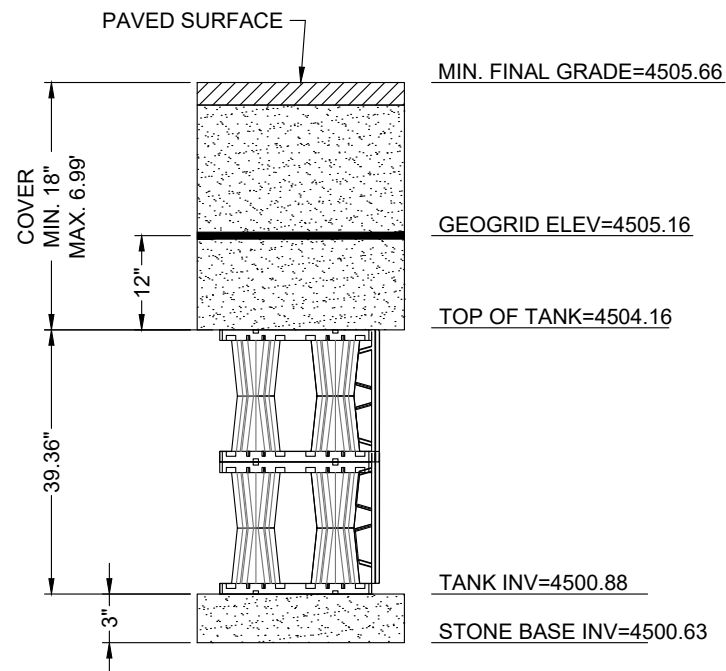
PC

DATE

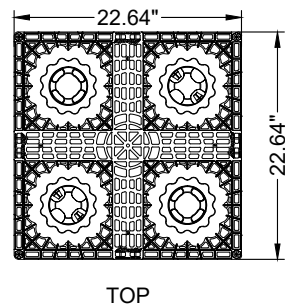
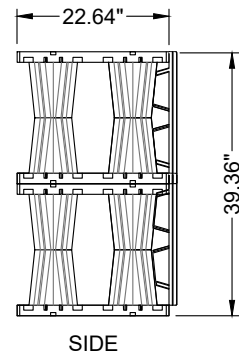
7-31-25

SHEET NO.

UGD2.0



DOUBLE MODULE - ELEVATION

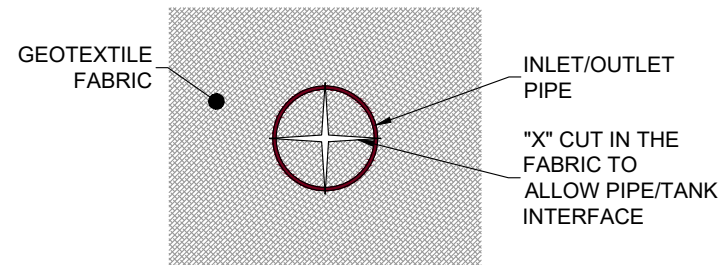


DOUBLE - MODULE DETAIL

MOD-VAULT QUANTITIES	
MODULE TYPE	SD DOUBLE
# OF SD DOUBLE MODULES	125
TOTAL SYSTEM STORAGE	1,387 CF
TANK STORAGE VOLUME	1,387 CF
STONE STORAGE VOLUME (40% VOID RATIO)	0 CF
STONE BED FOOTPRINT	683 SF
STONE QUANTITY	62 CY

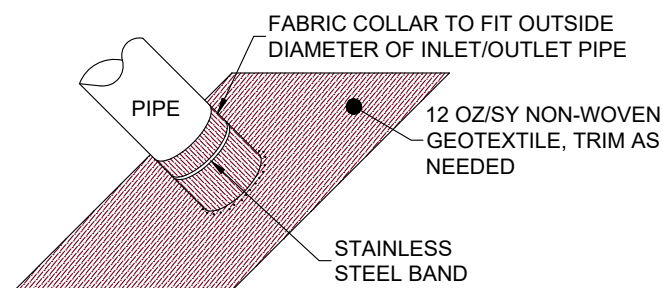
* **Material supplier must be present at the pre-construction meeting and any subsequent meetings involving the installation or design of the underground detention system. Any deviations from the approved design or material specifications must be reviewed and approved by the material supplier prior to implementation.**

CUT AN "X" IN THE FABRIC ENVELOPE THAT IS SLIGHTLY LARGER THAN THE PIPE. PULL THE FABRIC FLAPS AROUND THE PIPE, AND SEAL WITH A STAINLESS STEEL BAND.

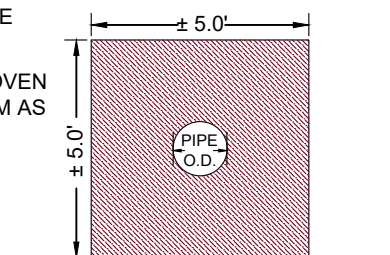


END VIEW OF PIPE/FABRIC CONNECTION

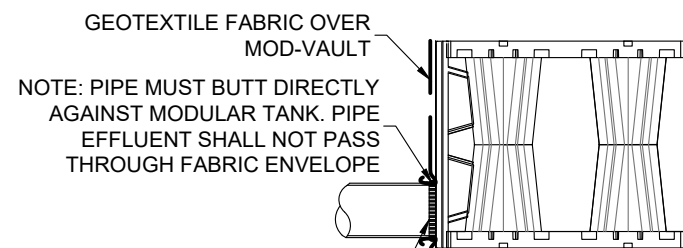
AFTER TANK WRAP IS SECURED TO PIPE, SLIDE BOOT AGAINST MODULAR TANK AND SECURE WITH SECOND STAINLESS STEEL BAND, THEN ATTACH BOOT FLAP TO TANK ENVELOPE FABRIC WITH DUCT TAPE OR OTHER ADHESIVE.



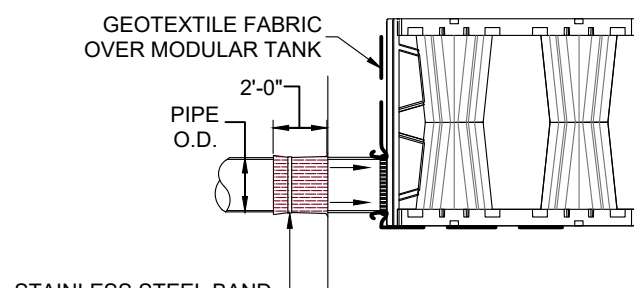
GEOTEXTILE BOOT



FRONT VIEW OF GEOTEXTILE BOOT



SIDE VIEW OF PIPE/FABRIC CONNECTION

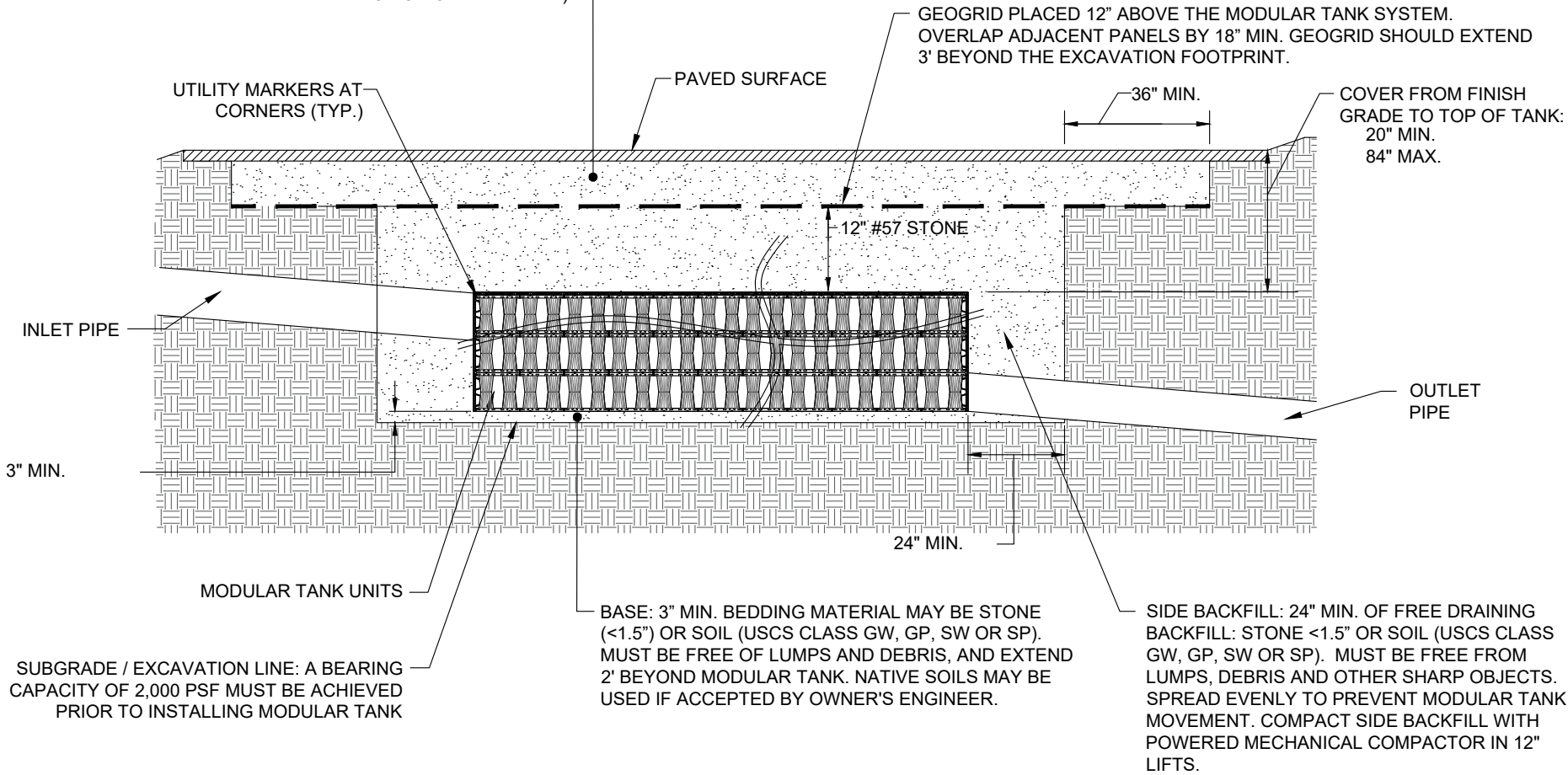


SIDE VIEW OF GEOTEXTILE BOOT

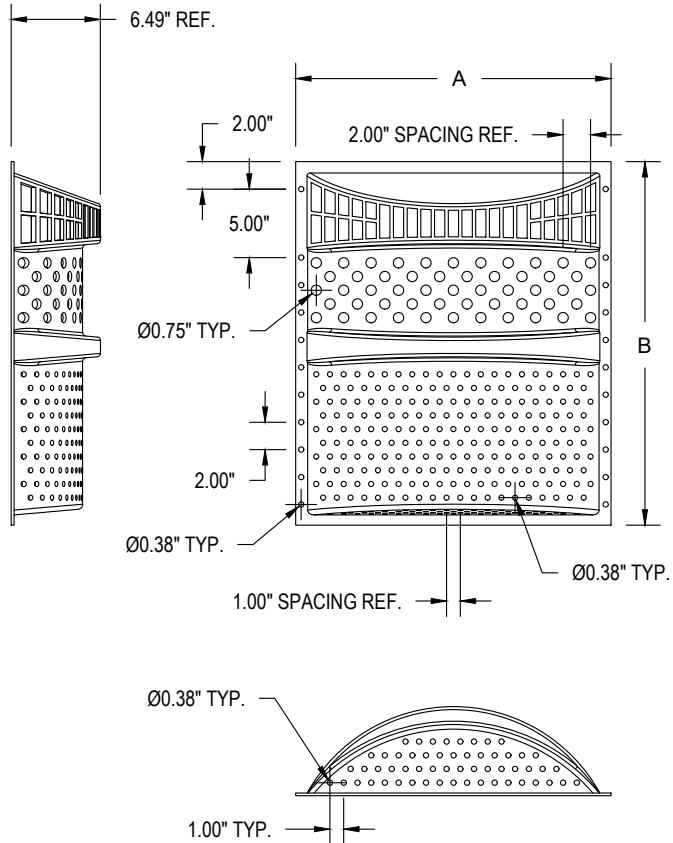
MODULAR TYPICAL TANK INLET/OUTLET W/ GEOTEXTILE PIPE BOOT DETAIL

TOTAL COVER: 20" MINIMUM AND 84" MAXIMUM. FIRST 12" MUST BE FREE DRAINING BACKFILL: STONE <1.5" OR SOIL (USCS CLASS GW, GP, SW OR SP). ADDITIONAL FILL MAY BE STRUCTURAL FILL : STONE OR SOIL (USCS CLASS SM, SP, SW, GM, GP OR GW) WITH MAX CLAY CONTENT<10%, MAX 25% PASSING NO. 200 SIEVE, AND MAX PLASTICITY INDEX OF 4. A MIN. 12" COVER MUST BE MAINTAINED BETWEEN BACKFILL EQUIPMENT AND THE TOP OF THE MODULAR TANK SYSTEM AT ALL TIMES. TOTAL HEIGHT OF TOP BACKFILL SHOULD NOT EXCEED 7'. CONTACT GREENRISE TECH IF MORE THAN 7' OR LESS THAN 20" OF TOP BACKFILL IS REQUIRED (FROM TOP OF TANK TO TOP OF PAVEMENT).

- NOTES:
- FOR COMPLETE MODULE DATA, SEE APPROPRIATE MODULAR TANK MODULE SHEET.
 - INSTALLATIONS PER THIS DETAIL MEET GUIDELINES OF HL-93 LOADING PER THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, CUSTOMARY U.S. UNITS, 7TH EDITION, 2014 WITH 2015 AND 2016 INTERIM REVISIONS.
 - PRE-TREATMENT STRUCTURES NOT SHOWN.
 - FOR INFILTRATION APPLICATIONS, GEOTEXTILE ENVELOPING MODULAR TANK SHALL BE M200 AND BASE SHALL BE 4" MIN. UNCOMPACTED FREE DRAINING BACKFILL TO PROVIDE A LEVEL BASE. SURFACE MUST BE SMOOTH, FREE OF LUMPS OR DEBRIS, AND EXTEND 2' BEYOND MOD-VAULT FOOTPRINT.



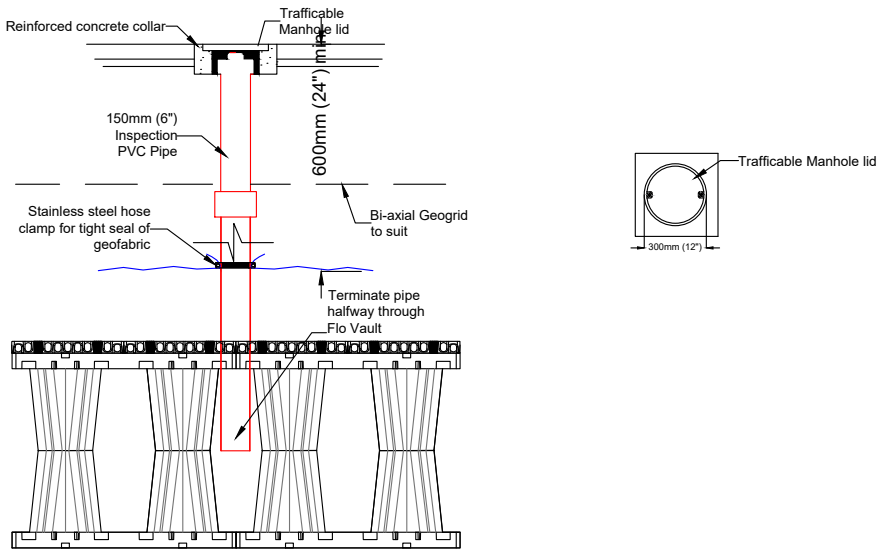
MODULAR TANK & H-20 LOADS - SECTION VIEW



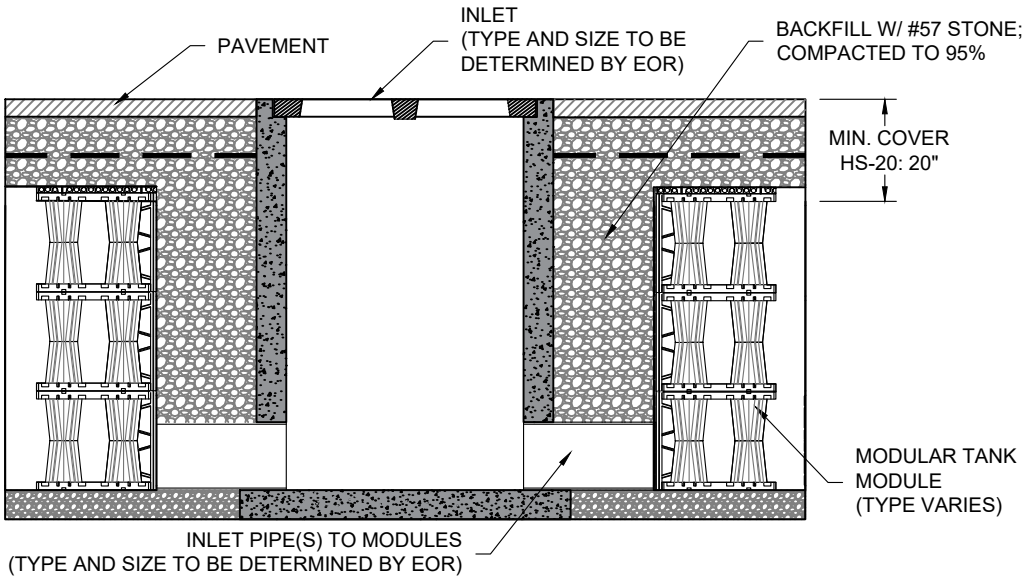
SIZE	A	B
23" x 24"	23"	26.51"
28" x 30"	28"	33.15"
34" x 36"	34"	38.69"

±0.25" TOLERANCE ON DIMENSIONS

TRASHGUARD PLUS PRETREATMENT DETAIL

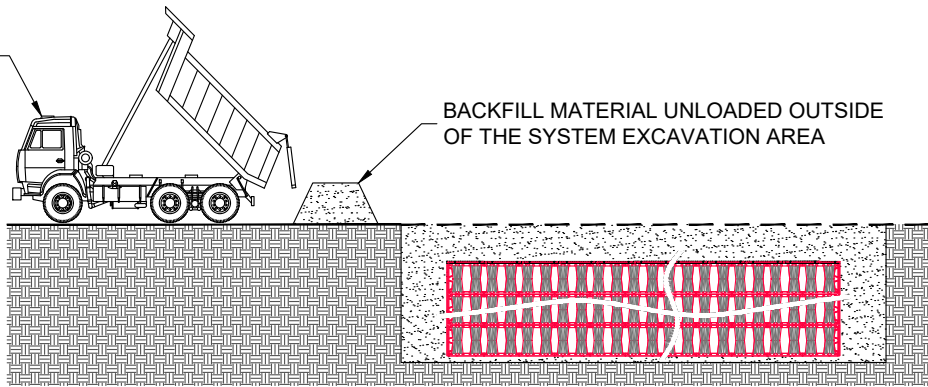


INSPECTION / MAINTENANCE PORT DETAIL



INLET IN SYSTEM DETAIL

DUMP TRUCKS AND PANS SHALL NOT OPERATE OVER THE SYSTEM EXCAVATION AREA



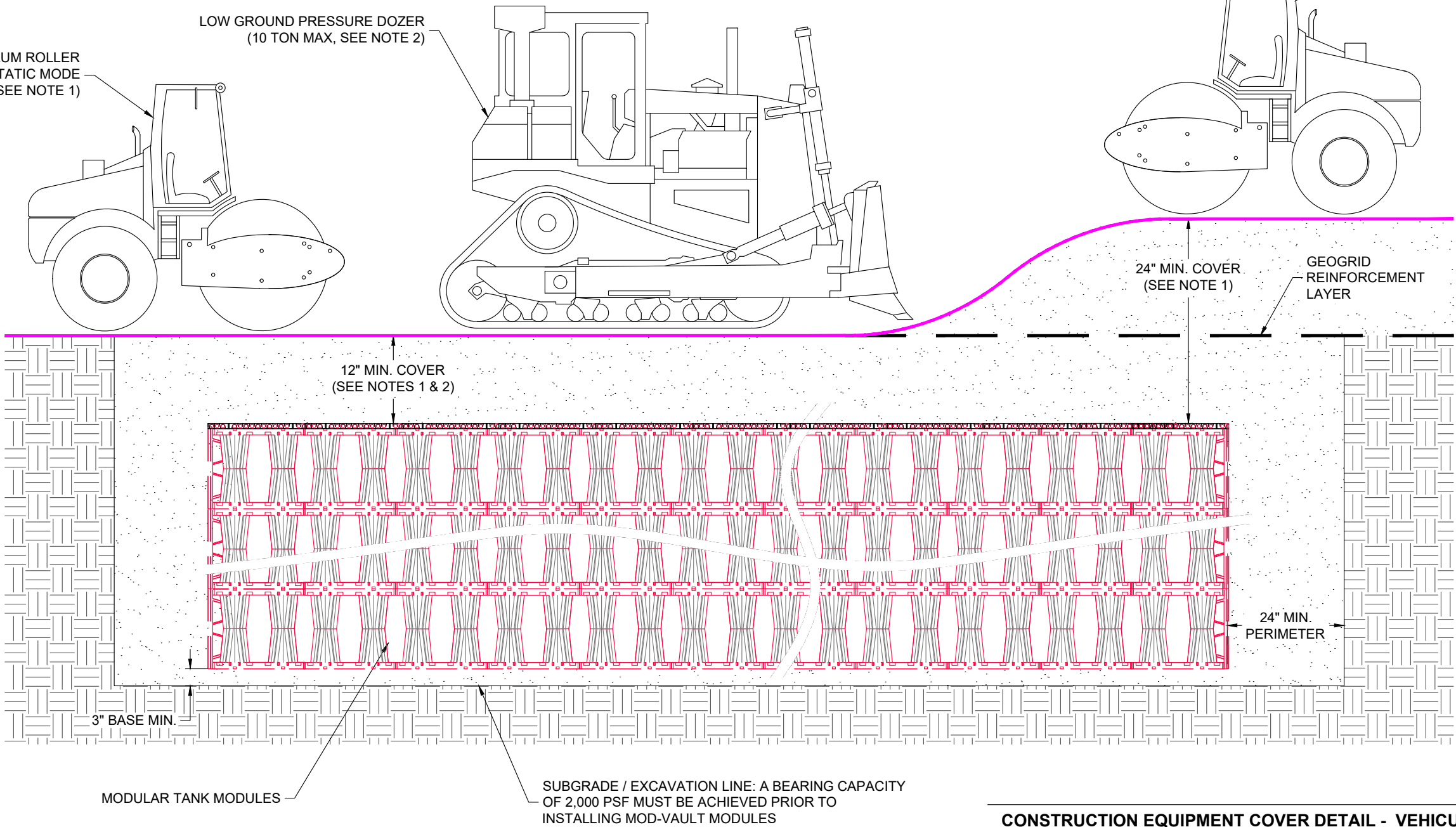
DUMP TRUCK DETAIL (SEE NOTE 3)

- NOTES:
1. FOLLOWING PLACEMENT OF SIDE BACKFILL, A UNIFORM 12" LIFT OF THE FREELY DRAINING MATERIAL SHALL BE PLACED OVER THE TANK MODULES AND LIGHTLY COMPACTED USING A WALK-BEHIND TRENCH ROLLER. ALTERNATELY, A ROLLER (MAXIMUM GROSS VEHICLE WEIGHT OF 6 TONS) MAY BE USED. ROLLER MUST REMAIN IN STATIC MODE UNTIL A MINIMUM OF 24" OF COVER HAS BEEN PLACED OVER THE MODULES. SHEEP FOOT ROLLERS SHOULD NOT BE USED.
 2. ONLY LOW PRESSURE TIRE OR TRACK VEHICLES (LESS THAN 7 PSI AND OPERATING WEIGHT OF LESS THAN 20,000 LBS) SHALL BE OPERATED OVER THE SYSTEM DURING CONSTRUCTION.
 3. DUMP TRUCKS AND PANS SHALL NOT BE OPERATED WITHIN THE SYSTEM AT ANY TIME. WHERE NECESSARY, THE HEAVY EQUIPMENT SHOULD UNLOAD IN AN AREA ADJACENT TO THE SYSTEM AND THE MATERIAL SHOULD BE MOVED OVER THE SYSTEM WITH TRACKED EQUIPMENT.
 4. ENSURE THAT ALL UNRELATED CONSTRUCTION TRAFFIC IS KEPT AWAY FROM THE LIMITS OF EXCAVATION UNTIL THE PROJECT IS COMPLETE AND FINAL SURFACE MATERIALS ARE IN PLACE. NO NON-INSTALLATION RELATED LOADING SHOULD BE ALLOWED OVER THE SYSTEM UNTIL THE FINAL DESIGN SECTION HAS BEEN CONSTRUCTED (INCLUDING PAVEMENT).
 5. SEE MODULAR TANK INSTALLATION GUIDE FOR ADDITIONAL INFORMATION.

SMOOTH DRUM ROLLER
STATIC MODE
(6 TON MAX, SEE NOTE 1)

LOW GROUND PRESSURE DOZER
(10 TON MAX, SEE NOTE 2)

SMOOTH DRUM ROLLER
VIBRATORY MODE
(6 TON MAX, SEE NOTE 1)



CONSTRUCTION EQUIPMENT COVER DETAIL - VEHICULAR TRAFFIC

Blue Stakes of UTAH 811

BlueStakes.org

Scale : 1/16" = 1'-0"

Landscape Architect

RDL Design Company, Inc.
1020 East Yale Avenue
Salt Lake City, Utah 84105
Phone : 801-641-3114
Email : raldesign@comcast.net

1

L-1

Shrub Planting

N.T.S.

2

L-1

Mowstrip - Stone Mulch

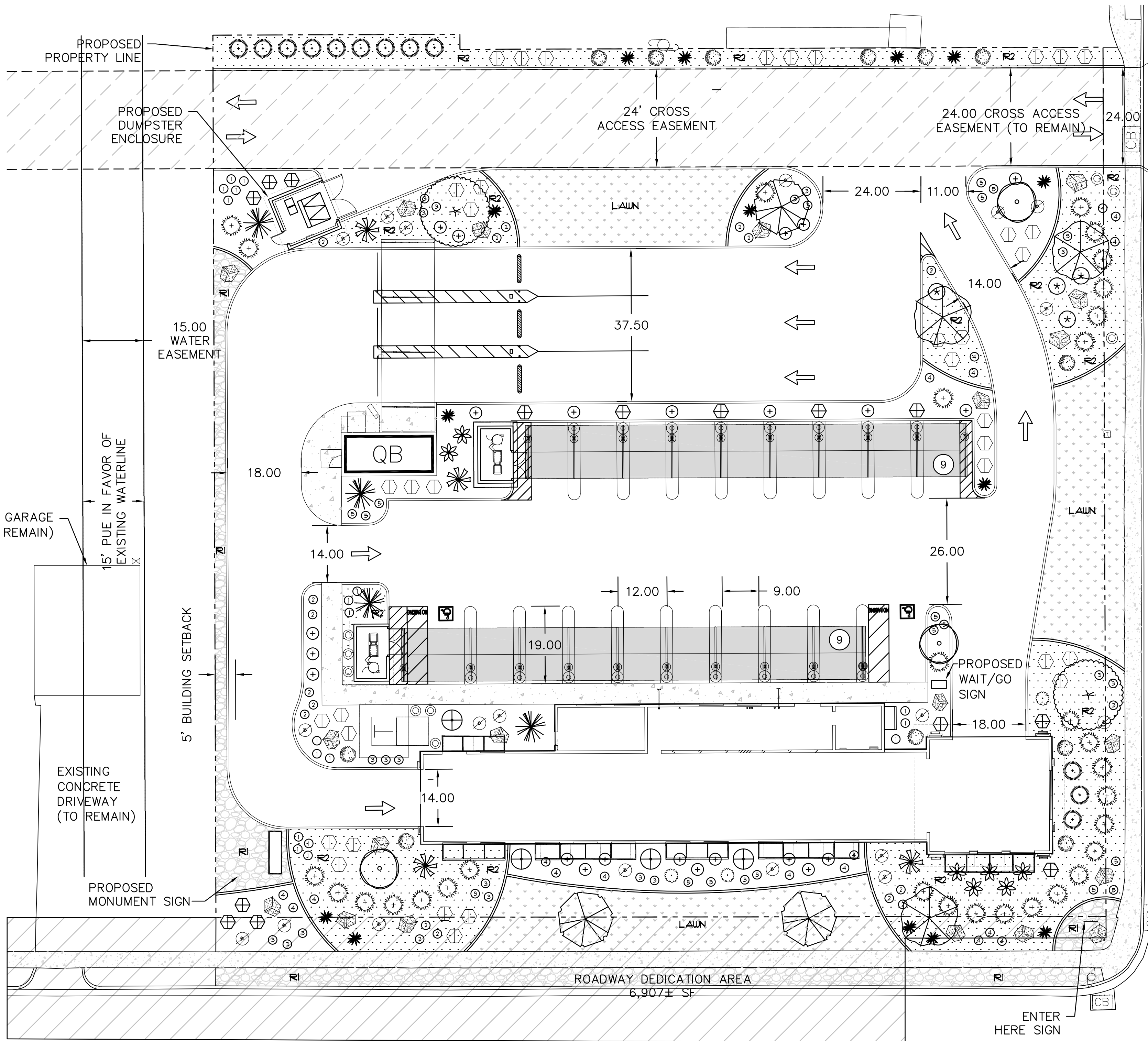
N.T.S.

3

L-1

Tree Planting

N.T.S.



Plant List (TREES)					
Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
3		Crataegus crus-galli	Cockspur Hawthorn	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
3		Koeleria p. 'Golden Candle'	Golden Rain Tree	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
4		Pinus leucodermis heldreichii	Dwarf Bosnian Pine	6'-8' Height 5 4 B	Full Throughout Specimen
3		Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
2		Zelcova serrata 'Mueashino'	Mueashino Zelcova	2" Caliper 10'-12' Height	Full Head Crown Straight Trunk

Plant List (SHRUBS)					
Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
19		Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	5 Gallon	15"-18" Height
4		Ligustrum x. vicaryi	Golden Privet	5 Gallon	18"-24" Height
1		Physocarpus o. 'Summer Wine'	Summer Wine Ninebark	5 Gallon	24"-30" Height
31		Prunus besseyi 'Faunee Buttes'	Faunee Buttes Sandcherry	5 Gallon	18"-24" Spread
4		Rhus typhina 'Balttiger'	Tiger Eye's Sumac	5 Gallon	24"-30" Height
12		Rosa 'Knock Out Red'	Knock Out Red Rose	5 Gallon	18"-24" Height
3		Spiraea bumalda 'Goldmound'	Goldmound Spiraea	5 Gallon	15"-18" Height
23		Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	5 Gallon	15"-18" Height
12		Syringa vulgaris	Common Lilac	5 Gallon	24"-30" Height
14		Yucca filam. 'Golden Sword'	Golden Sword Yucca	5 Gallon	15"-18" Height

Plant List (ORNAMENTAL GRASSES)					
Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
14		Calamagrostis a. 'Avalanche'	Avalanche Feather Grass	5 Gallon	18"-24" Height
36		Calamagrostis a. 'Foerster'	Foerster Feather Grass	5 Gallon	18"-24" Height
4		Miscanthus sinensis 'Gracillimus'	Malden Grass	5 Gallon	24"-30" Height
9		Pennisetum alopec. 'Hameln'	Hameln Fountain Grass	5 Gallon	15"-18" Height

Plant List (PERENNIALS)					
Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
18		Hemerocallis 'Stella d'Oro'	Stella d'Oro Day Lily	1 Gallon	Full Can
17		Lavandula 'Hidcote Blue'	Blue Lavender	1 Gallon	Full Can
24		Nepeta 'Walkers Low'	Walkers Low Catmint	1 Gallon	Full Can
18		Rudbeckia fulgida 'Goldatum'	Black-Eyed Susan	1 Gallon	Full Can
14		Salvia 'East Friesland'	East Friesland Sage	1 Gallon	Full Can

Planting Notes







- All lawn and shrub areas shall receive a 4 inch depth of topsoil. If topsoil is not available at the site, it must be imported from an approved local source. All topsoil shall be of a sandy loam consistency. Provide a chemical analysis of all topsoil for approval.
- Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches, by the use of mechanical means, in order to create a transition layer between existing and new soils.
- All plant material shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
- Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive (Soil Pep/or equal), and shall be rotary mixed on-site prior to installation.
- Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per manufacturers recommendations.
- Upon completion of planting operations, all shrub pits and tree wells shall receive a 4 inch depth of shredded bark mulch mixture as a cover. The overall shrub beds themselves (beyond plant wells) shall receive a 4" depth of decorative stone surfacing over Pro-5 weed barrier fabric.
- In decorative stone beds, cut the fabric from around the water well of each plant, then apply fine ground bark inside water well. The remainder of the planter bed shall receive the depth of decorative stones.
- Landscape maintenance shall be required for a period through the second mowing of the lawn (if used) and shall include weeding, pruning and one fertilization.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than two years following the date of completion and final acceptance.

General Notes

- All bidding landscape contractors shall have a minimum of 5 years experience in the installation of commercial landscape and irrigation projects, and be able to supply the necessary staff to perform all tasks associated with these drawings, and in a professional and timely manner.
- The landscape contractor, at all times, shall have personnel on-site experienced in being able to interpret the drawings correctly, and accurately measure the design layout using the specified scales.
- The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 1/2" below all walks, curbs, etc.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- The contractor shall plant all plants per the planting details, stakes/guy as shown. The top of the rootballs shall be planted flush with the finish grade.

Sub-Grade Requirements

- LAWN AREAS :** Six (6) inches below finish grade. This will allow for the installation of a four inch depth of topsoil, along with the sodding material, leaving it slightly below finish grade.
- SHRUB AREAS :** Eight (8) inches below finish grade. This will allow for the installation of a four inch depth of topsoil, along with a four inch depth of bark mulch or decorative stone, leaving it slightly below finish grade and concrete areas.
- ROCK ONLY AREAS :** Seven (7) inches below finish grade. This will allow for the installation of a six inch depth of decorative stone over the weed barrier fabric, leaving it slightly below finish grade and concrete areas.
- SUB-GRADE COORDINATION :** The Landscape contractor shall meet early on in the construction process with the site grading contractor, in order to ensure that all sub-grades, prior to final topsoil placement, are provided. Any discrepancies or questions shall be discussed and resolved at that time. Landscape operations shall not begin until the specified sub-grade elevations have been provided.

Legend		
Symbol	Description	Remarks
	Landscape Boulder / 3'-4' Min. Size / Individually Placed	Boulder Type And Color Shall Be From Nearest Local Source. Blonde-Tan Colored Quartzite, Block Edges (Not Rounded).
	4" x 6" Extruded Concrete Mowstrip / Natural Color	Install In Straight True Lines And Uniform Curves, # Between All Lawn And Shrub Areas. Compact Sub-grade To 90% Prior To Installation
	New Lawn Area / Water Conservative Mixture	Install In Areas Shown Over A 4 inch Depth Of Import Topsoil. Top Of Lawn To Be 1 inch Below Finish Grade Of Concrete Surfaces.
	Rock ONLY Area / Cobble / 4" Minus Size / "Nephi Gray"	Install In Areas Shown To A Depth Of 6 inches Over "Delwitt" Brand Weed Barrier Fabric. Provide Pre-emergent Herbicide Application
	New Shrub - Rock Area / 2" Min. Size / Grayish Color	Install In Areas Shown To A Depth Of 4 inches Over "Delwitt" Brand Weed Barrier Fabric. Provide Pre-emergent Herbicide Application
	New Shrub - Rock Area / 1" Min. Size / Earthtone Color	Install In Areas Shown To A Depth Of 4 inches Over "Delwitt" Brand Weed Barrier Fabric. Provide Pre-emergent Herbicide Application

BY DATE

REVISIONS

NO.

DESIGNER: CB

PROJECT ENGINEER: LP

ELEVATE ENGINEERING

492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
info@elevateeng.com

ELEVATE

ENGINEERING

QUICK QUACK CLEARFIELD 700 SOUTH

LANDSCAPE PLAN

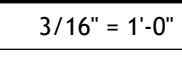
777 EAST 700 SOUTH CLEARFIELD, UTAH 84015

STATE OF UTAH

LANDSCAPE ARCHITECT

08-12-25

SHEET:
L-1
DATE: 08-12-2025



EXTERIOR MATERIAL & FINISH SCHEDULE

GENERAL NOTES

1. REFER TO WALL LEGEND FOR PARTITION TYPES.
2. THE APPROVED AND STAMPED CONSTRUCTION DOCUMENTS SHALL REMAIN ON SITE AT ALL TIMES.
3. REFER TO SHEET **A7.10 & A7.11** FOR DOOR AND WINDOW SCHEDULE.
4. IT IS THE INTENT THAT THIS PROJECT IS IN COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY UPON THE DISCOVERY OF ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS. ANY WORK IN QUESTION SHALL NOT COMMENCE UNTIL WRITTEN CLARIFICATION IS ISSUED BY THE ARCHITECT.
5. REFER TO **A2.14** FOR EQUIPMENT PLAN.
6. UNLESS NOTED OTHERWISE, MASONRY CONCRETE JOINTS SHALL BE LOCATED SUCH THAT NO STRAIGHT RUN OF MASONRY WALL EXCEEDS 24' 0". REFER TO STRUCTURAL DWGS.
7. REFER TO **A2.40** FOR INTERIOR FINISH SCHEDULE.
8. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.
9. PROVIDE COORDINATE ALL REQUIRED BLOCKING FOR WALL HUNG EQUIPMENT, SHELVES, LIGHTING, ETC. FOR PROPER INSTALLATION HEIGHTS.
10. TAPE EXIST SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS:
 - A. WHEREVER BASIC **BC** PROVISIONS REQUIRE EXIST SIGNS FROM A ROOM OR AREA TO A CORRIDOR OR HALLWAY. THE TAPE EXIST SIGN SHALL HAVE THE WORDS, "EXIST. ROUTE."
 - B. EACH GRADE-LEVEL EXIST DOOR. THE TAPE EXIST SIGN SHALL HAVE THE WORD, "EXIT."
11. OVERHEAD METAL DOORS TO BE SUPPLIED WITH A FACTORY FINISH FROM OVERHEAD DOOR MANUFACTURER IN EITHER STANDARD GRAY OR TAN TO MATCH ADJACENT WALL COLOR.
12. EXTERIOR SIGNAGE IS TO BE SUBMITTED, REVIEWED, AND APPROVED UNDER A SEPARATE PERMIT.



QQW25033

MATERIAL		COLOR / FINISH	
A	SMOOTH HONED FACE CMU 8x8x16	P1	BASALITE INTEGRAL COLOR STANDARD #225 LIGHT GRAY, W/ INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO MATCH W/ "RAINBLOC"
B	SPLIT FACE CMU 8x8x16	P2	BASALITE INTEGRAL COLOR STANDARD #790 DARK GRAY, W/ INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO MATCH W/ "RAINBLOC"
C	HONED FACE CMU SILL		
D	ACRYLIC PLASTER COLOR COAT W/ SAND FINISH		
E	HOLLOW METAL DOOR		
F	OVERHEAD METAL DOOR	P3	SHERWIN WILLIAMS #6902 "DECISIVE YELLOW"
G	ALUMINUM STOREFRONT GLASS DOOR		
H	PARAPET CAP		
J	METAL ROOF		
K	ROLLED STANDING SEAM DECK	P4	SHERWIN WILLIAMS #7025 "BACKDROP"
L	ALUMINUM STOREFRONT	P5	PANTONE 348 C CONCORD "QUACKAMOLE GREEN"
M	WALL MOUNTED AWNING	P6	SHERWIN WILLIAMS #7004 "SNOWBOUND"
N	METAL GATE	P7	PREFINISHED METAL - TO MATCH QUACKAMOLE GREEN
P	STEEL BEAM	P8	TEMPERED GLASS CLEAR ANODIZED FRAME
Q	STEEL COLUMN	P9	BLACK CERAMIC FRIT TEMPERED SPANDREL GLASS CLEAR ANODIZED FRAME
R	STEEL TUBE AND WIRE MESH	P10	CLEAR ANODIZED
S	PLASTER REVEAL. 2" WIDE X 1/4" DEEP		

#	KEYNOTE DESCRIPTION
1.	TO MEMORANE ROOF SYSTEM. REFER TO ROOF PLAN <u>A2.30</u> . ROOF LINE SHOWN DASHED.
2.	8" X 16" THROUGH WALL SCUPPER, COLLECTOR AND DOWNSPOUT. PAINT TO MATCH ADJACENT SURFACE
3.	1 1/4" DEEP PLESTER CONJOINT. JOINT REF. 20/AB.11
4.	LED RADIAL WALL SCANCE (DOWN ONLY).REFER TO ELEC. DWGS.
5.	LED LIGHT FIXTURE CONCEALED IN PARAPET TRIM. SEE DETAIL 14/AB.10. REFER TO ELEC. DWGS.
6.	LED LIGHT FIXTURE AT PILASTER CONCEALED IN PARAPET TRIM. SEE DETAIL 14/AB.10. REFER TO ELEC. DWGS.
7.	WALL PACK LIGHT FIXTURE (DOWN ONLY). REFER TO ELEC. DWGS.
8.	4" PIPE BOLLARD FILLED WITH CONCRETE SEE DETAIL 8/A1.30.
9.	ROOF DRAIN THROUGH WALL AND OVEFLOW SCUPPER - PAINT TO MATCH ADJACENT.
10.	SIGNAGE SHALL BE SHOWN DASHED- FOR REFERENCE ONLY UNDER SEPARATE PERMIT. GENERAL CONTRACTOR TO COORDINATE WITH SIGN COMPANY.
11.	WALL CANOPY TIE-BACK SYSTEM. COLOR TO MATCH P3 FROM EXTERIOR MATERIAL & FINISH SCHEDULE.
12.	32" W X 16" H VENT - PAINT TO MATCH ADJACENT FINISH; LOUVERS NOT REQUIRED WHEN EQUIPMENT ROOM IS AIR CONDITIONED.
13.	EXTERIOR WINDOW ASSEMBLY. REFER TO WINDOW SCHEDULE SHEET <u>A7.11</u> .
14.	EXTERIOR FAUX WINDOW ASSEMBLY. REFER TO WINDOW SCHEDULE SHEET <u>A7.11</u> .
15.	OUTLINE OF BUILDING BOUNDARY.
16.	KNOX BOX TO BE 3200 SERIES, RECESSED AND INSTALLED AT A MIN. HT. OF 5'-0" TO 6'-0" MAX. THE FIRE DEPT. ALERT DECAL IS TO BE MOUNTED ON THE DOOR OR FRAME OF BUILDING ENTRANCE. KEYS TO BE PLACED INTO THE KNOX BOX WILL BE DETERMINED BY JURISDICTION FIRE PREVENTION STAFF. ALL PER JURISDICTION FIRE DEPT. REQUIREMENTS. SEE KEYNOTE #19, SHEET <u>A2.11</u> .
17.	ADDRESS NUMBERS SHALL BE VISIBLE FROM THE STREET, SALL CONTRAST WITH THEIR BACKGROUND AND SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED BY A DEDICATED LIGHT SOURCE
18.	PAY ATTENTION TO KNOX DRAWINGS.
19.	INTERNATIONAL SYMBOL OF ACCESSIBILITY AT EACH PUBLIC ENTRANCE. REFER ENTRY SIGN NOTES TO 3/A0.11.
20.	THROUGH WALL ROOF DRAIN OVEFLOW.
22.	ELECTRICAL SWITCHGEAR

KEYNOTES

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 - B. EACH GRADE-LEVEL EXIT DOOR. THE TACTILE EXIT SIGN SHALL HAVE THE WORD, "EXIT."
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12. EXTERIOR SIGNAGE IS TO BE SUBMITTED, REVIEWED, AND APPROVED UNDER A SEPARATE PERMIT.

EXTERIOR MATERIAL & FINISH SCHEDULE		GENERAL NOTES	
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EAST ELEVATION	3/16" = 1'-0"	3

Diagram showing a brick wall elevation with various callouts and dimensions:

- Top left corner: Callout **D**.
- Top center: Callout **H** and **P7**.
- Top right corner: Callout **E**.
- Right side: Dimension **15'-4" A.F.F. T.O. CMU** with a north arrow.
- Bottom left corner: Callout **B** and **P2**.
- Bottom center: Callout **C** and **P2**.
- Bottom right corner: Callout **A** and **P1**.
- Bottom right corner: Dimension **-0'-3.06" F.F. QUARTERBACK SLAB** with a north arrow.

WEST ELEVATION	3/16" = 1'-0"	4

Architectural elevation drawing of a building facade. The drawing includes the following callouts and labels:

- 18**: Callout pointing to a dashed line indicating a window or door opening.
- H P7**: Callout pointing to a small rectangular feature on the upper wall.
- 15'-4" A.F.F. T.O. CMU**: Callout pointing to the top of the concrete masonry unit wall.
- 16**: Callout pointing to a small rectangular feature on the right wall.
- 7'-4" A.F.F. T.O. STOREFRONT**: Callout pointing to the top of the storefront.
- 6**: Callout pointing to a small rectangular feature on the storefront.
- 9'-3.06" F.F. QUARBACK SLAB**: Callout pointing to the ground level.
- B P2**, **A P1**, **20**, **21**, **L P8**, **13**, **C P2**, **19**, **G P8**: Callouts pointing to various features on the ground level, including windows and doors.
- E**: Callouts pointing to the top of the wall.
- F**: Callout pointing to a small rectangular feature on the storefront.

SOUTH ELEVATION	3/16" = 1'-0"	1

15'-4"
T.

15'-4" A.F.F.
T.O. CMU

7'-4" A.F.F.
T.O. STOREFRONT

-0'-3.06' F.F.
QUARTERBACK SLAB

H
P7

B
P2

L
P8

13

L
P8

13

A
P1

C
P2

E

E


NORTH ELEVATION	3/16" = 1'-0"	2

ARCHITECT:

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Rocklin, CA 95765
916-846-2100
www.dontdrivedirty.com



09/23/2025

**ISSUE FOR
PERMIT**

**QUICK QUACK
CAR WASH #51-111**

700 S 800 E
Clearfield UT 84015

CLIENT: Quick Quack Car Wash Holdings, LLC
6020 West Oaks Blvd Ste #300.
Rocklin, CA 95765



DATE	DESCRIPTION
08.04.2025	EXHIBITS FOR REVIEW
08.28.2025	ISSUE 100% CD's FOR OWNER REVIEW

[illegible]

SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

A3.12

PROJECT NUMBER:
QQW25033

